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OCEANTM HOME

The Luxury Coastal Lifestyle Magazine
JUNE + JULY 2022

The Coastal **SUMMER HOUSE**



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editor's letter

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HOME SWEET SUMMER HOME

In this issue of *Ocean Home*, we celebrate the East Coast summer home. Our first stop is at a farmhouse designed by Ferguson & Shamamian Architects in East Hampton, New York. The saltbox design was informed by historical precedents; the house sits on the oceanfront landscape as through it has been there since the 1700s. The summer home was designed to accommodate several generations of extended family, take in the Atlantic Ocean views, and honor the agrarian past of the region.

The design, led by Stephen Chrisman of Ferguson & Shamamian, was about creating a set of buildings that resemble an 18th-century East End farmhouse and show that this farmhouse had expanded and grown over time. The result is a stunning example of timeless architecture on the coast and a place for family to gather and spend long

summer days by the pool or frolicking at the beach—a true summer house.

One homeowner—whose appreciation for Nantucket comes from her parents, who gave her the land—wanted to work with architects who understood her sentiment for this beautiful island 30 miles off the coast of Massachusetts.

Architect Michael McClung of Shope Reno Wharton understood this sentimental attachment. A dream team, formed to create this island home, included KVC Builders, Sudbury Design Group, and Acampora Interiors. The team worked seamlessly together to design the graceful house the homeowners envisioned, one whose exterior design was inspired by the couple's love of gambrel rooflines, and whose open floor plan invite gatherings of family and friends all summer long. The

home honors grand turn-of-the-last-century summer cottages found throughout New England's coast.

Architect Jake Lilley, principal at Jacob Lilley Architects, designed a vacation getaway that was understated, beautiful, and comfortable for a young family while remaining authentic to the land in Chilmark on Martha's Vineyard. The house was inspired by both the fishermen's shacks and the barns that once dotted the island. During COVID-19 restrictions the summer getaway turned into a full-time residence for the couple and their two boys.

We hope you are inspired by these beautiful East Coast summer homes for your own seasonal getaway.

Nancy Berry

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nberry@rmsmg.com

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■ MEET THE TEAM



MARNI ELYSE KATZ

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NAT REA

Nat bought a camera when he was 13 and developed and printed his pictures in a makeshift darkroom under the stairs. He started taking photographs of buildings on family trips and has always been fascinated by architecture and design. Based in Rhode Island he works for some of the most innovative and successful design professionals in New England.



JANICE RANDALL ROHLF

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

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■ ARCHITECTURE

SIMPLE AND SERENE

WHERE THE BUILT AND NATURAL WORLD INTERSECT, A MODERN MARTHA'S VINEYARD HOME RESPONDS TO ITS ENVIRONMENT.

BY JANICE RANDALL ROHLF

PHOTOGRAPHS BY GREG PREMRO

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The home's aesthetic impact is derived from the juxtaposition of cedar-clad cottage volumes and glass walls.



Clockwise from far left: The ne plus ultra of outdoor showers.

A path cuts between two of the four cottages.

Suspended from a grid between two of the cottages, wicker basket chairs invite relaxed contemplation.



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“Understated, beautiful, and comfortable while remaining authentic to the land.” This is how a Martha’s Vineyard homeowner describes the vision she had for a new house on a large, secluded tract in the peaceful up-island town of Chilmark. What began as a vacation retreat became in short order the year-round residence for her, her husband, and their three young children. “When COVID-19 put a stop to work travel for my husband and me,” she says, “we asked ourselves, ‘Why don’t we live here?’”

Nestled at the end of a dirt road, the modern home settles comfortably into topography typical of the island—a combination of seascape, woods, cliffs, fields, and moor. Remarkably, about 40 percent of the island is permanently protected open space. In this environment, it’s easy to understand that fishing and farming were once central to the Vineyard’s economy and lifestyle.

None of this was lost on architect Jake Lilley, principal at Jacob Lilley Architects, in Wellesley, Massachusetts. He designed the house to be compatible with the landscape, and with Chilmark’s existing architecture. The house resembles a pinwheel, with a flat-roofed central space surrounded by four



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Open to one another, the kitchen, dining room, and great room constitute the heart of the home.

Below, From the pebbled auto port framed by stone walls, steps descend to a path leading to the entry door and mudroom. From here you can see straight through the house to the water.

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cedar-gable cottages that were inspired by both the fishermen's shacks and the barns that once dotted the island. "Martha's Vineyard has a great organic quality to it," says the architect, who took pains to respect the island's—and his client's—inherent ease of living and connection to the land.

"We wanted the house to be really simple, so you can focus on the outside," says the homeowner, whose parents have been coming to the Vineyard since 1979. To this end, the largely wood-and-stone material palette is unobtrusively handsome, with solid materials found in nature offset by custom-sized expanses of glass. Carefully engineered sliding doors open entire living spaces to the outdoors, inviting sea breezes in to maximize cross ventilation.

The house's exterior cedar finish carries inside, where it's complemented by materials like blue mist granite for a fireplace and a patio, patinized steel for a little laptop shelf, and to warm up the house, white oak on all the ceilings and floors.

The architect collaborated with landscape architect Kris Horiuchi of Horiuchi Solien to maximize and play off the site's attributes.



"The way the house is set in the landscape contributes to its Vineyard feel," says Lilley, explaining that in order not to interfere with a neighboring house's viewing rights, they had to lower the house several feet in grade. This reductive grading process also allowed them to add a roof deck on the flat-roofed portion of the house that conforms to the

island's height restrictions. Reached via exterior stairs, this bonus space with comfy seating offers sweeping views of the ocean.

Sight lines inside and out were of special importance. "We wanted the house to reveal itself in a surprising way," shares the homeowner. "The way the land has been contoured to work with



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the house achieves this.”

From the pebbled auto port framed by stone walls, a series of terraces flanks stone steps that descend to a path leading to the entry door and mudroom. From here you can see straight through the house to the water. “When we have views, we always want them to extend outside,” says Lilley, who positioned a floor-to-ceiling pane of glass at the end of the entry hall for just that purpose.

The four cottage volumes, which house the dining room, guest and children’s bedrooms, and the master suite, are linked by glass connectors to the kitchen and great room, the heart of the home, where cooking is a favorite family activity and a pillowy modular sofa encourages lounging. This spacious central area epitomizes indoor-outdoor living, with large exterior sliding doors that pocket into the side walls, exposing the house to views of the ocean and the outdoors, where there is a pool, a patio for cooking and dining, and raised planting beds that yield a bounty of vegetables.

“What we like to do on modern houses, and what we did here, is blur the distinction between what is a door and what is a window,” says Lilley. “Instead of windows punched into a wall, we have big doors that slide open.” Even the master shower door



Clockwise from above: The expansive roof deck offers the best view of the ocean.

