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# OCEAN<sup>TM</sup> HOME

The Luxury Coastal Lifestyle Magazine

APRIL • MAY 2022

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**Outside**  
Big Island<sup>+</sup>  
Style

ON THE COVER  
Philpotts Interiors'  
dramatic Maui design



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BY J. MICHAEL WELTON

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# editor's letter

■ NOTES FROM THE COAST

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## ALFRESCO LIVING

**One of the best aspects of living on the coast** is enjoying time outside. In this issue, we feature some creative and fabulous ways architects and designers across the country blur the lines between indoor and outdoor living environments—maximizing the views and access to ocean air and sunshine.

Architect Chris Brandon puts his dream team together to create his perfect forever home. Together with collaborators contractor Andrew Patterson, founder of Patterson Custom Homes, and interior designer, Brooke Wagner, of Brooke Wagner Design, Brandon and his wife, Kayle, design a four-bedroom, five-bath house with a pool and a pool house. The outdoor living spaces also have a sport court and a generous lawn where the kids can

run around. Chris also included a sunken fire pit and pool house bar. The exterior doors on the main level are pocketing glass doors that encourage inside-outside flow.

For a new home on Maui's Makena coastline, Marion Philpotts-Miller, partner at Philpotts Interiors in Honolulu; Maui architect Anthony Riecke-Gonzales of Riecke Sunnland Kono Architects; and Charlie Duncan of Trend Builders pull out all the stops to take advantage of the breathtaking vistas that surround the house. The interior and exterior spaces merge in this magnificent 8,000-square-foot home.

Architect Paul McLean celebrates the spectacular panoramic views from a Bel Air home: the Palisades, the Pacific Ocean, Santa Monica, Westwood, Century City, Beverly Hills, and downtown Los Angeles. Along with the commanding vistas,

landscape architect Michael Wilkes of M.D. Wilkes Design + Consulting worked with the client on an Olmsted-like "emerald necklace" of plantings around the property.

For a house on Hawaii's Big Island, architect Mark De Reus employs Balinese sensibilities in creating the design. De Reus's clients were well versed in island culture and its indoor-outdoor living designs. The home is set up as separate pavilions connected by walkways over water. Walls slide open throughout the pavilions to maximize the feeling of being one with nature.

We hope this issue gives you ideas and inspiration for your forever coastal home.

*Nancy Berry*

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

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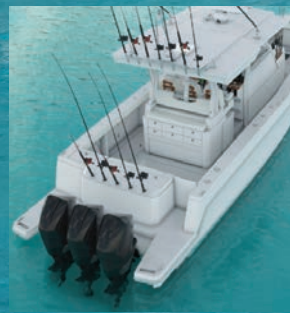
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# contributors

■ 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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■ INTERIOR DESIGN

# WHITE SPACE

WORKSHOP/APD  
GOES MINIMALIST  
IN ASBURY PARK,  
DIRECTING ALL  
EYES TO THE VIEW.

BY MARNI ELYSE KATZ

PHOTOGRAPHS BY DONNA DOTAN

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The clients wanted sophisticated statement pieces that were durable and comfortable, and didn't distract from the ocean view, not to mention the beach and boardwalk.



The balcony wraps two sides of the unit, and the outdoor seating area is accessible from sliders in the primary bedroom and the kitchen.

Below: In the entry, a mirror with a freeform metal frame hangs over a resin, stone, and fiberglass console by Zachary A.

**What to do when your clients eschew color, pattern, and contrast?** “We focus on playing with textures and tones,” says Deana Della Cioppa, senior designer at Workshop/APD. The owners of this three-bedroom condo in Asbury Park, New Jersey, are a hip couple in their seventies who favor minimalistic design. Since it’s a weekend beach home, they asked for a clean feel and a bright, monochromatic palette. “They were very ‘less is more,’ which was challenging because we typically like to layer,” Della Cioppa says.

Della Cioppa and Matt Berman, a founding principal of the architecture and design firm, started with shades of milky whites, beige, cream, and taupe. Then they brought in elements of warm, whitewashed oak followed by pops of black metal that tie to the architecture.

Curating the just-right tones was tricky given the expanse of floor-to-ceiling windows that wrap the unit. “The colors reflected from the sky and the water drastically influence the tones,” Berman says. He and Della



Cioppa both note that although their office gets plenty of sunlight, the condo is bombarded to such an extreme that the colors looked completely different in the two spaces. “In the condo, all the colors looked

pink,” Della Cioppa says. “There was a lot of trial and error.”

The designers play off the understated approach to the luxury high-rise with a restrained lead-up to the ocean wow. “You



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enter the building on a side street with an urban feel, step onto the elevator, and travel down a long, windowless corridor,” Berman says. “As you walk into the unit, you’re drawn down the gallery towards the natural light.” A woven wallcovering with a nubby stripe adds dimension to a long wall. Then, the big release. “You step around the corner into an amazing fishbowl surrounded by water,” Berman says.

The team left the sleek kitchen intact, ensuring that the finishes coordinate with the design of the open living space. White stools enliven the island with a horizontal rhythm, while a black slash-and-scribble of a chandelier anchors the extension table in the dining area. “They wanted a small-scale square table for playing cards that also worked for entertaining,” Della Cioppa says. Curved chairs with a low profile maintain the view and circulation path.

A bi-level wool rug grounds the seating area dotted with white furnishings in curved forms, including a sectional sofa upholstered in bouclé performance fabric and two smooth, pebble-shaped coffee tables. “We went through many rounds to get the rug right,” Della Cioppa says, noting that the



Clockwise from left, The design team worked closely with rug company Tai Ping to find just the right color and pattern for the custom, bi-level rug in the living room.

An Artemide chandelier hangs over a Mark Jupiter extension table. “The black steel light refers to the balcony rail,” designer Deana Della Cioppa says.

The designers used frosted white acrylic to back some of the boxes in the shelving unit.



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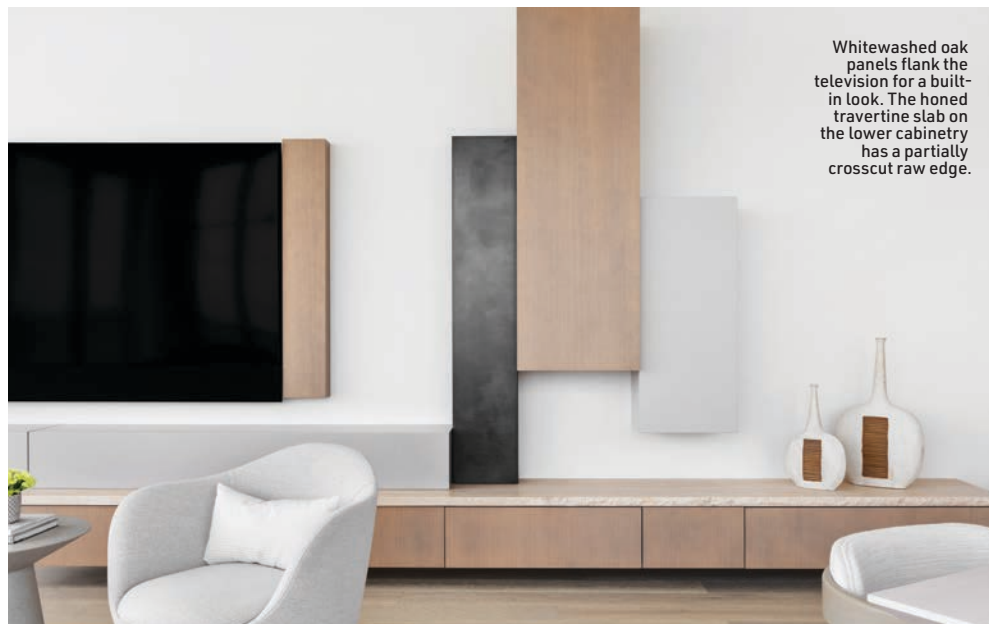
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original version, a two-tone, jute and wool design, had too much contrast. “This is all one color in a cut-pile wool with an incised grain detail of wool loops,” she says.

An asymmetrical configuration of bespoke cabinetry surrounds the television like an art installation. The tableau is based on an inspiration image of a floating credenza from the wife. “It was super contemporary and very glossy,” Della Cioppa says of the Italian-designed piece in the picture. “We adapted the concept by making it softer and warmer, and giving it some texture.” The result is an eye-pleasing arrangement of whitewashed oak, matte gray lacquer, and blackened pewter-wrapped boxes that serve as storage and decoration.

