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AUGUST + SEPTEMBER 2022

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ON THE COVER ARCHITECT KENT DUCKHAM DESIGNS A CALIFORNIA STYLE HOUSE ON CAPE COD **Page 54** PHOTOGRAPH BY NAT REA



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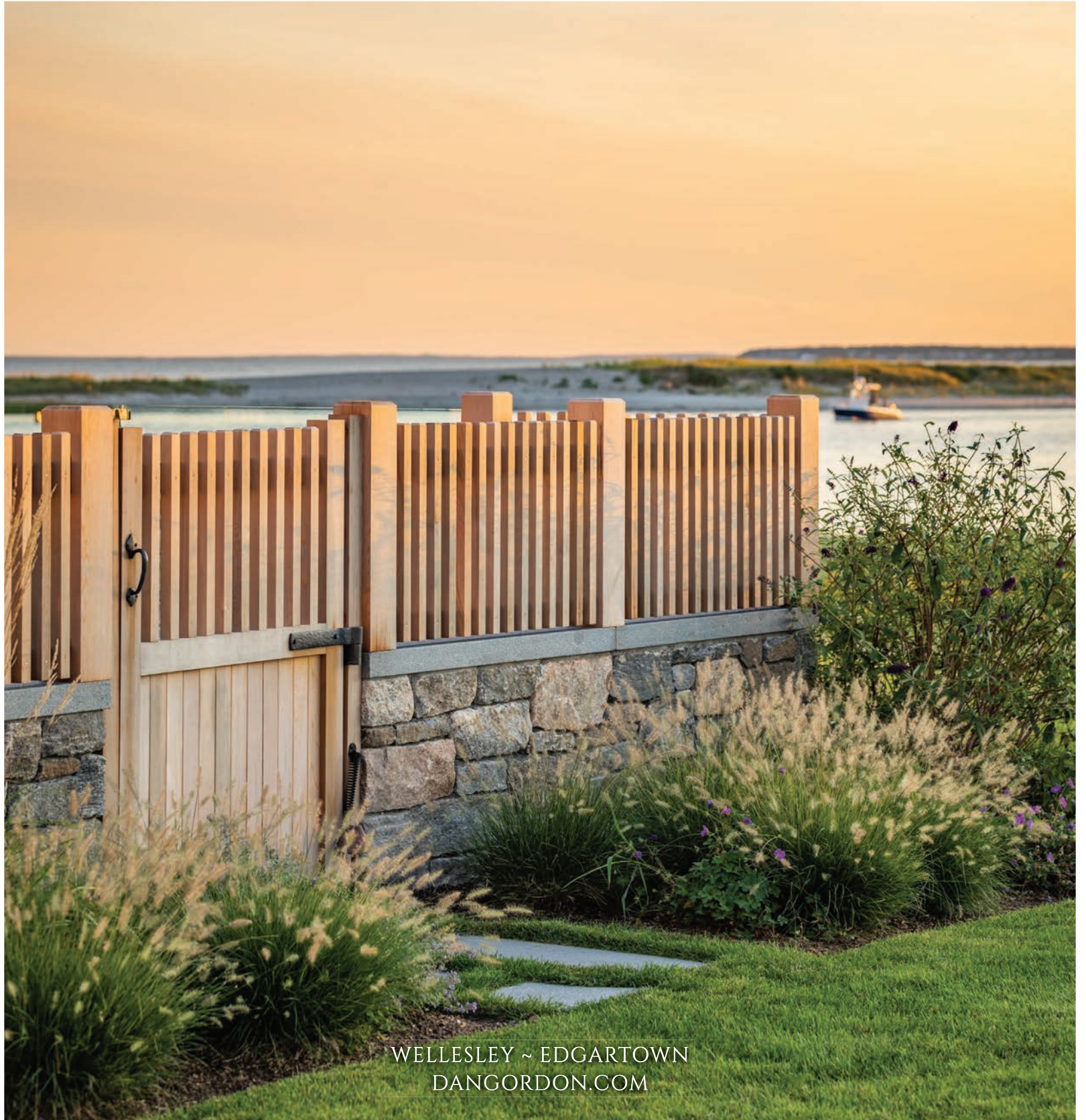
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editor's letter

■ NOTES FROM THE COAST

DESIGN INSPIRATION

With summer in full swing, here on the East Coast we cherish our time spent with family and friends by the sea and sand all the more. The season is so fleeting, we need to soak up the warm ocean breezes and summer rays while they last.