A peaked oak ceiling echoes the cottage shapes.

Oversized sliding doors that pocket in the wall blur the distinction between outside and inside in the master suite.

A tub with a view.



slides into the wall, so you can shower inside or out. Further, the architect points out, all the house’s different gables create spaces or views, some of which are outside, like a meditation/reading nook where three chairs hang in the open air from a pergola-like structure above.

While the views of the water from the house,

especially from the deck, are breathtaking, Lilley’s innovative design for the house provides many other “moments” that are just as special. As he says, “You don’t need the water to have interesting experiences in this house.” ♦

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SEEKING SHADE

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STYLED BY JENNIE NUNN



1. Alicante Tassel Umbrella in Sunbrella Coastal Blue, Serena & Lily, serenaandlily.com

2. Catania Umbrella, Design Within Reach, dwr.com

3. Slim Aarons Inspired American Icon Collection "Scone, Madam?" III in Lemonade, Santa Barbara Designs, santabarbaradesigns.com

4. Slim Aarons Inspired American Icon Collection "Sotogrande" III Double Decker in Cabana Black Stripe, Santa Barbara Designs, santabarbaradesigns.com

5. Ocean Master Max Automated Cantilever, Tuuci, tuuci.com

6. Terrazza Market Umbrella in Granite, Serena & Lily, serenaandlily.com





“I wanted every plant to look like it was trying to jump out and take over the whole neighborhood. This is my personal garden, so it had to be comfortable and functional, but I also wanted to have fun and use it as a testing ground for new planting palettes and garden concepts. With spending my day concerned with the perfection of my clients’ gardens, I like a relaxed and overly lush resting spot.”

—Janice Parker, landscape architect, principal of Janice Parker Landscape Architects



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GREEN WITH ENVY

An accomplished landscape architect transforms a once-giant rock ledge with grass and designs her own functional and comfortable backyard refuge in Greenwich, Connecticut.

BY JENNIE NUNN

STYLED BY JANICE PARKER

1. Trousdale Cast Aluminum Sofa in Slate, RH, “This stunning sofa is an absolute workhorse. The slim profile is classically timeless. It’s comfortable and cozy.”

2. Barrel Table in White Stone, Zachary A., “This piece has a simple elegance that goes well with any style. It is ultra-lightweight and so easy to move where it is needed.”

3. Portside Outdoor Wood/Concrete Coffee Table, West Elm, “The rustic materials blend perfectly with the bluestone terrace, allowing the garden to take center stage.”

4. Large Artisan Hurricane Lantern in Aegean by Janus et Cie, “These lanterns are the perfect finishing touch. They beautifully and subtly light evening get-togethers on the terrace, with just the right touch of ambiance. The color is beautiful.”

5. Branch Stackable Side Chair in Wenge, Janus et Cie, “Portable, stackable, and oh so chic.”

6. Provence Bucket Dining Armchair in Stone, RH, “The texture is great, and they stand up to all the inclement weather. The classic proportions and low profile make this the perfect outdoor dining chair with all the comfort and style you could want.”

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“The clients, recent empty nesters, desired a waterfront retreat that was comfortable for just the two of them, and at the same time designed with entertaining in mind. Their vision was a beautiful sprawling Cape Cod home reflective of the New England style of architecture.”

—Cathy Purple Cherry, principal and owner of Purple Cherry Architects, Annapolis, Maryland



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DINNER WITH A VIEW

For a dining room situated along the waterfront in Chestertown, Maryland, a notable designer and architect infuses the space with color and family heirlooms.

BY JENNIE NUNN

When designing the ideal dining room for entertaining for a couple in Chestertown, Maryland, architect and designer Cathy Purple Cherry, took cues from the clients' penchant for color and nostalgia. "The clients loved traditional furniture and patterns [think the "Coastal Grandmother" trend], but also wanted to incorporate fun pops of color and a mix of patterns throughout the house," explains the Annapolis-based principal and owner

of Purple Cherry Architects. "The use of blue fabrics reinforces the stunning water views, while a delightful lime green-patterned chair brings in the touch of whimsical color that the clients envisioned. The rug and silverware are vintage family heirlooms that were lovingly passed down through generations."

To further customize and define the space, Purple Cherry created a coffered ceiling adorned with a center

medallion. "It utilizes stepped crown molding for an elegant, traditional, and emotional feeling," she adds.

"The space is projected forward from the home's rear façade, which allows it to connect to a large, covered brick porch with a beautiful mahogany ceiling. The perimeter of the covered porch includes recessed motorized screens hidden into the trim to effortlessly create a screened-in porch in the warmer months."

1. Rug, family heirloom, clients' own

2. Marbella Amador Dining Table, Century Furniture, centuryfurniture.com

3. Everhart Dining Armchair, Vanguard Furniture, vanguardfurniture.com

Upholstered in "Pagoda Garden" in Green, thibautdesign.com

4. Coffered ceiling millwork design by Purple Cherry Architects, purplecherry.com

Benjamin Moore's "Chantilly Lace"

5. Denison Chandelier, Arteriors, arteriorshome.com

6. Addison Upholstered Side Chair, Woodbridge Furniture, woodbridgefurniture.com

#31 Canvas Tape by Samuel & Sons, samuelandsons.com

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Elizabeth Gill curated in seven months a thoughtful mix of in-stock pieces to furnish what was essentially a nearly 3,000-square-foot vanilla box.

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■ INTERIOR DESIGN

JUST BREATHE

A MIX OF SILHOUETTES IN A MEDLEY OF WARM WHITES MAKES FOR A BEACH HOUSE INTERIOR THAT'S SUPREMELY PEACEFUL BUT FAR FROM PLAIN.

BY MARNI ELYSE KATZ

PHOTOGRAPHS BY MARCO RICCA

shelter

■ INTERIOR DESIGN

Having recently completed renovations, the owners of this Southampton, New York, summer home presented Elizabeth Gill with a beautiful, blank canvas to decorate. Taking cues from the contemporary architecture and dazzling water view, Gill created a modern retreat that invites relaxation. The vibe is both sophisticated and comfortable. “It’s an elevated take on a family home,” the designer says.

The house captivates from the first step into the foyer, which stretches straight back to the beach. Above, the barrel vaulted, double-height wood ceiling adds a church-like aura. “The space is grand, but spiritual,” Gill says. A Belgian, looped wool sisal runner leads the eye past a mature fiddle leaf fig, through tall glass doors, to the water. A bench with a rush seat and a sculptural, black iron console anchor the front of the hall, providing practicality without distraction.