The team came up with a stylish storage solution for the husband’s office too: a desk with a shelving unit that doesn’t block the view. “Figuring out the placement of the blocks was like playing Tetris,” Della Cioppa jokes. The see-through piece is fabricated from white Corian, a sturdier material than wood when cut so thinly. A simple chaise sits against the subtly cross-hatched wallcovering on a strie rug with bits of white thread. “He didn’t want too much of anything in here, so we just used a deep chaise and a small metal table he can pull up to it,” Della Cioppa says.



Whitewashed oak panels flank the television for a built-in look. The honed travertine slab on the lower cabinetry has a partially crosscut raw edge.



Pfeifer Studio tables made from rough-cut solid pine logs add a natural touch to sitting area of the primary suite.



Mushroom lamps sit atop spare Skram nightstands in the primary bedroom where sheer draperies match those used throughout the unit. Grooves in the Warp & Weft rug echo the lines of upholstery on the rounded bench.

A long hallway on the other side of the entryway leads to the primary suite, a serene room, done in the same white, cream, and taupe tones as the rest of the condo, but a touch more layered. Velvety rugs feel luxe underfoot, and an upholstered headboard with vertical channels is a comfortable backrest for reading in bed. A chaise tucks perfectly into a corner across the room, where a TV on a barely there stand can also easily face the bed.

As the designers’ first project to be completed during the pandemic, it presented some predicaments. Early on, Della Cioppa traveled to a warehouse in another city to retrieve parts for the living room light fixture. “We navigated uncharted territory and completed an authentic design in a creative community for this very in-love couple,” Berman says. ♦

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## LOUNGE LIFE

A prominent interior designer creates an outdoor oasis with hints of glamour and eye-catching artistic elements in Southern California.

BY JENNIE NUNN

STYLED BY BREEGAN JANE

**1. Desert Lounge Chair in Soil by Ferm Living, Burke Decor** "I chose this chair because it feels like an updated take on a style that's quite familiar," explains Jane. "It is a typical lounge chair, but the tan-and-wheat colorway with a black-stripe detail lends itself to an almost abstract art piece. I also love that the textile seat is made from recycled plastic bottles. Sustainable furnishings are always something I'm drawn to, when available."

**2. Balmain Aluminum Bar & Counter Stool designed by Harrison and Nicholas Condos, RH** "These barstools are an excellent example of my modern approachable-luxury design styling," says Jane. "They're a bit of a splurge, but the simplicity of the design feels informal and intimate. The alabaster hue of the fabric presents the perfect contrast with the black metal frame, complementing the rest of the neutral color palette of the space. I enjoy the combination of the curved shapes and straight lines. It makes for a dynamic design. These stools are also the ideal height for the counter."

**3. Kamado Joe Grill** "What's a backyard without a grill?" says Jane. "I love that this one is ceramic and has the ability to be used as a smoker as well. In such a neutral palette, this bright candy apple red grill, with its glossy exterior and egg-like shape, presents just the right amount of color."

**4. Channel Back Outdoor Sectional, West Elm** "I wanted to create a lounge-like area for family and guests to sit and enjoy one another's company," says Jane. "I love sectionals because they offer built-in customization options to fit your space. This piece was one of the most substantial, and because

"I wanted to create a serene space that was as beautiful as it was functional. The color palette is neutral with a pop of brass, allowing the lush greenery to shine as nature's backdrop. The design is thoughtful, with careful attention given to how the client would best utilize each element of the space. I love that this area feels peaceful, approachable, and luxurious, all at once."

—Breegan Jane, Interior Designer, CEO & Lifestyle Expert



I knew that visually it would be 'weighty,' I chose a soft, creamy neutral to add a sense of serenity to the design."

**5. Arteriors "Meadow" Cocktail Table, Lumens** "Brass is one of my favorite elements to incorporate into design," adds

Jane. "It is an optimal way to infuse a space with luxury. This table has an effortless elegance with its curves and reflective surfaces."

**6. Mika Industrial Bazaar Beige Concrete Pedestal Accent Tables (set of two) by Kathy Kuo Home** "I'm a big fan of small occasional tables in

both indoor and outdoor spaces," says Jane. "I believe our homes should work for us, and the ability to move tables around to wherever they're needed means guests always have a convenient place to rest their drinks, plates, or belongings. The compact size of these tables makes them extremely versatile."

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“The balanced mix of classic woven chairs, clean-lined upholstery, and layer upon layer of interesting textures makes this seaside retreat a perennial favorite. We strove to create an environment that welcomed guests like a friendly embrace. Playfully pairing ‘familiar and comfortable’ with ‘edgier and inspiring’ was our attempt to redefine waterfront living for the next generation.

—Michael Cox, Founder, Foley & Cox, New York, New York



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## STUDY IN TEXTURE

A seaside family home in Cape Cod, Massachusetts, gets a fresh living room design with the help of a New York designer.

BY JENNIE NUNN

For a New England shingle-style home in Osterville, Massachusetts, a new construction collaboration with architecture firm Shope Reno Wharton, designer Michael Cox, founder of Foley & Cox in New York, was tapped to create a fun and more contemporary aesthetic. “The waterfront property has charming views of a children’s sailing school, and the large picture window in the living room sets the tone of relaxed

welcome,” explains Cox, who worked alongside principal architect Arthur C. Hanlon to select interior architectural details such as overscaled base moldings and a shell stone mantel.

The finished room, layered with artful touches spanning a sculptural floor lamp and a pair of lacquered floating shelving units, now feels well balanced and proportioned. “It is ‘of the place’ and fits naturally in

its environment,” says Cox of the comfortable space with plenty of space for up to 20 friends and extended family. “But it evokes a more updated sensibility that reflects the owners’ appreciation of modern art and contemporary furniture design.”

**1. “Parkman” Console by Lawson-Fenning, [lawsonfenning.com](http://lawsonfenning.com)**

**2. Man on a Diving Board bronze sculpture by Corbin Bronze, [hollyhunt.com](http://hollyhunt.com)**

**3. Noguchi “Akari UF4-L8” Floor Lamp, [shop.noguchi.org/products/akari-uf4l8](http://shop.noguchi.org/products/akari-uf4l8)**

**4. KGBL Basilio Cantilevered Shelf Unit, [kgblnyc.com/basilio](http://kgblnyc.com/basilio)**

**5. Painting over mantel by James Nares, client’s own.**

**6. Benjamin Moore “Silver Satin” OC-26 on walls and trim, and “Super White” OC-152 on ceiling, [benjaminmoore.com](http://benjaminmoore.com)**

**7. “JLP 02” chairs by John Himmel Decorative Arts, John Rosselli & Associates, [johnrosselli.com](http://johnrosselli.com), with cushions upholstered in C&C Milano fabric’s “Grease” in Snow, [cec-milano.us](http://cec-milano.us)**

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## OUTSIDE PERSPECTIVE

Sculptural coffee tables and modern furnishings define any outdoor space.  
STYLED BY JENNIE NUNN

1. Mantle Sconce,  
[hammerton.com](http://hammerton.com)

2. Column Round Side  
Table designed by Fiona  
Barrett-Campbell, FBC  
London, [fbc-london.com](http://fbc-london.com)

3. Megalith Coffee  
Table, Duffy London,  
[duffylondon.com](http://duffylondon.com)

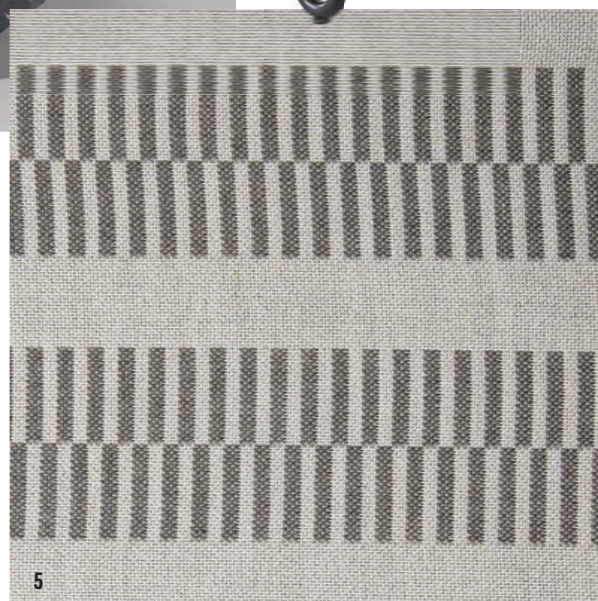
4. Coliseum Club  
Chair, Doorman,  
[doormandesigns.com](http://doormandesigns.com)

5. Picket Outdoor  
Textile in Gravel, Marked  
by Mark Cunningham,  
[markedny.com](http://markedny.com)

6. Salita 3-Seat  
Sofa, Pavilion,  
[pavilion-furniture.com](http://pavilion-furniture.com)



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■ INTERIOR DESIGN

## TRIPLE PLAY

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MANMADE LANDSCAPE  
ELEMENTS DEFINE A HAWAII  
HOME'S DESIGN

BY J. MICHAEL WELTON

Interiors for Jim and  
Andrea Schloemer's  
Maui home were  
designed by Marion  
Philpotts-Miller and  
Kristie Kiggins of  
Philpotts Interiors.