In this issue, we feature a home on Cape Cod inspired by Southern California sensibilities. Architect Kent Duckham, interior designer Lindsay Bentis, builder Steven Overstreet, Paul Reidt from the custom cabinetry firm Kochman Reidt + Haigh, and landscape architect Stephanie Hubbard all came together to create this dream home on the Atlantic.

The designer and homeowners were inspired by beachfront houses in southern California, particularly Malibu, and translated those models in an authentic design for the Northeast's topography and climate. The result is a home with a cohesive design and plenty of outdoor spaces to enjoy the good weather while it lasts.

A couple on the Oregon Coast compromised on their home design perched high on a bluff overlooking the Pacific. She wanted a modern design while he leaned toward a more traditional dwelling. Architects Dustin and Amanda Capri landed on a contemporary design paired with materials that reflect the Pacific Northwest coastline—a home that feels grounded and offers a sense of place and belonging.

Back in New England, Latitude Architecture, LLC, created details of an earlier era and give an Orleans,



Massachusetts, home a unique identity, while evoking a sense of modern living. Landscape architect Greg Lombardi created outdoor spaces that respect the fragile ecology of the home's setting.

We hope you enjoy this issue that celebrates contemporary design on the coast!

Nancy Berry

Nancy E. Berry, Editor
nberry@rmsmg.com

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to the Atlantic coast.

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■ MEET THE TEAM



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.



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*.



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

DESIGN FROM DOWN UNDER

A COUPLE BRINGS APPRECIATION
FOR AUSSIE-STYLE INDOOR/OUTDOOR
LIVING TO MANHATTAN BEACH.

BY MARNI ELYSE KATZ

PHOTOGRAPHS BY MANOLO LANGIS



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Designer Kellie Esserts wove pieces from New Zealand and Australian studios throughout, including the David Trubridge pendant over the stair and the Armadillo rug in the living room.

Half-moon pulls by Sarah Sherman Samuel punctuates cabinets under the windows where glimpses of greenery peek up from planters that sit on ledges.

How do you turn a Mediterranean, stucco-style three-story in Manhattan Beach into a modern showstopper that would feel as equally at home in coastal California as in Sydney, Australia? Luis Murillo makes it look easy.

Taking cues from the wife's New Zealand roots and the couple's time together in Australia, the LMD Architecture Studio principal streamlined the exterior, opened up the interior, and suffused the entire structure with warmth, employing a palette of plaster, blackened steel, and natural wood. "They wanted modern lines, simple materials, and lots of natural light," Murillo says, noting that they were inspired by the indoor/outdoor lifestyle prevalent Down Under.

The home is an ode to indoor/outdoor living. There's a patio off the ground-floor den, a balcony off the second-floor primary suite, and balconies off the front and the back of the third-floor gathering spaces. All enjoy privacy and perks, be it an outdoor kitchen, lush greenery, a spa, or an ocean view. "The owners were more interested in creating integrated indoor/outdoor spaces than they were in maximizing indoor square footage," Murillo says.

Strategic plantings draw visitors up exterior stairs along the east side of the house for entry on the middle level. Here, a slatted cedar door pivots and large-format, porcelain tiles flow seamlessly into the foyer. "The floor-to-ceiling door appears to be a continuation of the horizontal siding, as though it's a moveable wall" Murillo says.