An expansive, two-story living space with slanted ceilings punctuated by rustic wood beams runs along the back of the house. A double row of oversize, plate-glass windows offers a seamless connection to the outdoors, where a sun-bleached wood deck and rosa rugosa run parallel to the house, just a few steps from the beach. Gill’s monochromatic scheme, like the landscape, is tranquil, textural, and timeless. “The design stems from the property itself,” Gill explains.

A creamy wool rug defines the seating area. “The larger the rug, the larger the space feels, so we went as big as we could,” Gill says. When selecting furniture, the designer balanced clean, contemporary lines with ease and comfort. She also stuck with neutrals. “We created excitement by varying shape, texture, and scale,” she says.

The centerpiece is a deep sofa upholstered in a tweedy, tone-on-tone neutral stripe. Its mitered side panels offer a touch of traditional luxury that holds the room; it’s juxtaposed with open-backed mod swivel chairs. The other sofa, done in cozy, ivory chenille, sits quietly against an ash console that adds warmth. “I don’t use bright white because it’s too austere,” Gill says. “I prefer warm whites, ivory, creams, and soft grays.”

In the dining area, midcentury modern-style tulip chairs surround a rectilinear table



Top: Barely-there motorized sun shades run throughout the home.

Bottom: Gill added counter stools to the kitchen which was designed before she started.



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■ INTERIOR DESIGN

with a grayed oak top and a black metal base that refers back to the iron console in the foyer. “The pedestal base lets you fit in more seats, and the chairs are easy-to-clean,” Gill notes. Behind the table, a shagreen bar cabinet teases with a hint of glamour.

Off to the left in the kitchen, Gill chose another classic midcentury modern silhouette: curvy, molded plywood counter stools. That the walnut veneer differs from the wood tone of the cabinetry is by design. “It’s hard to match a wood finish; it can just look like you missed,” she says. “Here you get walnut on the surface, and a nice contrast of lighter plywood sides.”

Gill goes a touch more subdued in the den with walls painted Behr Flannel Gray and marine blue accents. Again, she mixes shapes for interest. An upholstered chair with neotenic undertones is playful, as are the hexagonal ottomans, while the sleeper sofa with nailhead trim keeps the room grounded. Although the sofa is plenty plush, the big, round swivel is the seat of choice on family movie nights. “This is where everyone wants to sit,” Gill says.

Gill injected more color in the kids’ room. “The clients don’t love color, but this room needed it,” the designer says. Urbane artwork

Top: A meditation space occupies the mezzanine at the end of the entry hall.

Bottom left: A Mitchell Gold + Bob Williams sleeper sofa lets the den do double duty as a guest room.

Bottom right: Edgy artwork mingles with age-appropriate animal figurines in the children’s bedroom.



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An RH lounge chair and an upholstered bench offer spots to relax in the primary bedroom. Gill used Cowtan & Tout fabric for the extra-long, custom lumbar pillow on the bed.



in rainbow hues enlivens ice blue walls, a shade that repeats in the throw pillows and flecked wool rug. “I wanted to complement the rest of the house, so we did soft, cool colors with brighter pops,” Gill says.

In the primary bedroom, Gill reverts to the home’s signature creamy palette. The aerie is a bit earthier than the public spaces, however, thanks to the couple’s raw mango wood bed and nightstands. Gill accentuated the organic feel with a tree trunk side table beside a lounge-y, iron-framed chair, and a large, lush snake plant that reinforces the vertical windows that look to the bay.

The room also boasts access to an asymmetrical mezzanine, dubbed the “reflection zone,” that overlooks the water on one side and the foyer and living space on the other. A pair of softly rounded swivel chairs with pleated backs is a favorite spot for morning coffee or a glass of wine. A stylized figure in lotus position sits on a low table. That the dark, angular form draws the eye upon entering the home is, like everything else, absolutely intentional. “It sets the tone that it’s time to unwind and relax,” she says. “You’re not in the city anymore.” ♦



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A wooden deck wraps three sides of the house. Native grasses surround the bluestone path to the deck.



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BY MARNI ELYSE KATZ

PHOTOGRAPHS BY NAT REA

“I used to ride my bike by this house when I was kid and loved that it was contemporary,” says the owner of this beachfront home in Cohasset. Decades later, in 2006, he and his partner drove by during an open house. Soon, it was theirs.

Although the house served the couple well for many years, they imagined how it could be better. They sketched iterations with larger windows—the home has direct

views of the Atlantic Ocean to the east and a salt pond to the west—and a larger living space. A few years ago, they hired William Ruhl and Sandra Jahnes of Ruhl | Jahnes, knowing they could propel the home to its full potential.

The architects reimagined the home from every angle. “We added visual energy to the original white box by cutting out corners, reworking windows, and introducing other





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The dining room extension cantilevers over the driveway.



The driveway swoops from the road along the hillside to the back of the house.



Stairs to the bedrooms run behind the kitchen.



The biggest challenge in the kitchen was lugging in the stone countertop.

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materials, including iron spot brick, ipe, and zinc,” Ruhl says.

The site needed intervention too. Landscape architect Kara Lam addressed environmental concerns, beautified the property, and made it more functional. “We directed the ocean water that washes over the road during storms to the pond on the other side of the house,” Lam explains. Plantings, including the spectacular purple butterfly garden, are resilient to the harsh, salty conditions. “The landscape design accents the modern form of the house,” Lam adds.

To make it easier to navigate the sloped site, Lam wrapped the hill on the driveway end of the house with a bluestone paver stair. The offset pavers start at the bottom of the driveway, where the garage and the outdoor shower and changing area are located, and lead to the deck and lawn on the other side of the house. Should visitors arrive on foot, there’s also a path to the deck from the top of the driveway.

The ocean-facing deck along the east is the primary outdoor living space. However, the narrow deck that overlooks the new entry path and gardens on the hillside gets plenty of use. “We extended it so it has both views, and the low walls shelter it from the wind,”

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■ ARCHITECTURE

The writing desk in a guest room looks to the ocean. "Each room has its own view and story," Ruhl says. In the primary suite, the bath is open to the bedroom and has views of the ocean.



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Ruhl says. As for the façade, the architect covered it in a three-story high ipe screen. "The screen knits together the randomly placed existing windows and provides vertical drama," he says.

Inside, the team expanded the main living space by creating a 10-by-25-foot bay window cantilevered over the garage. The move gave the couple a dedicated dining area while simultaneously presenting pond views. A sculptural dining table elegantly grounds what's essentially a glass box, while brushed brass cylindrical pendants that the couple spotted on a visit to Iceland hang above.

Quarter-sawn oak slats run over a portion of these windows, helping to define a cozy area for watching television or napping on the leather sofa. "We talked about it being completely glass, but the wood wall adds warmth and a sense of privacy," the owner says. "We love how the in-floor uplighting washes over it at night." A linear gas fireplace anchors the adjacent seating area with a B&B Italia sofa, a midcentury-modern rosewood bar, and a 13-foot expanse of picture windows.