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**A mountain view, an ocean vista, and an archeological dig** drove the design of a new home on Maui's Makena coastline.

"We can see the ocean when we're turning to the right, and the mountain when we turn to the left," says Jim Schloemer, who built the home with his wife, Andrea. "The sun rises over the mountain to the east and sets on the ocean to the west."

He's talking about the Pacific Ocean, just 22 feet below his new home. The mountain is called Haleakalā, which means "House of the Sun." A dormant volcano, it rises to 10,000 feet in the distance and is visible throughout the house. "There are little balconies in every room with a mountain view—even the bathrooms," says Marion Philpotts-Miller, partner at Philpotts Interiors in Honolulu.

The site is a little over an acre, with one-third deed-restricted as an archeological preservation area. Before the Schloemers bought it, ancient artifacts—some carbon-dated back to 400 AD—were discovered there. "Once that happens, landowners are required to bring in an archeologist to discover their significance," Schloemer says. "Because of the historical connection, that area can only be used for planting and landscaping—so we're fortunate to have a large garden of native plants."



The Schloemers' art collection is almost exclusively by Hawaiian artists; most of the pieces are in rich tones that pop off the white walls throughout the home.





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The Schloemers' assignment for the Philpotts Interiors team was to create treatments, planes, and detailed layers throughout the entire home.



Still, it caused delays. The Schloemers purchased the property in 2004. It languished in the planning stages for nine years—while they waited, with Maui architect Anthony Riecke-Gonzales of Riecke Sunnland Kono Architects, for a building permit. They broke ground in 2016, building it with Charlie Duncan of Trend Builders over a three-year span. It was finally completed in 2020.

Little wonder then, that the owners affectionately call their home “Hale Ahonui,” or “House of Patience.”

Now the home's lower level rises up out of lava rock; the first floor exterior is fossilized coral stone, and the second floor exterior is cedar siding. The perimeter features columns clad in local wood. “They are complete ohia trunks, bisected and wrapped around steel posts,” Schloemer says.

Interior and exterior spaces merge into one for a total of 8,000 square feet. There's a studio by the swimming pool, and a one-bedroom outbuilding called an Ohana. “It means ‘family,’ but it's also a noun for ‘guest house’ or ‘cottage,’” Schloemer says.

The Schloemers were intensely involved with the interior designers from Philpotts,

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and with Chicago-based Mick De Giulio, founder of de Giulio Kitchen Design. The two firms worked hand in glove, melding ideas for architectural finishes throughout though De Giulio's main assignment was for the kitchen, master bath, and first-floor powder room.

He accented the horizontal lines of the home and ocean by creating a light fixture that's 10 feet long over the kitchen island. The primary finish is eucalyptus with a feathered grain, plus ebonized walnut. Custom hardware is in silicon bronze, the backsplash is in monkey wood, and the counters are feathered Brazilian quartzite. "There's a good sense of cohesion to the space," he says.

The interior color palette was kept deliberately neutral, to make the Schloemers' extensive art collection pop off soft, grass-cloth-covered walls. "The art is Hawaiian, and has some very rich tones, and everything had a place here," Philpotts says. "When they were collecting, they were passionate about it—if one of them liked something, they bought it."

The Schloemers were familiar with Philpotts Interiors, since Marion's mother, who founded the firm, had designed the condo they'd bought in Maui before they purchased the lot for their home. "My mother's business was founded on art and craftsmanship and sense of place—plus



The interior designers sought warmth with a muted color palette and light gray coffered ceilings.

authenticity, culture, and appropriateness," Philpotts says. "This second generation pays homage to that legacy and pushes harder with aesthetics and sensibility, but we also promote a more modern approach."

Here, their assignment was to take care of interior finishes on every possible surface.

Their clients had a definite vision, and the interior designers gave them choices. "We put different things in front of them, and it all developed from that," she says. "Like the shell stone on the floor of the main level: It's beautiful, organic, and it feels like you're sitting on the beach—there's no separation."

Native ohia wood posts are washed in gray. Cedar in the ceilings is stained. Wallcoverings in different textures layer the ceilings too, where light comes into play—especially at night. "We covered every possible inch, even down to the basement," says Kristie Kiggins, senior designer at Philpotts.

The stars of this show, though, are off-site. When guests arrive at the house, the Schloemers greet them with leis, then lead them outdoors to view the ocean—and its inhabitants. "Humpback whales come here in late December," says Andrea Schloemer. "We can see the moms and their calves frolicking in the water."

For a couple with a dream and plenty of patience, that must be worth the wait. ♦



In late December and early January, the Schloemers can sit outside and watch humpback whales frolic.

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A bold black-and-gray color palette sets a distinctive mood in the kitchen.

# SETTING THE SCENE

FORMERLY IN THE MOVIE INDUSTRY, HILLARY STAMM TAKES HER CREATIVITY TO INTERIOR DESIGN.

BY MARY GRAUERHOLZ

PHOTOGRAPHS BY KIM PRITCHARD

**Creativity is a wellspring that frequently** bubbles up where it is least expected. When Hillary Stamm was working in production at Sony Pictures—and wrote a how-to book about her experience there—little did she imagine the skills she honed in movie production would translate to residential interior design.

As it turned out, it was a natural fit. “At Sony, I was surrounded by beautiful places and beautiful people. I took that love of creative set design and aesthetics and applied it to my design,” says Stamm, the principal of HMS Interiors in Manhattan Beach, California. Working with homeowners along the West Coast, Stamm and her crew specialize in beach houses that use space wisely and pack a dreamy mix of high-end coastal design laced with a light beach vibe.

Stamm’s recent project in Hermosa Beach, perched over the Pacific Ocean, projects a breezy, stylish ease. “We wanted to build it as a beach house but with more of a modern sense, fresh-forward and different,” she says. The three-story house was a collaboration with the builder RJ Smith Construction in Manhattan Beach and architect David Watson, also in Manhattan Beach.

The home’s kitchen and five bathrooms are especially polished departures from more traditional beach houses. Thanks to intriguing lighting, a variety of materials, custom cabinetry, and Stamm’s bold use of tiles, each of the rooms is a spectacular design statement but still highly functional.

“We set out to make the kitchen the anchor of the house,” Stamm says. The room’s eye-catching visage begins with an elegant mix of shapes and colors in bold



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black and gray hues. A slab of Calacatta marble—its creamy base offset by sweeping veins of gray and brown—tops the island. Throughout the space are black-framed custom windows and black cabinetry, custom built by VSI in Los Angeles and covered with Farrow & Ball paint. Strategic lighting beams from artisanal pendant fixtures from L'Aviva Home in New York City, casting a glow off the marble at twilight. The stovetop hood, over the Thermador range, is covered in eco-friendly Portola Roman Clay paint.

Another eye-catcher in the open kitchen space is the abundant use of Moroccan four-by-four black tile, installed by Westside Tile & Stone in Beverly Hills. The Moroccan tile establishes a presence through the home, an important design statement. As Stamm says, “We took chances with the tile.”

A bar is located on the third floor, just off a great room. The arresting feature here is the panoramic view, ranging from Palos Verdes to Malibu, a quintessential Southern California ocean-rimmed skyline. It is a perfect gathering spot; the deck is set up with a firepit and grill and a window for passing drinks from kitchen to outdoor guests.

Stamm's ambitious take on tiling converts what is sometimes a ho-hum



Left, the house uses space wisely. In the kitchen, custom windows and Moroccan tile work their magic.



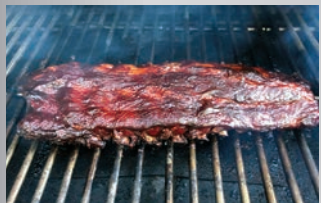


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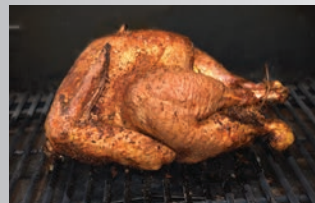
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feature to a standalone design feature in each of the home's five bathrooms, providing a luxurious, artful touch.