A sleek built-in with forest green and ochre-colored niches, compliments of interior designer Kellie Eserts, is the entry's focal point. The children's bedrooms are at the back of the house, and the primary suite, which boasts a boutique hotel-style soaking tub that is visible from the bed, overlooks the ocean.

Rather than demolishing the dark stairway to the third floor, which would have pushed the project from remodel to tear-down territory, Murillo opened up the surrounding walls, designed a graceful, modern rail, and created a two-story lightwell to draw in southern sun.

The top floor is the heart of the home. The curved stair leads into the dining area,



"Decks add movement to the building so it's not just a square box," Murillo says.

Above, Architect Luis Murillo reduced the interior square footage 20 percent on the third floor in order to create front and back decks.



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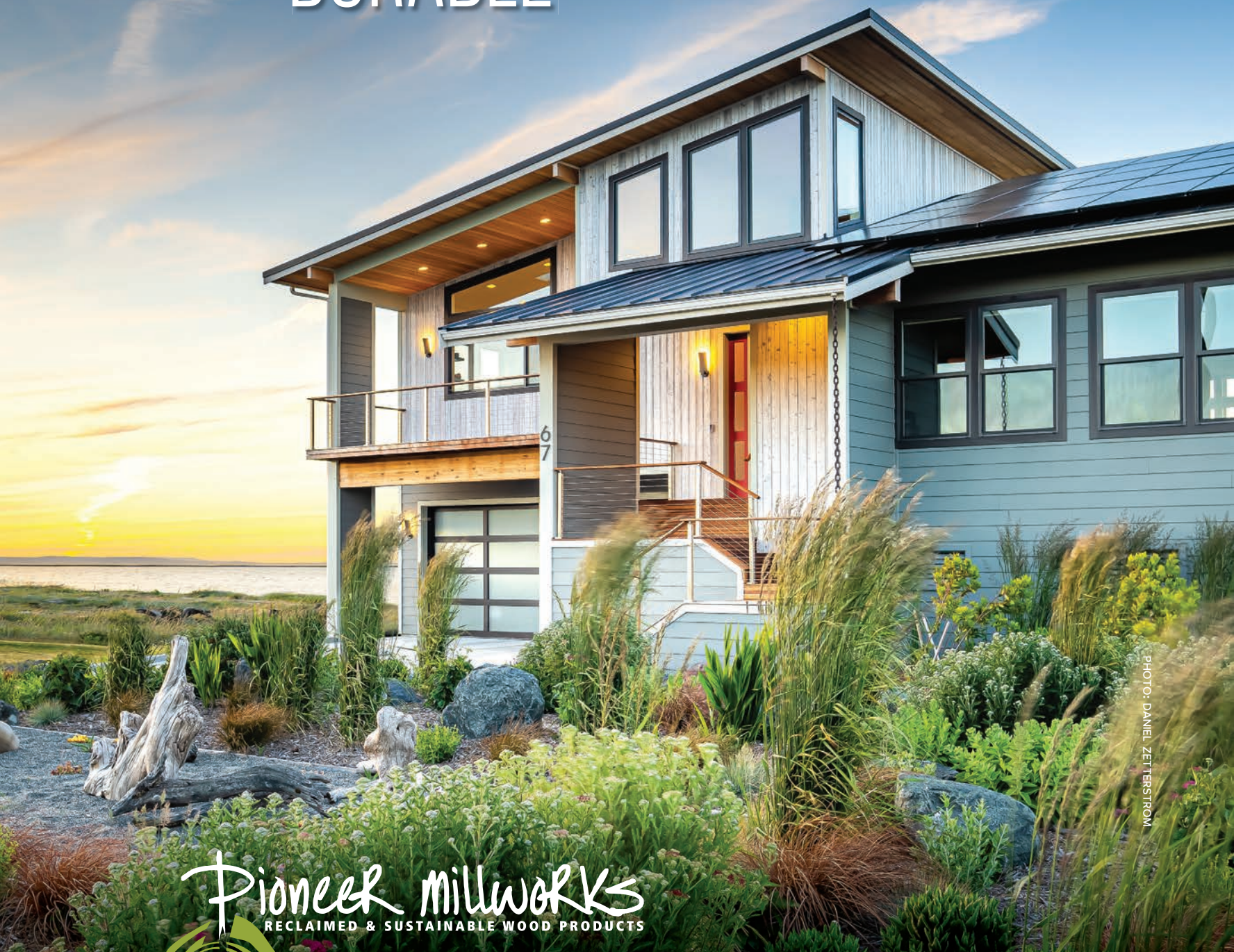