A marble-topped center island dominates the kitchen on the other end of the open plan. The couple worked with Casa Design in Boston on the layout and wood and white

scheme of the Arclinea cabinetry. Across from the island, the architects replaced a less than satisfactory standard-sized door with 13-foot-wide sliders that grant an easy flow to the gracious deck and down to the lawn.

The stair to the bedrooms offers a view of sedums planted on the roof of the dining room extension, accentuating the home's indoor/outdoor relationship. The guest room overlooking the pond also gets this glimpse of green. In the oceanside guest bedroom, a new wood-lined bay window is a perfect perch for gazing down the craggy coastline. On the exterior, the protrusion is wrapped in zinc, tying it to the trim at top of the house.

The primary bedroom is modeled after a boutique hotel suite. Here, the architects cut into the corner of the house to carve

out a balcony. A 10-foot-long band of glass welcomes the ocean into the room in front of the bed. Meanwhile, a wide opening unites the bedroom with the marble bath, where the soaking tub and walk-in shower enjoy ocean views.

The family room on the top level accesses the 900-square-foot roof deck. Prior to the renovation, the roof was often too hot to use. Now there's ipe decking, an area that's under cover, and galvanized steel rails that provide views of the pond and ocean on either side. Friends often gather around the gas fire table with cocktails at the end of a day, no matter the season.

"As nice as ocean views are, sunsets on the back are equally appealing," the owner says. It's nice to have choices. ♦

FOR MORE INFORMATION, VISIT ruhljahnes.com; Structural Engineer: RSE Associates, rseassociates.com; Contractor: The Holland Companies, thehollandcompanies.com; Landscape Architecture: Skyline Landscapes, skyline.boston



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Hamptons real estate
agent Tim Davis

Q&A WITH HAMPTONS REAL ESTATE JUGGERNAUT TIM DAVIS

THE CORCORAN BROKER WHO'S SOLD SOME
OF THE TOP PROPERTIES IN THE COUNTRY.

BY NATALIE GALE

Tim Davis knows a thing or two about Hamptons real estate. A lifetime Hamptons resident, he's one of the top brokers in the region after selling real estate there for more than four decades. Recently, the *Wall Street Journal* ranked Davis as the top real estate agent in the Hamptons, and tenth in the country. He's brokered 38 transactions on the ocean in Southampton alone.

Davis has negotiated more than \$4 billion in sales over his career. His priciest sale clocked in at \$137 million, and he's sold such distinctive properties as Wooldon Manor in Southampton, owned by Gilded Age tycoons like the Woolworths and Edmund Lynch of Merrill Lynch and once considered the most

PHOTOGRAPHS COURTESY OF TIM DAVIS

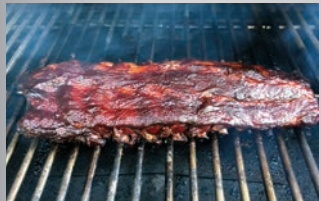


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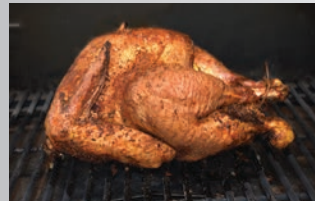
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opulent estate in the Hamptons. He's also twice sold Westerly, a Southampton Georgian estate, most recently in 2010 for around \$40 million to its current owner, fashion designer Tory Burch.

Davis himself lives with his family in a modest Southampton cottage. "I'm often inspired by what I see on the market," he told *Cottages & Gardens* in 2016. "It was intentional not to build a mansion for ourselves. We wanted to build a home that we could live in and stay in for many, many years." Below, Davis chats about some of his favorite career highlights, market predictions, and why the Hamptons are such a sought-after location.

Why did you decide to become a real estate agent? Sales have been my passion since an early age. I had close family ties in the Hamptons, and it was a natural career start for selling real estate. That was 42 years ago.

You're a lifelong Hamptons resident, right? What do you love about where you live? The natural beauty is by far the most interesting factor for living in the Hamptons. The ocean, the bays, various other waterways. Big open sky views and incredible light. It's what brought the artists to paint here and the wealthy summer set to build seaside mansions.

How has work changed for you since the start of the pandemic? Initially, there was an "I must buy" thought process. New inventory everywhere and anywhere moved off the shelves. That turned to "We need to buy." Knowing that the pandemic may continue or return in some form in the future, it makes sense to own an escape from urban settings for one's health and safety. Now we are dealing with "we want to buy," decisions made about lifestyle and the ability to work from home offices for many businesses. Why not live in the Hamptons full-time.

Do you have any predictions for the Hamptons housing market for the rest of 2022? Do you think the housing boom will continue? Do you think the



"The ocean, the bays, various other waterways. Big open sky views and incredible light. It's what brought the artists to paint here and the wealthy summer set to build seaside mansions."

—Tim Davis

Hamptons can handle a continued influx of new residents? I believe that our market will continue to remain strong throughout the year. The lack of inventory is a challenge we are managing with serious sellers. As for "infrastructure and influx of new residents," that all seems to be being managed on all levels.

What do you consider one of your career's biggest accomplishments? Being an owner of the luxury boutique real estate firm Allan M. Schneider Associates and selling to NRT/Corcoran in August of 2006.

Any advice for buyers and/or sellers right now? Seasoned brokers have historical knowledge and market data relative to trends and dealing with the ups, downs, and pauses of the Hamptons market.

What is one of the most interesting or unique properties you've ever sold? Wooldon Manor in Southampton. An

oceanfront estate comprising fifteen acres for \$75 million and 6 months later for \$83 million.

What's the priciest listing you've ever sold? \$137,000,000 but that is a long story...

What's one of the most historical properties you've ever sold? Westerly, a 15,000-square-foot Georgian estate on over fifteen acres, once in 1991 and again in 2010.

Any properties currently listed that you're particularly excited about right now? A spectacular oceanfront home in Montauk along Old Montauk Highway listed at \$22.5 million. The house sits just above the sand with a pool and sensational coastline views. Thierry Despont was the designer on the renovation in 2010/2011. Also, an amazing 10-acre oceanfront site with 550 feet of frontage and access to Shinnecock Bay listed at \$75 million. ♦

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Scout

A pebbled pathway leads to the main house. Landscape architect Arne Maynard replanted three existing magnolia trees and pruned them into dome-like masses.

Home SWEET *Home*

Ferguson & Shamamian Architects designs an inspired
farmhouse with spectacular Atlantic views in East Hampton.

BY JEFF HARDER





The layered landscape creates an enchanting setting. Below, A single granite lintel attests to the use of traditional masonry construction, expertly realized by stone mason Bruce O'Brien. Opposite, Full height triple-hung windows maximize views to the ocean.