The primary bathroom, off the second-floor bedroom, is decadent but understated. A beautiful gray-toned

Below, two views of the primary bath, which features a striking fiberglass tub. Top left, a powder room, one of the home's five bathrooms. Below left, another powder room features horizontal tiles and a scallop-edged mirror from Serena & Lily.



fiberglass tub from Victoria & Albert rests under a black-framed window. Nearby is a full steam shower with cream-white tiles and, again, custom cabinetry.

A secondary bedroom, on the second floor, shows another arresting use of Moroccan tile. The green-blue shades and uneven texture "make it pop," Stamm says.

A first-floor powder room offers a different mood, with soft-gray, custom-cut horizontal tiles, and a delicate circular mirror with scalloped edging from Serena & Lily. Walls shimmer quietly with a coating of Portola paint in Bardot, another of the company's Roman Clay blends.

Each of the bathrooms has its own personality. "Each is its own departure, has its own flavor," Stamm says. As is the house itself: "It has soul to it the minute you walk in, which is what every good house should have." ♦

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Pink skies over the St. Regis pool. Balconies offer endless views of the ocean.

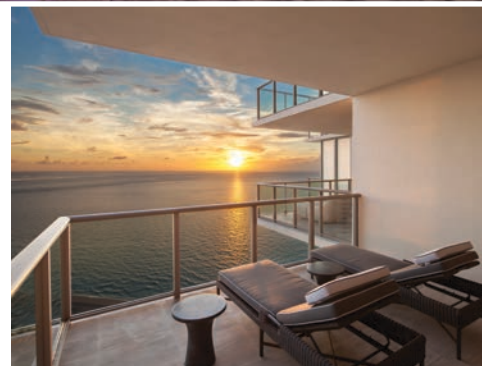
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BY NANCY E. BERRY

**If you are planning a trip to the Miami** area, look no further than The St. Regis Bal Harbour Resort, celebrating its 10th anniversary this year. Situated on nine acres of pristine oceanfront and designed by Sieger Suarez Architectural Partnership, the hotel in recent years has undergone a \$35-million renovation by Michael Wolk Design Associates, including the hotel's lobby and authentic Greek restaurant Atlantiko, as well as three expansive four-bedroom suites.

As you enter the impressive yet inviting lobby, you will be struck by the atrium-inspired space filled with natural light and views toward the grounds. Among the stunning artwork and sculptures, La Gourmandise awaits. A dining concept driven by award-winning pastry chef Antonio Bachour, the café offers a spot to relax with a cup of coffee or light lunch surrounded by the soothing and tasteful interiors and stunning landscape beyond.



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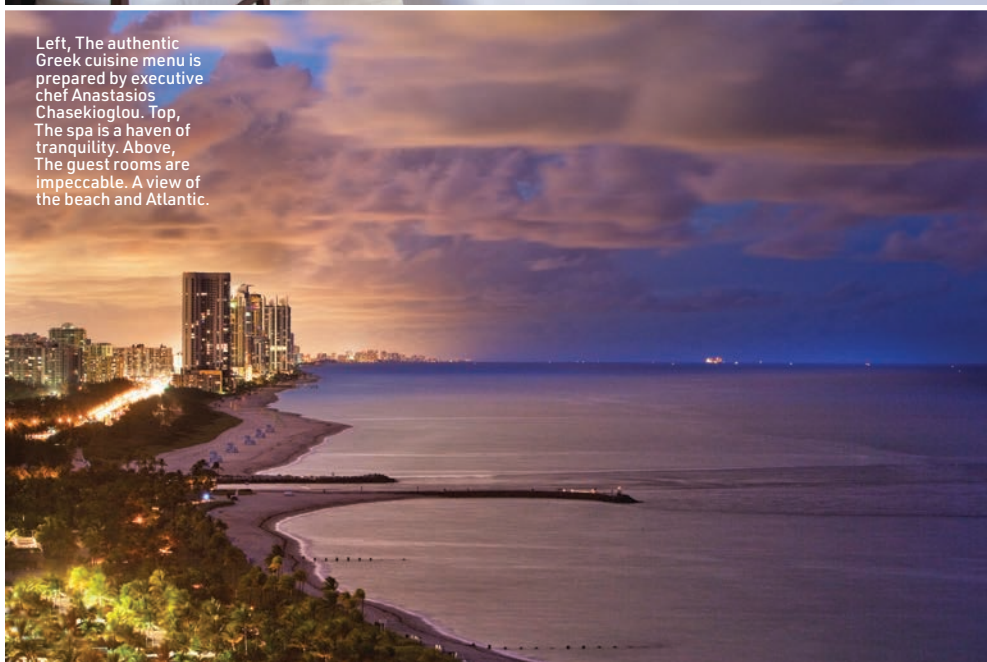
The 216 guest rooms are equally matched in beauty and tranquility. Floor-to-ceiling windows lead to spacious balconies, furnished with lounge chairs and day beds, that overlook the vibrant blue waters of the Atlantic and the sandy white beach below. Furnishings are awash in a palette of neutral tones and organic textures, such as bleached Black Limba wood and oak herringbone wall paneling. Sea-life accents in the carpet, fabrics, and artwork echo the natural beauty of Bal Harbour.

The new signature four-bedroom suites are also perfectly appointed and offer the ultimate in privacy, luxury, and style with a main living room that opens to a kitchen and dining area and a sitting room. Each suite offers expansive balconies to enjoy the views.

With Greek native and executive chef Anastasios Chasekioglou at the helm, The St. Regis Bal Harbour's Atlantikós restaurant serves some of the best Mediterranean cuisine in the country. The new dining room is breathtaking, awash in white with azure accents, and spills out toward the pool for alfresco seating. The aroma of fresh herbs such as oregano, rosemary, and thyme waft through the space, which serves breakfast, lunch, and dinner. Don't miss the Sunday brunch, offering chilled seafood towers,



Left, The authentic Greek cuisine menu is prepared by executive chef Anastasios Chasekioglou. Top, The spa is a haven of tranquility. Above, The guest rooms are impeccable. A view of the beach and Atlantic.





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Dine poolside, in the St. Regis Bar, or in the dining room at Atlantikós.

ricotta and orange pancakes, citrus French toast, lobster Caesar salad, and baklava tarts in the airy, Santorini-inspired space. Also on offer is the sexy St. Regis Bar, where creative mixologists will concoct specialty drinks to your specifications, often creating new drinks for their patrons' palates. A nightly sunset Champagne sabering ritual is a must. An elegant cocktail created just for the anniversary, The Peacock features Michter's 10-Year Single Barrel Bourbon, Grand Marnier Cuvée du Centenaire, and lemon juice, garnished with a candied orange, elegant peacock feather, and gold dust. The drink pairs perfectly with one of the resort's anniversary macaroons.

For added indulgence, head to the

14,000-square-foot Remède Spa, which offers a tranquil haven for those needing the ultimate in pampering. Transport yourself with a rejuvenating facial or couples massage.

"2022 is a banner year for The St. Regis Bal Harbour, and we are looking forward to celebrating with our loyal guests as well as introducing new guests to the resort's unparalleled luxury and unrivaled service," says Winfred van Workum, general manager. "Our goal is to make this year feel extra special with unexpected celebrations and thoughtful moments to surprise guests throughout their stay." ♦

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# FIELD OF VISION



Architect Paul McClean  
snugs a home up to Bel Air  
Road to take full advantage  
of a sweeping vista

By **J. Michael Welton**  
Photographs by **Simon Berlyn**





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## Paul McClean's newest residential design delivers an eye-popping response to a pair of manmade and natural challenges.

Out front, the 30,000-square-foot home—built on a 51,400-square-foot lot—snugs up to ultra-busy Bel Air Road. To the rear, complex soil conditions required a thoughtful landscape intervention.

But in the end, the architect's ambitious vision paid off in spades.

This house offers one of the most commanding vistas to be found in L.A.'s Westside, and they dominate every room in McClean's two-story-plus-basement design.

"The view is 220 degrees from east to west," he says. "You see out to the Palisades, then to the ocean and the Santa Monica high-rises, and around to Westwood, Century City, Beverly Hills, and downtown Los Angeles," he says.

Celebrating that view required an architectural sleight of hand—an experiential promenade that begins with a walkable approach to the house from the road. "We pushed the house up close to the street, and created a court off to one side," he says. "Then there's the entry sequence with a 200-foot-long waterwall that screens off noise from the street."

A walkway by the waterwall (adjacent to a green wall) leads to a right turn into the



The view from the home is to the Palisades, to the Pacific Ocean, then to downtown L.A., with the Santa Monica and Westwood skyscrapers.