PHOTOGRAPH BY LISA ROMERIN (RIGHT), BY THOMAS LOOF (LEFT)



SET BACK FROM THE SAND DUNES

and flanked by magnolia trees, the farmhouse on eastern Long Island seems like it's been there since the 1700s. The weathered gray clapboards and shingles adorning a modified saltbox, the converted barn near the street, the old agrarian acreage recast in rustic elegance—every element is a chapter in the property's generations-old story.

But the story, as it turns out, is deeply researched historical fiction. When a previous

client of Ferguson & Shamamian Architects approached the SoHo-headquartered firm about building a home on a long narrow site in East Hampton, they wanted a place that would accommodate several generations of extended family, take advantage of the views out to the dunes and the Atlantic beyond, and, even though it was a brand-new residence, fit into its surroundings by representing the past it might have had.



“It was really about how to create a set of buildings that resemble an 18th-century East End farmhouse, and show that this farmhouse had expanded and grown over time and taken on different characters along its history,” says Stephen Chrisman, the architect who led the design of the project and a partner who’s been with Ferguson & Shamamian Architects since 1995.

Collaborating with the homeowners as well as interior designer Michael S. Smith and landscape architect Arne Maynard, Chrisman’s team pored over old Historic American Buildings Survey documentation of East End homes and barns; explored the historic structures at East Hampton’s John Howard Payne Home, Sweet Home museum; and took detailed notes, right down to measuring the widths of the window panes and the clapboards. “We’re not glib about this: We want it to look authentic,” Chrisman says. “I try to imagine the guests coming in and saying, ‘Wow, you did a great

job renovating this old house,’ while the owners just smile.”

Off a quiet road, the house comes into view at the end of a pebble pathway, a one-and-a-half-story center block with pedimented

dormers that connects to a series of single-story wings. Modeled on the local Amagansett farmhouse, the exterior tells the rambling home’s fictive narrative with subtlety: smaller panes on the windows of the “historic”



A metal and glass wall separates the library from the second floor allowing light from a dormer above.





portion, marginally larger panes in the “new” additions, thin clapboards straight from the 1700s on the main structure, shingles on the wings that could have been from the early 20th century. “Even though at first glance it’s all weathered cedar, it evolves,” Chrisman says. On a rectilinear guest suite in the westernmost portion of the main residence, a stone exterior gracefully blends several types of New York fieldstone, punctuated with a granite lintel spanning the width of the window—the final design choice, after mason Bruce O’Brien happily put together several mockups, each with different stones and mortar joints.

Within the home’s center block, magnificent exposed trusses and crossbeams run through the high ceilings of the great room, the space where guests gather for dinner and conversation. Pockets notched into the reclaimed timbers suggest the home once had a second floor that was removed; in reality, the pockets were created to sustain the narrative. “Architecturally, we were pretty serious about analyzing how big an 18th-century summer beam is, how big the notches are, and how far apart the joists are spaced,” Chrisman says.

The rear façade takes a slightly different approach. Below shed-style dormers, triple-hung windows without muntins—a feature that might have been the handiwork of a 20th-century homeowner, though Chrisman notes the windows share similarities with Thomas Jefferson’s Monticello—look out over the backyard and past the shoreline. At the foot of the dining pergola, a pool extends like it’s reaching out to the ocean.

Near the road, the six-bedroom guest residence has the doors and timbers of a barn that’s been converted into living quarters, with simple interiors, wood floors, and solid vertical posts. (“There’s a nice whitewash treatment,” Chrisman says. “It still maintains the rustic characteristics, but there’s a clean feel to it, so it doesn’t feel like you’re sleeping in an old barn: you’re sleeping in a converted barn.”) On the lawn outside, an orchard of old crabapple trees grows in a grid with selective blank spots—the places where, in the imagined history of the home, trees would have died off over time. Throughout the grounds, Arne Maynard’s landscape design weaves in beech trees, box hedges, vines

climbing fence posts, and a host of features that complement the manmade structures. “Oftentimes, landscapes take a long time to grow in, but Arne was able to bring in larger specimen trees, and his sensibility instantly makes things feel like they belong there and have been there,” Chrisman says.

Several years later, the yarn of the East Hampton home continues. Everything feels natural. Nothing feels contrived. With the clapboards and shingles establishing their own, different shades of grey, the farmhouse has the presence of a place that’s earned its seniority. “The story,” Chrisman says, “still holds up.” ♦



Collaborations: Architecture, Interiors, Landscapes: Ferguson & Shamamian Architects

Author David Masello,
Foreword by Margaret Russell

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FOR MORE INFORMATION, VISIT fergusonshamamian.com



Opposite page, Throughout the property, the architecture and landscape reinforce the initial concept of a recreated 17th-century farm that as been transformed over time. The landscape offers ample space for a pool and areas to lounge and take in the breathtaking views.



The Art of the Craft

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Cortney Bishop
fills the interiors
of a Kiawah
Island home with
fresh, artisan-
made furniture
and wallpaper
patterns pulled
from the past.

By
Marni Elyse Katz
Photographs by
Katie Charlotte

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Robert Paige crafted the
kitchen cabinetry, which
features kerf-cut detailing.

Opposite, Voysey wallpaper,
handcrafted chairs, and
vintage finds in a guest suite
embody the spirit of the home.



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This South Carolina barrier island home

is perfectly positioned. “It looks out over the marsh,” designer Cortney Bishop says of the site’s Lowcountry perspective. “That’s the view everyone wants in this part of the world.”

Bishop collaborated with Cumulus Architecture + Design to create what she calls the “next forever home” for the clients, empty nesters from the Midwest who relocated to Kiawah Island. The architecture, with its elegant country house crossed with fairy tale cottage feel, nods to the work of C.F.A. Voysey, an English architect and designer influential in the Arts and Crafts movement of the late nineteenth century.

In designing the interiors, Bishop

followed suit. Maker-made pieces, period-appropriate patterns, organic materials, and earthy colors correspond to the handmade sensibilities of that era. The muted palette feels at ease with the landscape, melding with the woods, marsh, and tidal river. “We took a craft- and nature-inspired approach in which the natural surroundings informed every choice,” she says.

Past the swooped roof of the covered porch, a door with a Moorish arch leads into the foyer and open concept living space. A mammoth fireplace with simple, Old World charm anchors one side of the space. Its plaster form has left, but doesn’t





The Nemati Collection rug in the dining area is a new piece with a traditional feel. In the den, the Lewis & Wood wallpaper pattern is based on Middle Eastern carpets.

Opposite, Vintage Moroccan pendants over the island relate to the backsplash. In the living room, natural wood window trim offers subtle contrast against the plaster walls.

impinge upon the room, while its limestone hearth weaves it into the arrangement.

“Instead of typical bookcases, we created a massive hearth that you can sit on and enjoy,” Bishop explains.

The furniture is neutral, tactile, and welcoming. Bishop grounds the seating area with a rust-colored antique Mahal rug and a terracotta-colored marble-topped coffee table by Hudson River Valley artisan Michael Robbins. Then, she layers in upholstered pieces in nubby neutrals. “The house is sophisticated and refined, but we like to bring approachability to the table,” Bishop says. “Furnishings have to be comfortable.”

Natural wood accents infuse warmth and help delineate spaces. The wood-lined ceiling in the living room brings down the scale, making it feel cozy. Meanwhile, the wood ceiling beams in the kitchen both differentiate it from and connect it to the



Clockwise from top left, The natural stone sink in the powder room is an antique find.

Bishop upholstered the den's easy chair in Harwood House Cardinals fabric.

Like the kitchen, the primary bath features millwork with kerf-cut detailing and dark stone tops.

living area. "We create flow and definition with these finishes," Bishop says.

Other aspects of the kitchen speak to those in nearby spaces. The plaster range hood, for example, is an upside-down rendition of the fireplace. The curved counter stools from Baltimore-based workshop Crump & Kwash recall the living room coffee table in shape and spirit; and the backsplash tiles from Heath Ceramics could be cousins to the dual-glazed, terracotta tiles from Tabarka Studio in the powder room. A maker's hand comes through at every turn.

On the kitchen island, Bishop introduces Farrow & Ball "De Nimes" blue stain, an

integral hue in the home's overall palette. The subdued shade aligns with the earth tones and lends a touch of whimsy. The designer uses the color on the ceiling of the dining room, too, where it demarcates the eating area and connects the space to the landscape by hinting at the Kiawah River. As for furnishings, Bishop juxtaposes an artisan-made table with a substantial, primitive pedestal against vintage chairs with curvy cutouts. The rug is rust and denim blue with a bold, geometric design that the designer notes was a risk that paid off.

Bishop employed a storybook approach in the bedrooms, where she reveled in Arts and Crafts era wallpaper. The suite in the front of the house is covered in a circa 1929 design by Voysey that features owls hemmed in by smaller birds on snaking branches. The choice, along with floor-to-ceiling windows and a glass alcove that juts into lush vegetation, facilitates the fusion between indoors and out. Like the main living spaces, the bedroom also highlights Bishop's appreciation for mixing furniture styles. "Each piece has its own quirky character; nothing really blends," she says.

A guest room swathed in a William Morris wallpaper designed in 1876 feels intimate and airy. The forest green ground with swirling vines and sensuous, peach blooms play off the colors in the landscape. Mesh draperies made from Bishop's own fabric line, Harwood House, frame the tall windows, offering a buffer against the dynamic wallpaper pattern. "I tend to layer pattern on the bed instead of against the wallpaper," she says. "I designed this fabric to feel a little bohemian and fresh."

Bishop went spare in the couple's bedroom, an aerie up in the trees that enjoys incredible sunsets. Simple furniture shapes and vintage wall hangings punctuate plaster walls. "Cumulus captured the light and views in this home beautifully," Bishop says of the architects. "Designers are meant to accentuate and complement that." ♦

FOR MORE INFORMATION, VISIT Architect: Cumulus Architecture + Design, cumulusarchitecture.com; Contractor: Royal Indigo Construction, royalindigoconstruction.com; Cabinetmaker: Robert Paige Cabinetry, rpaigecabinetry.com; Interior Designer: Cortney Bishop Design, cortneybishop.com; Landscape Architect: Wertimer + Cline, wertimer.com; Pool Contractor: Aqua Blue Pools, aquabluepools.net



Top to bottom, in a guest suite, a bed by Lauren Liess boasts cannonball-topped posts and a nautical rope accent.

Oversized vintage lampshades offer an extra layer of pattern in a guest bedroom.

Vintage Danish side chests create storage beside the maker-made bed in the primary bedroom.





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ALL IN THE
Family



With white cedar shingles and gambrel rooflines, the new home is timeless in a way that's quintessentially Nantucket.

A tradition of enjoying each other's company falls to the next generation, in a comfortable new house with good bones and a kind heart.

By JANICE RANDALL ROHLF
Photographs by NAT REA



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n

estled on an idyllic site with sweeping views of the ocean and two iconic lighthouses, this Shingle-Style retreat on Nantucket is within a stone's throw of three other houses, each belonging to people dear to the client's heart—her parents, her brother, and her sister. Spatially, the residences are connected by footpaths; emotionally, they are tied together by a deep family bond that grows stronger with each generation.

“Our appreciation for Nantucket comes from my parents,” says the homeowner. “Nothing is taken for granted.” Calling the spot “a quiet and beautiful slice of heaven,” she had an overriding concern when





Cozy and inviting, the home offers numerous areas for gathering in groups big and small, inside and out.



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selecting who would design and build a year-round second home for her, her husband, their two young daughters, and a pair of dogs: “We wanted a special team to understand that the land is the gift,” she says, grateful that her parents snapped up a few acres in the 1980s and added on to the parcel a bit at a time.

Shope, Reno, Wharton architect Michael McClung understood this sentimental attachment, and he clicked right away with the homeowners. So did the rest of a group that came to be referred to as the “dream

team”: KVC Builders’ Brian Vona (also instrumental in assembling the team), Michael Coutu of Sudbury Design Group, and interior designer Corinne Acampora of Acampora Interiors. The foursome worked seamlessly together to deliver the simple but graceful island home the homeowners envisioned, one whose exterior design was inspired by the couple’s love of gambrel rooflines, and whose open floor plan and generous rooms invite gatherings of family and friends.

“The family wasn’t trying to create a





Opposite far left, Soft blue-gray walls are welcoming in an entryway. In this hallway vignette, a soft blue antique rug anchors the space appointed with a blue side table and a natural woven mirror. The stairwell is flooded with natural light.

Above and left, the family room and dining area are off the kitchen and overlook the natural landscape as well as the water.

coastal mansion,” says McClung of the four-bedroom, four-bath home. “They needed more than a cottage, but it pleases them that it has cottage qualities.” For instance, untreated white cedar shingles turn different shades of silvery gray, depending on whether they’re exposed to sunlight or sit in shadow, while the red cedar roof will endure the punishing shore winds for decades to come. Brought down to the first-floor level, the roofline helps the building feel smaller and scale-appropriate to its surroundings, and it also accentuates the house’s hospitable horizontal design. “Instead of thrusting upward, the house reaches out to the sides to engage with its surroundings,” observes McClung.

Incorporating different building masses—identical gambrels on the right and left tied together by a low-slung porch—helps to break down further the scale of the 4,600-square-foot house, as does the stair tower to the right of the entry

integrated into the volume of the house. “The goal was to keep it cozy, private, and intimate,” says McClung.