Above: Architect Paul McClean's assignment from his client was to design a beautiful home with a large lawn for big parties.



home's double-height entry—and its visual punctuation mark. From there the vista explodes out beyond terrace, infinity pool, sweeping lawn, gardens, and sloping landscape. “The client wanted to create a beautiful, large home, and it was important to have a big lawn for parties and fundraisers, and great views connected to the city and beyond,” he says.

McClean achieved all that with a crack team of architects, interior designers, and landscape architects with whom he regularly collaborates. Project architect was Bernardo Broas, selected from the ranks of McClean Design's office in Orange. Interior designer was Lynda Murray, principal in Lynda Murray Interior Design in Sherman Oaks. Landscape architect was Michael Wilkes from M.D. Wilkes Design + Consulting in Laguna Beach.

Left: Walls are lined in limestone hand-selected in Portugal.

Top right: Interior Designer Lynda Murray found furniture that does not outshine the view, but complements it.

Middle right: McClean was involved in choosing materials and finishes everywhere—in closets, bookshelves, and bars.

Bottom: Murray selected Minotti furniture for its clean lines, comfort, and low profile.



Even from the prime bedroom, McClean sought to connect his client to nature and the view, so that he feels like he's living on a terrace.

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A huge fan of Paul McClean's homes, interior designer Murray likes to soften them up and make them livable.

Wilkes contributed mightily to creating the landscape's less-than-one-third-acre lawn—no small task, given the underlying geological challenges below. To build on the site's steep slope with difficult soil conditions, he created a floating structure above. "We had to put in more gradings—concrete bands around caissons, and a concrete deck poured over the top," Wilkes says. "Then we put in eight-to-ten inches of soil on top—the lawn area is not on grade, but on a built platform on top of soil, much like a parking lot."

The gardens serve a more personal purpose. The client, a well-known L.A. doctor, comes from an East Indian background and culture. He brought those influences to the project—especially the gardens. "He was intimately involved in selecting the plantings and maintaining them," says Broas, the project architect. "He'll walk through the gardens and prune them—he finds peace in that."

Wilkes, a horticulturist before he transitioned to landscape architecture, worked with the client on an Olmsted-like "emerald necklace" of larger plantings, 360 degrees around the property. "He has a passion for Asian champaka plants, in the magnolia family, with fragrant flowers," he says. "We planted 25 to 30 of those, and they can get to 25 feet tall."

The champakas surround the lawn, along with flowering gardenia and jasmine. Farther out, there's a line of magnolias, plus palm and citrus trees. "It's a sensual experience during some points of the year," he says.

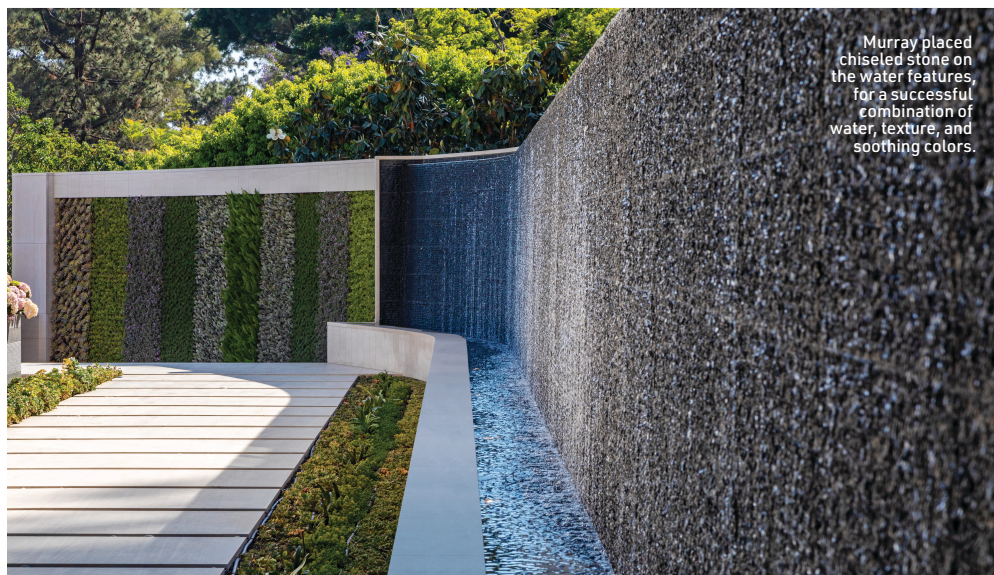
Inside the home are seven bedrooms, a gym, office space, a wellness center, a massage area, and plunge pools. It's a simple, orthogonal floor plan, but it includes one-of-a-kind touches like a primary kitchen and chef's kitchen—and a specialist's room where the doctor can perform minor surgeries.

"We organized it so it has a California casual feel to it with the limestone, and a beautiful, soft stairwell to glide up and down," McClean says. "The basement has a wine room, a theater, and the view."

That limestone is no ordinary stuff. It was hand-selected by the client and interior designer Murray, on site at a Portuguese quarry. "It has different variations, and we



McClean designed a living wall at the entry, with a number of water features.



Murray placed chiseled stone on the water features, for a successful combination of water, texture, and soothing colors.

wanted to get it right for the patios and walls—all of them," Murray says. "It's a sandy color with a little bit of striation."

It's used throughout the house, inside and out, along with steel and glass. And if that sounds cold to the ear, Murray used her fabrics, fixtures, and furnishings to assure that the interiors don't feel that way. She used a soft touch with her design, deferring to the

architecture—and the vista.

"There's contemporary cotton, chenille, and velvet," she says. "I'm very tactile, with a lot of Minotti furniture, an Italian brand that's been around a long time—it has very clean lines, it's comfortable, and it's built to last a lifetime."

That's the perfect take on a house designed to do the same. ♦

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# A BALINESE ACCENT

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For a home on the leeward side of Hawaii's Big Island Architect Mark De Reus sought to lose the distinction between interior and exterior spaces—while creating a strong sense of order and spatial relationships.



On Hawaii's Big Island, architect Mark De Reus looks back to an ancient culture for inspiration.

By J. MICHAEL WELTON  
Photographs by JOE FLETCHER

A shared appreciation for Bali and its ancient culture drove the design of a home on the leeward side of Hawaii's Big Island.

Architect Mark De Reus and his clients, a Texas-based couple, are aficionados of the artistic sensibilities of Bali's Majapahit Kingdom, one that spanned the years from 1293 to 1500 A.D.

"The design of the home was inspired from some aspects of the architecture in Bali—and Balinese culture from Java," De Reus says. "It was a culture that was highly sophisticated and thriving in all senses—music, art, and architecture."

Because it was designed for a double lot overlooking the Pacific Ocean, De Reus could break the 6,700-square-foot home up into six separate pavilions—all with ocean views. One's the main gathering pavilion, one's for dining, and one's for outdoor living. There's also a prime bedroom pavilion, a family bedroom pavilion, and a guest bedroom pavilion.

"In the tropics, you don't need hallways and corridors," he says. "The leeward side of the island is fairly arid—with 13 inches of rain a year—so it's much easier to have natural ventilation in the spaces."

The leeward side has another advantage. Two huge mountains—Mauna Kea at 13,796 feet and Mauna Loa at 13,679 feet—separate the windward side of the island from the leeward—so it's never been hit by hurricanes in recorded history. "On the windward side, yes, but not on the leeward," he says.

His clients knew the island and Polynesian culture well. She had spent time at the nearby Mauna Kea Beach hotel—a midcentury modern structure built by Laurence Rockefeller in the mid-sixties—when she was growing up. And she had lived in Tahiti. "It's a different region of Polynesia, but similar—and she had traveled to Bali a lot," he says.

The home's dining and outdoor living pavilions, with an axis mundi between—

together with a linear lap pool—are aligned geometrically, and form the center of this home-as-village. "It's an axis mundi connection between heaven and earth," he says of his Balinese slice of tropical modernism. "It sits behind a long lap pool, so there's a connection there."

The axis mundi sets up an ordered layout of the pavilions. "It gives them a reason and rationale so the indoor and outdoor spaces are related," he says. "Actually, one of the more exciting parts of design is working out the spatial relationships in the way the buildings are organized."

This particular property within the overall development was allowed to rise two stories high, so its pavilions' hipped roofs, clad in copper shingles, reach skyward. And the stepped interior wood ceilings of the outdoor and dining pavilions refer back to Balinese Majapahit artistic sensibilities. "The property is big enough to stretch out across it, and then there was the luxury of having those higher roof types—which means higher ceilings," he says.





Left: The pavilions' hipped roofs are clad in copper shingles.

Above, left: The dining pavilion seems to float over a raised reflecting pool.

Above, right: The prime bedroom offers a separate space for a daybed.

This page: Pavers are limestone from Turkey, in a light sage color with small, fossilized shells embedded in them.

Opposite, clockwise from top left: Doors and trim are teak. Ceilings are cedar. The prime bedroom is a cruciform, with the sleeping area in the middle. It includes an office area and a small living space.

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The prime pavilion is larger in scale than the family and guest pavilions, and was designed in a cruciform shape, with a sleeping area in the center. “Then there’s an office area and a small living area to each side, so it’s nice to be in a different living area where you have space to go to and shut the door,” he says. “In it there’s a big daybed, called a punee in Hawaii, for sleep or work or reading at 2 a.m.”

The dining pavilion, which is taller than it is wide, features wooden columns and walls clad with Turkish limestone in a grayish-green color and embedded with tiny seashells. “Because of the height, you look up to the sculpture of the ceiling—and feel

like you’re in a glass box with a really gorgeous hat on,” says interior designer Jacques Saint Dizier. “And the water element is so important—the dining room has water surrounding it, so it feels like a floating pavilion.”

Saint Dizier was recommended early on to be interviewed by the clients, and flew to Los Angeles to meet with the wife. “She wanted a lot of strong color,” he says. “And serendipitous things like dining chairs with coral-colored leather, the exact color of flowers blooming around the dining room.”

The dining table is a solid, 87-inch by three-inch slab of cypress, now sitting on a bronze

base designed by De Reus. “It was salvaged and we had it worked on by a great woodworker who kept as much of the thickness as possible,” Saint Dizier says. “There are tribal carvings around the edges, and bronze divot-filled spaces that look like lava flow.”

The table took three years to complete, but the clients were patient. “They were like: ‘Do it right, and we’ll be behind it,’” he says. “I’d like to have one more client like that before I die.”

Luckily, the team were fortunate to have this once-in-a-lifetime opportunity. ♦

FOR MORE INFORMATION AND INSPIRATION VISIT [dereusarchitects.com](http://dereusarchitects.com)



Solar panels on the backside of the pool house roof capture the daytime sun to heat the water in the pool.

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# Living *the* Dream

Both family-friendly and perfect for entertaining,  
the forever home SoCal architect Chris Brandon  
designed for himself, wife, and kids marries  
modern design with old-world charm.

BY **JANICE RANDALL ROHLF**

PHOTOGRAPHS BY **MANOLO LANGIS**



A walkway and driveway made of stone, plus carriage garage doors, bring out the old-world charm of the transitional French style house.



**60** To find a lot in East Side Costa Mesa that's big enough for a house and a yard, the stars have to align just right. No one knows this better than architect Chris Brandon, who not only has lived in the neighborhood for years but also has designed numerous houses in this and other Southern California seaside towns. "We were looking for a piece of property where we could have a big backyard," explains Brandon about embarking on a new home for his family. "When this rare, half-acre lot came up, it was a great opportunity, so we jumped on it. We'd been dreaming about something like this for a long time."

Together with frequent collaborators contractor Andrew Patterson, founder of Patterson Custom Homes, and interior designer Brooke Wagner, of Brooke Wagner Design, Brandon and his wife, Kaley, brought to fruition what they hope will be their forever nest, a 4,600-square-foot, four-bedroom, five-bath home with a pool and a pool house. As for the transitional French style they selected, Kaley likes to think of it as a love letter to her, Brandon says, explaining that his wife has a penchant for arches. They both admire the stylistic juxtaposition of old and new.

"We planned on raising our young kids here, so it wasn't going to be a modern, museum-like structure," says Brandon. "We wanted the house to have a sense of permanence, some history to it, even

though it was brand new." In addition, the couple were adamant that the house fit well in the fabric of this traditional and established neighborhood.

From the front, the 60-foot-wide lot looks typical of those you see around town. Its 300-foot depth, however, puts it in a whole different league, one where not only a large pool and 600-square-foot pool house were possible, but also a sport court and a generous lawn where the kids can run around. Here in the back, the outside of the home is sheltered from the southern sun with two steel-and-wood trellises that cover outdoor seating areas and incorporate heaters. Brandon designed the yard and outdoor amenities—such as the sunken fire pit and pool house bar—for maximum family fun and for entertaining friends. All of the

exterior doors on the main level are pocketing glass doors that encourage a natural inside-outside flow.

Indoor living areas are open and oriented toward the yard. The family room, dining room, and kitchen, all of which comprise the great room, are unified by a 10.5-foot-high ceiling of Douglas fir that has been brushed and sandblasted, and then bleached and whitewashed. "We wanted to give it a distressed look, like we had scraped away plaster and stucco from the ceiling," explains Brandon, who achieved an "old, authentic look" for the house in other ways as well: reclaimed wood for the kitchen countertops and pantry doors; tumbled Carrara marble for the countertops; unlacquered brass Waterworks hardware that will take on a patina with age. "We wanted to use natural

Archways in a variety of contexts and materials throughout the home are an inspired design feature.





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Clockwise from top left, a crushed-gravel floor in the temperature-controlled wine room gives it a Napa feeling. Marble and brass in a bathroom is a Parisian bistro look. An elegant arched alcove in the primary suite frames a Waterworks soaking tub. The marble-floored butler's pantry houses all the stainless steel appliances and offers plentiful storage space.





materials that wouldn't look out of character if they were dinged or chipped," says Brandon. "A lot of the materials helped tell the story of a house that might have been around for a while."

Along with contemporary elements and more transitional touches like the big pieces of glass on the front of the house, steel windows, and big sliding pocket doors, the Brandons sought the comfort that comes from being surrounded by meaningful items. Much of the artwork in the house is cherished heirlooms from artists on both sides of the family, mainly Kaley's grandmother. Taking pride of place in the foyer is an antique bench once used as a church pew that was the first piece of furniture purchased by Kaley's parents.

Brooke Wagner's interiors are "a mix of clean lines, luxe fabrics, and vintage pieces that add texture and layering," says the designer, citing how the ocean blue crushed velvet in the primary bedroom picks up a color in the heirloom artwork over the bed. Elsewhere in the home, color judiciously layered against a neutral backdrop—like the charcoal-stained kitchen island and cabinetry—brings warmth to the rooms.

The marriage of modern design with old-world charm is striking throughout the home, starting in the entryway, a natural light-

Top right, The earthy colors and jewel tones for the primary suite were drawn from the heirloom artwork over the bed. Right and above, Plenty of entertaining space inside and out was a priority for these consummate hosts.



flooded space with French oak floors and an archway lined with reclaimed bricks from Spain, which, Brandon says, they wanted to look "like a brick wall we tunneled through." The arch motif continues throughout the home, offering stunning sightlines, especially where the arches line up under vaulted ceilings. In the master suite, there's an arched doorway between the bedroom and the bathroom, an arch over the tub, and an arched steel-and-glass door leading to the outside.

Smaller versions of the carriage garage doors, two arched wooden doors on either side of a Lacanche range lead to arguably

Kaley's favorite room in the house, the butler's pantry, a 10-foot by 20-foot space with lots of storage, where stainless steel appliances and a mudroom area are tucked away from the panelized kitchen that's out in the open.

Consummate hosts, the Brandons incorporated plenty of entertaining spaces into their home, both inside and out. But even more important was creating the perfect home for raising their children, a place to put down roots. Wearing both his architect and head-of-household hats, Chris Brandon says simply and with heart, "This house is a dream come true." ♦

**FOR MORE INFORMATION, VISIT** [brandonarchitects.com](http://brandonarchitects.com); [pattersoncustomhomes.com](http://pattersoncustomhomes.com); [brookewagnerdesign.com](http://brookewagnerdesign.com)

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## AMAZING JOURNEY

THINK YOU ARE NOT THE CRUISING TYPE?  
RICHARD BRANSON WILL CHANGE YOUR MIND.

BY NANCY E. BERRY

APR  
+  
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The Scarlet Lady  
design mimics that  
of a yacht with its  
sleek gray hull.



**When Sir Richard Branson decided he** wanted to create a cruise experience like no other, he pulled out all the stops and disrupted the travel industry with a ship that offers an adults-only, yacht-inspired experience on the high seas.

Partnering with some of the best interior designers, artists, and architects—Roman and Williams, Tom Dixon’s Design Research Studio, Concrete Amsterdam, and Softroom of London (many of whom design some of the most stylish boutique hotels and resorts across the U.S. and Europe)—Branson (yes, he is involved in the design) and his team created unique and intimate spaces onboard that capture the romance and glamour of ocean travel through a modern, fun, and sophisticated lens.