Even the arrival evokes cottage living: A seashell-paved lane leads to an intentionally small arrival court. “As soon as you get out of your car and enter the front door, you’re introduced right away to the dynamic view across the porch and over to the ocean.”

This view played a critical role in Corinne Acampora’s interior design strategy for the family room. So as not to obstruct the views, a sitting area was floated in the middle of the room, where two sofas and two swivel chairs face one another, an arrangement that allows optimum traffic flow. Nearby, an Arhaus artisan-created dining table extends to seat a crowd. Area rugs from Dash & Albert and Stark Carpet are light in color but exceptionally durable, as are the performance fabrics used for upholstery. More delicate fabrics, including those from Christopher Farr and

Lee Jofa, were used for bedroom and bathroom window treatments.

Acampora had the advantage of being a longtime friend of the homeowner, for whom she had collaborated on the family's primary home outside of Boston. "Not only did I know her aesthetic and what she liked generally, but I also understood her and her family's connection to Nantucket and how important this project was to them," she says. "The goal was to make it feel like a beautiful coastal home, but one that was cozy and inviting." Along with being a perfect backdrop for layering a variety of textures and vintage pieces, the mostly neutral palette makes it easy to transition the décor from summer to other seasons, since the family visits throughout the year.

They also enjoy hosting groups big and small, and the architect responded to this with a number of different gathering places in addition to the family room: a den, a big kitchen open to a breakfast room, a long back porch, a side terrace, and even a cocktail balcony outside the primary bedroom. Like a child who shares traits with an older sibling, a garage with a guest suite above has a small-scale gambrel roof with dormer windows tucked into it.

"The house is solidly built for future generations to enjoy," says Brian Vona.

"Everyone wanted to keep this house simple, maximize the shared spaces where

people enjoy each other, and frame the views, both out to the water and the inland views of nature," says McClung. Although he is a visual guy by profession, the architect invokes a different sense when speaking of this project: "When the windows and doors are open, and you hear the rustling breeze, the birds, and the sound of the ocean, it's a house that sounds really wonderful." ♦

The owners love to entertain so there is a large cook's kitchen with a big island. Another gathering spot is an intimate den. Just beyond the marble-topped kitchen island is the breakfast room overlooking the ocean.

Opposite page, top, The primary bedroom features a coastal-inspired chandelier and custom window treatments by Makkas Drapery Workroom.

Opposite page, bottom, In the primary bathroom, a gracious soaking tub sits atop field tile with an inlay of pearlescent marble tile.



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■ DESTINATION: TURKS AND CAICOS

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Some of Amanyara's accommodations, all standalone pavilions, have their own private pools.



The fragrant steam from my banana leaf fish wafted off the plate in front of me as I basked in the sultry humidity of the warm evening. I looked up at the stars, and I could hear the waves lapping the shore just out of sight. Had I really woken up earlier that day on a cold, cloudy autumn morning in Boston?

I had arrived at Amanyara that afternoon, ready for a few days in the Caribbean sun at this luxury resort on the Providenciales island of Turks and Caicos. The welcome team, greeting me at the front entrance with a juicy pink grapefruit concoction, whisked me around the corner and through the resort's central lobby area, where the line between inside and outside begins to blur. The teak buildings practically float on the water of the reflecting pond, among trees and other greenery, and the onyx swimming pool seems to flow straight into the clear water of the Atlantic just beyond. Thirty

From the private, white-sands beach guests can snorkel, paddle board, eat lunch, have a cocktail, or nap in the sunshine.





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seconds in and my breath was already gone.

While the ride from the airport to the hotel is only twenty-five minutes, Amanyara feels as secluded as if it were the only resort on the island. And when you're inside your room, you might as well be the only ones at the resort. Accommodations, all recently refurbished, consist of 38 standalone pavilions that typically sleep two, and 18 villas with three to five bedrooms each, perfect for families.

Each pavilion features a soothingly minimal layout—a bed in the middle of the room, a spacious bathroom area with a soaking tub and rain shower, and glass walls on three sides. Open up a wall or two for a breezy indoor-outdoor accommodation, or shut them all to keep in the AC. The king platform canopy bed makes it hard to get up each morning, but the views of the pond or ocean right outside your pavilion ease the pain.

Our ocean-view pavilion was a short golf cart or bike ride away from the resort's main areas. We could trip down the path to the water and jump straight into the turquoise waves crashing against the rocky shore when we felt adventurous, or just lie out on lounge chairs, taking in our private view of the Atlantic framed in lush vegetation. The shade of the water by the coast at high noon was the most vivid teal I've ever seen.

Dining options at Amanyara include The Restaurant, The Bar, and The Beach Club. The Restaurant serves breakfast and dinner daily and has ample alfresco seating. We loved breakfast under the shade of a tree on the terrace, but for dinner I'd recommend sitting on the deck right over the glittering pond.

The Bar, the circular centerpiece of Amanyara's main area, does drinks and light bites throughout the day, served beneath its soaring conical roof or, if you please, beside the pool.

The Beach Club, the resort's more casual option perched above the white-sand beach, serves lunch daily. On Saturdays, however, the venue puts on a special Indian multi-course prix-fixe dinner with live music, featuring a chef from the Aman team in India. The meal was a smorgasbord of fragrant, savory flavors—freshly baked naan,



Amanyara's design seamlessly blends indoors and out. Enjoy a snack or drink in the open air from the patio (below) or a private sunset sala by the pool (center left).



samosas, and spicy curry were balanced by zingy yogurt and cilantro hints.

Amanyara provides unmatched escapism and relaxation to guests—and the spa, specializing in renewing wellness treatments, is the beating heart of the hotel’s restorative experience. An oasis within an oasis, the spa comprises a main lobby, an outdoor pool, a yoga sala, a sprawling deck overlooking a reflecting pond, and four treatment rooms. After a treatment, you’ll open your eyes to the sun shining over the pond just outside, as if the spa couldn’t get any more delectable. The bliss never really ends.

Amanyara’s spa treatments combine Asian-inspired practices with some Caribbean touches, like cold-pressed coconut oil from Turks and Caicos. While guests can sample any of the spa’s tempting treatments a la carte, like a lymph draining massage, a facial incorporating crystals, or a skin-softening body wrap, Amanyara’s signature wellness immersions deliver an experience like no other.

The immersions provide guests personalized, results-oriented programs, built in collaboration with the property’s therapists and nutritionists. Guests choose their goal for the immersion, whether it’s grounding themselves mentally, kickstarting their metabolism, or detoxifying. Then, the property’s wellness team will lead them through movement sessions, specialized spa treatments, and a curated menu for the length of the immersion.