I never thought of myself as a “cruiser” but have always loved the Virgin brand so decided to see if Branson could change my mind about cruising. With nightclubs, nightly shows, multiple bars, six restaurants, a luxury spa, a world-class gym, sunbathing lounges, whirlpools, an elevated running track, exquisite interior design, a tattoo parlor, hair salon, and a stellar staff, Branson



Whether you want to hit the night life, lounge by the pool, or simply swing in your hammock as the waves go by, there is something for everyone on this adults-only cruise.



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A stop at Virgin Voyages' Bimini Beach Club was a another highlight. Richard's Rooftop is an excluding area for those who booked the Rockstar room suites. Below left, The pool deck in action.

did indeed change my mind. In fact, it was one of the most fun and rejuvenating vacations. Here's what I experienced.

I boarded Virgin Voyages' *Scarlet Lady* in Miami for a five-day cruise with an itinerary to visit sunny destinations in the Caribbean, including Virgin Voyages' signature Beach Club in Bimini and Costa Maya, Mexico. I was instantly taken by the beauty of the ship and its unique and intimate spaces, each one more impressive than the next.

I headed to my cabin to freshen up before I ventured out to the pool deck to be part of the action. I was delightfully surprised by the comfort and style of these hideaways with all the latest technology to make the cabin as comfortably to my liking as possible—complete with mood lighting and temperature controls. I opened the sliding door onto my sea terrace to breathe in the refreshing salty air and climb into the bright red hammock to take it all in as the ship began to cut through the waves.

I next visited the Aquatic Club, a pool deck perfect for sunbathing and lounging on



oversized daybeds with a rum cocktail in hand. The crew is attentive, friendly, and professional; I am perfectly content to ease into my journey. A DJ keeps the scene enlivened with a playlist that made the whole experience fun and celebratory. For a more private experience, you might rent a cabana while sunbathing

The liner takes a unique approach to

cruise dining—instead of being assigned a seat in a large dining hall for your entire trip, Virgin Voyages offers several dining options. My first night, I decided to dine at Extra Virgin, the ship's trattoria, serving delicious Italian dishes in a stunning setting. Later in the week I was able to experience The Wake, a swanky seafood and steak restaurant that exudes the glamour of 1930s Hollywood; The



The ship offers alfresco yoga. There are six restaurants to choose from, as well as a host of casual eateries. A view of the track and evening festivities.



Test Kitchen, which offers menus designed by Michelin-star chefs; and Pink Agave, presenting elevated authentic Mexican cuisine. Shipboard dining is incredible: There is something to please every palate.

After months and months of shuttered gyms or spas, I wanted to focus my experience on wellness and movement. With an outdoor track, alfresco yoga, hardcore spinning

classes, a weight room, and a basketball court, there was no shortage of ways to move my body and get in my much-needed steps after a long hiatus from exercising. I opted for spinning and yoga as my go-to classes—and the instructors were amazing.

Well-being will be at the forefront of the onboard experience, activated through a mix of high-energy moments coupled with

## + **Another Reason to Love Virgin—Cleanest Cruise at Sea**

Virgin Voyages is committed to having one of the cleanest fleets at sea.

The company has banned single-use plastics on board its ships, including straws, bottled water, other beverage bottles, condiment packets, shopping bags, food packaging, stirrers, and take-away coffee and teacups. Instead, the company will emphasize the use of recyclable and reusable materials across the ship. While onboard, sailors will be provided with access to complimentary filtered still and sparkling water.

Not only has the brand designed its fleet of ships to the latest energy-efficiency standards with state-of-the-art equipment, but Virgin Voyages is also offsetting its direct climate-change emissions through the purchase of carbon offsets. This commitment makes the brand the first cruise line to become carbon-neutral for its direct emissions footprint from its first day of commercial operation.

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## + **Where to Stay in Miami:**

The Intercontinental in Miami offers luxe accommodations just minutes from the Virgin Voyages berth. [icmiamihotel.com](https://www.icmiamihotel.com)

relaxation and rejuvenation. The luxurious Redemption Spa is a haven of tranquility. Hot tubs, a mud room, sauna, hot stone massages, and seaweed wraps are all on offer to put you in a Nirvana-like state. You can book for several hours at a time or make a whole day of it—well worth the experience.

The ship also offers several Rock Star Suites. If you are looking for the most glamorous experience, my advice is to book one. The suites come with access to Richard's Rooftop, an exclusive area with massive loungers, round daybed, hot tubs, a full bar, and top-notch service. ♦

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



Naples Beach Club, Florida



Cipriani Residences Miami, Florida



Four Seasons Fort Lauderdale, Florida



The Waterfront Daniel Island, South Carolina



MV Narrative

## COASTAL LUXURY LIVING

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

The Athens Group and MSD Partners, L.P. will be transforming the former Naples Beach Hotel & Golf Club into the **Naples Beach Club**. The 125-acre resort and residential beachfront development will feature a 216-room hotel managed by Four Seasons Hotels and Resorts and up to 185 luxury residences. Designed by architectural firm Hart Howerton with interiors by Champalimaud Design, the first phase of homes will include 58 beachfront residences with four beach houses and four penthouses, as well as 12 golf-side residences. Construction is scheduled to commence this year. [naplesbeachclub.com](http://naplesbeachclub.com)

### CIPRIANI RESIDENCES MIAMI, FLORIDA

**Cipriani** is set to launch Cipriani Residences Miami, its first-ever ground-up residences in the United States. Developed by Mast Capital and designed by Arquitectonica, the 80-story tower will consist of 397 one- to four-bedroom residences, each with ten-foot-high ceilings, floor-to-ceiling glass windows, and private outdoor spaces. Select residences will have access to elevators that open directly into the unit. Prices start at \$1.1 million, and square footage will range from 1,213 square feet to

3,495 square feet. Completion is expected for the end of 2025. [ciprianiresidencesmiami.com](http://ciprianiresidencesmiami.com)

### THE WATERFRONT DANIEL ISLAND, SOUTH CAROLINA

East West Partners has launched Phase II of sales at **The Waterfront Daniel Island**. The newest phase of the 22-acre, mixed-use community will feature three additional residential buildings with 41 one-, two-, and three-bedroom residences ranging from approximately 1,220 to 3,400 square feet and designed by Betsy Berry. Daniel Island boasts 23 miles of shoreline, two

golf courses, and parks and trails spanning hundreds of acres. The master plan for the development of The Waterfront Daniel Island includes a total of five phases. Prices range from the \$600,000s to \$3.6 million. [thewaterfrontdi.com](http://thewaterfrontdi.com)

### FOUR SEASONS FORT LAUDERDALE, FLORIDA

**Four Seasons Private Residences Fort Lauderdale**, with first closing underway and only a few residences remaining, is the area's first five-star development and features 83 residences. Designed by Kobi Karp, the architecture of the development resembles

the bow of a ship, a vision inspired by the neighborhood's nautical lifestyle. Offering expansive floor plans with generous private outdoor terraces, the residences feature elegant interiors by London-based designer

Tara Bernerd. Pricing for the remaining homes starts at \$4.6 million. [fort525residences.com](http://fort525residences.com)

### MV NARRATIVE, RESIDENCES AT SEA

An innovative residential community at sea set to sail in 2024. Storylines'

flagship vessel, **MV Narrative**, will offer 547 furnished residences on board ranging from 237 to 1,970 square feet. The ship will journey across six continents and circumnavigate the globe every three years. Residents will have access to numerous amenities including a microbrewery, movie theater, hydroponic garden, and yoga studio. These floating homes are available as outright purchases with pricing from around \$1 to \$8 million. A limited number of 12- and 24-year leases are available with pricing from \$500,000. [storylines.com](http://storylines.com)

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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, playground and a full bath making this a dream space for kids or adults.



**Cohasset** | 68 Nichols Rd | \$3,895,000

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.



**Boston** | 2 Joy Street | \$5,160,000

Location location a top Beacon Hill. A rare opportunity to own one of Boston's Apartment Brownstones with a highly desirable location in Historic Beacon Hill. This is the first time on the market in over 50 years. The exterior of the building has been well maintained and the apartments are in rentable condition. We welcome all buyers/ contractors. Great location! Walking distance to shops, restaurants, Back Bay, South End, Chinatown, downtown & Whole Food



**Cohasset** | 59 Deep Run | \$2,600,000

New Construction! Fabulous location. Completion by end of April. This 5 bedroom home is being built by well respected builder Jim Magner. The 4,655 square foot home with open floor plan offers a perfect home for entertaining and family living. The large flat back yard has plenty of room for a pool. This home located on one of Cohasset's most coveted seaside neighborhoods just off the Gold Coast is close to two beaches(Rocky Beach and Sandy Beach) and is not far from the Commuter Boat and the train to Boston. As you drive in and out each day you are greeted by the magnificent Atlantic Ocean



**Boston** | 105, 107 & 109 Charles Street | \$9,340,000

Three abutting buildings in a prime Boston location on Charles Street. Each building is 3,800 square feet and each building has a first floor commercial retail unit. The rest of the property has apartment rentals on the second and third floors. The chance to own these three historic properties in this location is rare opportunity.



**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!



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

11 South Main St, Cohasset, MA 02025



**Cohasset** | 62 Surry Drive | \$2,395,000

Estate setting... this beautiful sprawling oversized home has it all. Privacy, professional landscaping, gorgeous in ground pool, cul-de-sac neighborhood, walk to Black Rock Beach, minutes from the train to Boston. The main level has an open layout perfect for hosting parties. A large gourmet kitchen featuring two islands lends itself to a family room, dining room and living room. Generous master suite has a new Master bath and large walk-in closet, 3 other bedrooms as well as a study. You will find a spacious office tucked away in its own wing for an ultimate private workspace. The second floor hosts a large space currently being used as a fitness room. The lower level could be a play room or game room—many possibilities. Property abuts 35 acres of conservation land.



**Cohasset** | 364 Jerusalem Road | \$3,500,000

Spectacular home in sought after prestigious neighborhood. Outstanding Jerusalem Road shingle and clapboard home with breathtaking Ocean Views. Home is completely renovated and has an amazing new private pool area. Savour the ocean breezes from the back yard and enjoy two beaches minutes away.



**Cohasset** | 708 Jerusalem Road | \$1,195,000

Wonderfully maintained home, situated on a corner lot on scenic Jerusalem Road, steps to Black Rock Beach. As you enter, you are greeted with a cozy fireplace living room. The kitchen with stainless appliances and the dining room open up to the deck outside. Down one level is a spacious family room with a fireplace and a new half bath. Down one more is an unfinished basement with great ceiling height. On the second level, you'll find an en suite primary bedroom with a new bathroom and a row of closets. Two more bedrooms and a new full bath. Up one level is a fantastic space that can be used as a bedroom, office or play space. Hardwood floors throughout and central AC! One car garage, plenty of parking for several cars. Located within a short distance of The Commuter Rail and Hingham Ferry to Boston.



**Cohasset** | 90 Howard Gleason Road | \$3,250,000

This landmark Harborfront Estate is steps from the Yacht Club and a short walk to Cohasset village. This 5,600 square foot home offers an open floor plan with fabulous views of the harbor and all of the boat activity. Situated on 2.68 acres this home has it all including a detached 3 bay garage/ Carriage House and a blue stone terrace and gazebo overlooking a Pebble Tec pool. One of the most coveted Harbor and water locations in all of Cohasset.



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The sunlit home offers two more spacious bedroom suites on the second floor. The master bedroom has separate his and hers bathrooms and closets with an oversized shared shower, office, and ocean-facing wrap around deck. A glassed tower with panoramic views is yours to create as an office, sitting area or exercise room.

Enjoy the southwest breeze on the ocean facing decks or the sheltered, perennial garden decks.

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5 BD 3F 1H BA 2,438 SF **Sold in 1 Day**  
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**500 Shore Road Chatham**  
4 BD 3F 1H BA 3,563 SF **\$7,800,000**

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**55 Black Horse Lane, Cohasset**  
4 BD 2F 1H BA 4,374 SF \$3,500,000

## *Privacy abounds in this waterfront masterpiece.*

Direct waterfront Mid-Century Modern masterpiece on the Gulf River, designed by the famous Dutch architect Rem Huygens. The free flowing openness of the house plan compliments the floor to ceiling glass walls connecting the indoors to the outdoors. The Japanese gardens and the Gulf River become a significant part of the interior living experience. A dock is a possibility from the lot to the River. An enclosed 3 season porch leads to a sweeping stone patio and lawn area perfect for an in-ground pool. Privacy abounds!



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## HIGH SCATTEREE

NORTH CHATHAM

108 Cotchpicut Road, North Chatham Just Listed \$18,800,000

Introducing High Scatteree, one of New England's finest and most iconic waterfront estates. Sited to enjoy commanding and unrivaled ocean views on a bluff high above Pleasant Bay, High Scatteree is a private family compound hidden behind mature hedges in a coveted North Chatham location. Arrival to the property through a gracious winding drive reveals several acres of meticulously landscaped grounds which surround the seven-bedroom Georgian Revival main house. Renovated and expanded by top builders and craftsmen, High Scatteree's timeless architecture blends with modern systems and amenities throughout. Thoughtfully designed gathering spaces are ideal for large-scale entertaining or relaxed everyday living. A two-bedroom guest house opens to an enchanting seaside rose garden, while manicured paths and hardscapes connect the additional gardens, grand lawn and clay tennis court. A classic boat house, deep water dock and private beach complement the estate's 500 feet of direct shoreline.

A legacy estate of distinction, High Scatteree represents a once-in-a-lifetime opportunity for a fortunate family to build lasting memories for generations to come.

Brian Dougherty & Nick Robert

The Private Brokerage Team


617.217.1842

[privatebrokerage@compass.com](mailto:privatebrokerage@compass.com)

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**\$1,495,000**



**\$1,695,000**

## 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

## CASA DEL MAR, POOL VILLA 2

### Exuma & Exuma Cays, The Bahamas

Contemporary Villa with pool & private beach access. Casa del Mar is located just 5 minutes from the Exuma International Airport on a pristine beach that is unmatched anywhere on Exuma. The Villa features 4 bedrooms, 4 bathrooms and 2 half baths. There is a landscaped courtyard with pool, fully equipped outdoor kitchen with gas BBQ and two outdoor showers. The property has an excellent rental history. MLS #45815



**\$3,500,000**

## THE BENJAMIN PROPERTY

### Queens Highway, Exuma & Exuma 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](http://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](http://www.thebahamasmls.com) - MLS #46557



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**ISLAMORADA** | 89707 Old Highway | \$8,500,000  
5 bedrooms/5.5 baths • 6,269 sf • 1.51 Acres • Pool/Spa • Dockage • Garage



"Mima Grada." Oceanfront dream estate! Enjoy a private boat basin, lagoon-style pool/spa with poolside tiki bar, large sandy beach, lighted tennis court, two separate guest suites, gated entry and lush landscaping on 1.5 acres.



**KEY LARGO** | 251 South Ocean Shores Drive | \$6,495,000  
5 bedrooms/6.5 baths • 5,450 sf • Pool/Spa • Dockage • Elevator • Garage



"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** | 28 Pen Key Drive | \$5,900,000  
4 bedrooms/4 baths • 3,044 sf • Pool • Dockage • Downtown



First time offered for sale... the most exclusive spot in Islamorada's most exclusive gated community, Pen Key Club. Located in the heart of downtown, this open bayfront Old Florida home has dockage and a pool on a lush half acre lot. Full-time, on-site manager. Must see!



## Brett Newman PA | The Newman Team

Brett, Rebecca & Margo Newman

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LYFORD CAY, BAHAMAS



## Manchester Villa

**3.29 Acres | 12 BR | 12,000 sf | \$24,500,000**

Exquisite 840+ ft. Canal Front Property. Exclusive Golf Community.

Property ID 47905

George.Damianos@SIRbahamas.com

+1.242.424.9699

CABLE BEACH, NASSAU, BAHAMAS



## Fairview

**1.79 Acres | 207' Sandy Beach | \$12,500,000**

Exceptional Property. Stunning Views. Ideal for Development.

Property ID 47551

Nick.Damianos@SIRbahamas.com

+1.242.376.1841

PARADISE ISLAND, BAHAMAS



## Penthouse, Ocean Club Residences

**4 BR | 4/2 BA | 7,224 sf | \$7,395,000**

Luxury waterfront living. Marina. On-site Concierge. Resort Amenities.

Property ID 080330

Craig.Pinder@SIRbahamas.com

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PARADISE ISLAND, BAHAMAS



## Pembroke House, Ocean Club Estates

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

Georgian Estate. Guest House. Caretaker's Cottage. Beach Club. Golf. Marina.

Property ID 85641

Christopher.Ansell@SIRbahamas.com

+1.242.427.0082

# last look

INSPIRED DESIGN

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2022

88

## GREAT OUTDOORS

Consummate hosts, Chris Brandon and his wife, Kayle, incorporated plenty of entertaining spaces into their home—both inside and out—such as the sunken fire pit and pool house bar for maximum family fun and for entertaining friends. All of the exterior doors on the main level are pocketing glass doors that encourage a natural inside-outside flow.

PHOTOGRAPH BY MANOLO LANGIS



## WHERE TO FIND Peace of Mind

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