And if you prefer to do your own thing on vacation, there’s no shortage of ways to keep busy on property. The fitness facilities include a gym, four clay Har-tru tennis courts, a soccer pitch, a Pilates studio, and gear for other sports like Ping-Pong, basketball, and lacrosse.

Prefer to stay by the water? Amanyara’s stretch of private beach has paddleboards, kayaks, and optional snorkeling trips to nearby reefs where colorful fish dart in and out of coral formations inches from your reach. The resort also offers a new, nature-focused kids program called Science Explorers and Environmental Keepers (SEEK).

When it’s time to wind down, evening activities aren’t sparse, either. While you can dine under the stars at The Restaurant and catch the nightly movie at the playhouse, my favorite part of the evenings came a bit sooner—at sunset. We lounged in one of the sunset salas as twilight set in, sipping champagne after a day in the sun and watching the towering clouds turn pinker and pinker over the ocean. If I relived that experience every day, I’d never tire of it. Amanyara, notably, roughly translates to “peaceful place.”

The lack of light pollution in Turks and Caicos made for the brightest night sky I’ve seen in a long time. We sat quietly on the beach late at night, catching glimpses of shooting stars, making wishes that we’d never have to leave. ♦

FOR MORE INFORMATION, VISIT amanyara.com



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The Residences at Mandarin Oriental, Honolulu, Hawaii



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Ventana Costa Rica, Costa Rica



The Perigon, Miami, Florida

AWASH IN OPULENCE

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

The Residences at Mandarin Oriental, Honolulu, features 99 residences atop Hawaii's only Mandarin Oriental Hotel. The homes range from 1,400 to 6,000 square feet—two- to four-bedrooms—with spacious open floor plans, floor-to-ceiling windows, and shaded ipe wood terraces. In addition to the hotel's amenities, including a 20,000-square-foot spa, Michelin-level dining, and fitness facilities, exclusive residents-only amenities include a private pool, karaoke lounge, movie theater, Peloton rooms, and golf simulator. Harold X Clarke Advisors leads the sales and marketing with residences starting at \$3.6 million. moresidenceshonolulu.com

FAIRMONT RESIDENCES MAYAKOBA, MEXICO

Fairmont Residences Mayakoba offers a collection of boutique buildings comprising three-bedroom residences and three- to four-bedroom pent-houses. Designed with expansive floor plans, double-height ceilings, and seamless indoor-outdoor integration, the homes' interiors are by Room 1804, with finishes including handcrafted natural stone, tile, and wood accents. The community is the first destination in Quintana Roo and the fourth in Mexico to be awarded Mexico's highest-level

certification in environmental performance for Sustainable and Responsible Tourism Development. Pricing starts at \$1.4 million for full ownership and \$219,000 for co-ownership. mayakoba.com/fairmont-residences

ONE&ONLY MANDARINA PRIVATE HOMES, MEXICO

Mandarina is a master-planned resort and residential community that offers one of the world's first collections of One&Only branded residences designed by architect Rick Joy with contemporary style and sustain-

ability in mind. With 55 four-, five-, six-, and eight-bedroom residences, One&Only Mandarin private homes feature the finest raw materials indigenous to the region, including clay, woods, precious metals, and stone. Each residence has a private plunge pool, sprawling terraces, and floor-to-ceiling windows that frame the natural surroundings. Pricing starts at \$4.4 million. discovermandarina.com

THE PERIGON, MIAMI, FLORIDA

Located on Collins Avenue, **The Perigon** features oceanfront

residences with architecture by OMA and interiors by Tara Bernerd. Developed by a joint venture between Mast Capital and Starwood Capital Group, the tower offers 72 two- to four-bedroom residences and 10 resident-owned guest suites with wraparound terraces and custom Italian kitchens designed

by Tara Bernerd. The gardens and water features are envisioned by Gustafson Porter + Bowman, the firm responsible for redesigning the green spaces surrounding the Eiffel Tower. Prices start at \$4 million and range from 2,100 to 6,700 square feet. Completion is expected for 2025. theperigonmiami.com

VENTANA COSTA RICA, COSTA RICA

Ventana Costa Rica, located in the Southern Pacific Zone of Costa Rica, within the Puntarenas Province, is a single-family home community. Its latest phase encompasses 196 home sites. The two-, three-, and four+-bedroom turnkey homes are integrated into the natural surroundings, and oriented to capture optimal airflow. Each house has panoramic views, comes fully finished, and includes a private infinity pool. Prices range from \$550,000 to \$1.5 million with sales handled by ISG World. ventanacostarica.com

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For more information on 233 Gin Lane, Southampton, please contact Tim Davis @hamptonsluxurymarketleader

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

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

**Cohasset** | 146 N Main St-unit 146 | \$1,095,000

Spectacular Village location! This Townhome was built just 10 years ago with quality craftsmanship by local well known builder. This home features hardwood floors throughout, 9 foot ceilings, crown moldings, central AC, generator and two car garage with storage space! The living room with a gas fireplace leads into the kitchen and dining room making this space very open and wonderful for entertaining. There is a large deck off the dining room that leads down to a lush backyard. Upstairs is the primary suite with spacious bathroom and walk in closet. Location is the best to walk to town and shops. Train and Boat to Boston nearby.

**Cohasset** | 724 Jerusalem Road | \$1,395,000

Amazing opportunity to own a 5 acre parcel situated on Cohasset's Gold Coast on Jerusalem Road! The house that sits on the property could be renovated or you could construct a new home. On town sewer, there are lots of options. Amazing tranquil and private setting! Views of the Atlantic Ocean from the second floor. There are not many situations that arise like this.

**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.

**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

**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!



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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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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



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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 - MLS #45217

SUNDANCER

Queens Highway, Exuma & Exuma Cays

Luxury beach front 4 bed, 4 bath home, with pool and two car garage. Great room has massive tray ceiling, gourmet kitchen with granite countertops and stainless-steel appliances. Porcelain tile floors throughout, 10 ft. ceilings, 8 ft. solid mahogany doors, specialty ceiling fans, custom lighting and window treatments. MLS #48583.



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ROOM WITH A VIEW

Besides affording broad views of outsized dunes, the triple-hung windows on the rear facade of this East Hampton farmhouse blur boundaries: Someone inside the home can lift the two sashes and walk underneath into the outdoors. And, after being subject to laboratory tests that include firing a two-by-four at the glass at 60 miles per hour, the fenestration is built to withstand the mood swings of the North Atlantic.

PHOTOGRAPH BY THOMAS LOOF

A modern, minimalist staircase with wooden treads and a dark metal frame. The railing is made of clear glass panels held by thin metal cables. The staircase is set against a concrete wall and a large window that looks out onto a green landscape. The text "IT'S OK TO STAIR" is overlaid in white, bold, sans-serif font.

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