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Left, A Rich Brilliant Willing perforated metal pendant provides a pop of color in the kitchen.

Top, The painted aluminum skylight mimics with the kitchen cabinetry color

Right, Porcelain tile runs up the exterior stair and into the entryway.

Far right, Murillo took down walls around the stair on the entry level and added windows for more light.

Below, The owners' map of Australia and New Zealand inspired the playful wall treatment in the den.



in the center of the linear floor plan, where the owners' existing glass table keeps the space feeling airy. Open and closed rift white oak storage compartments disappear into the walls, punctuated by half-moon, black iron pulls. "It's the only hardware, so we made a shape," Eserts says. "When schemes are simple, every decision must be intentional." Above the built-ins, a ribbon of six windows stretches across the western façade, where foliage peeks up from outside. "A view with greenery is rare in Manhattan Beach," Murillo says. "We created a long ledge for planters."

The windows are also the backdrop to the living room, where a sectional that fits the whole family is oriented toward a gas fireplace with a plaster surround and an integrated TV. An abstract painting by Aboriginal artist Kudjitji Kngwarreye enlivens the wall behind the Eames lounge. Bifold doors open the space to the ocean-facing balcony, where the family entertains often, and the slatted cedar screen on the home's front façade provides privacy.

The hemlock ceiling, meanwhile, runs north-to-south, piercing the exterior on both ends of the house, accentuating the indoor/outdoor connection. It also adds texture and



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warmth, and imbues the Australian vibe the clients craved. “To be an effective architectural element, a material needs to be carried in and out,” Murillo says.

Inky blue paint punches up the palette in the kitchen. The dark, slab-front upper cabinets and matching hood sit back between the refrigerator and towers made from sandy, rift white oak. To keep the presentation clean, the team used a charcoal-colored composite for the backsplash and countertops. “We went to numerous stone yards, but the stone slabs all seemed too busy,” the designer says. Matte black faucets tie to the windows and help illustrate the owners’ allegiance to simplicity. “They’re classic modernists who don’t follow trends,” Eserts asserts. “They didn’t want to hide the fridge or use any brass.”

The center island sits under a skylight that brings light into the middle of the floorplan. A rift white oak bookcase that morphs into a breakfast table wraps the island, breaking up the block of blue with a playful geometry. “It’s a nice, artistic

moment that you see coming up the stairs,” Eserts says. The opposite wall is packed with function, including a wet bar, a walk-in pantry, a powder room, and a desk.

Finally, past the kitchen is another

covered balcony, this one with lounge chairs and a spa. “We reduced the interior square footage up here 20 percent to create the front and back decks,” Murillo says. “When you open the doors, everything flows.” ♦

FOR MORE INFORMATION, VISIT Architect: LMD Architecture Studio, lmdarchitecture.com; Interior Designer: Kellie Eserts Interiors, kellieesertsinteriors.com; Contractor: DMiles Group, Inc., dmilesgroup.com; Landscaper: Jones Landscapes, joneslandscapesla.com; Millworker: SMI Custom Cabinets and Millwork, smicustomcabinets.com



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MODERN TIMES

From futuristic and borderline avant garde to reinvented old classics, here's what's on the radar now.

STYLED BY JENNIE NUNN

1. Belia Open End Sofa in Pearl Chatou Bouclé, Rove Concepts, roveconcepts.com

2. Cabrini Console, Modloft, modloft.com

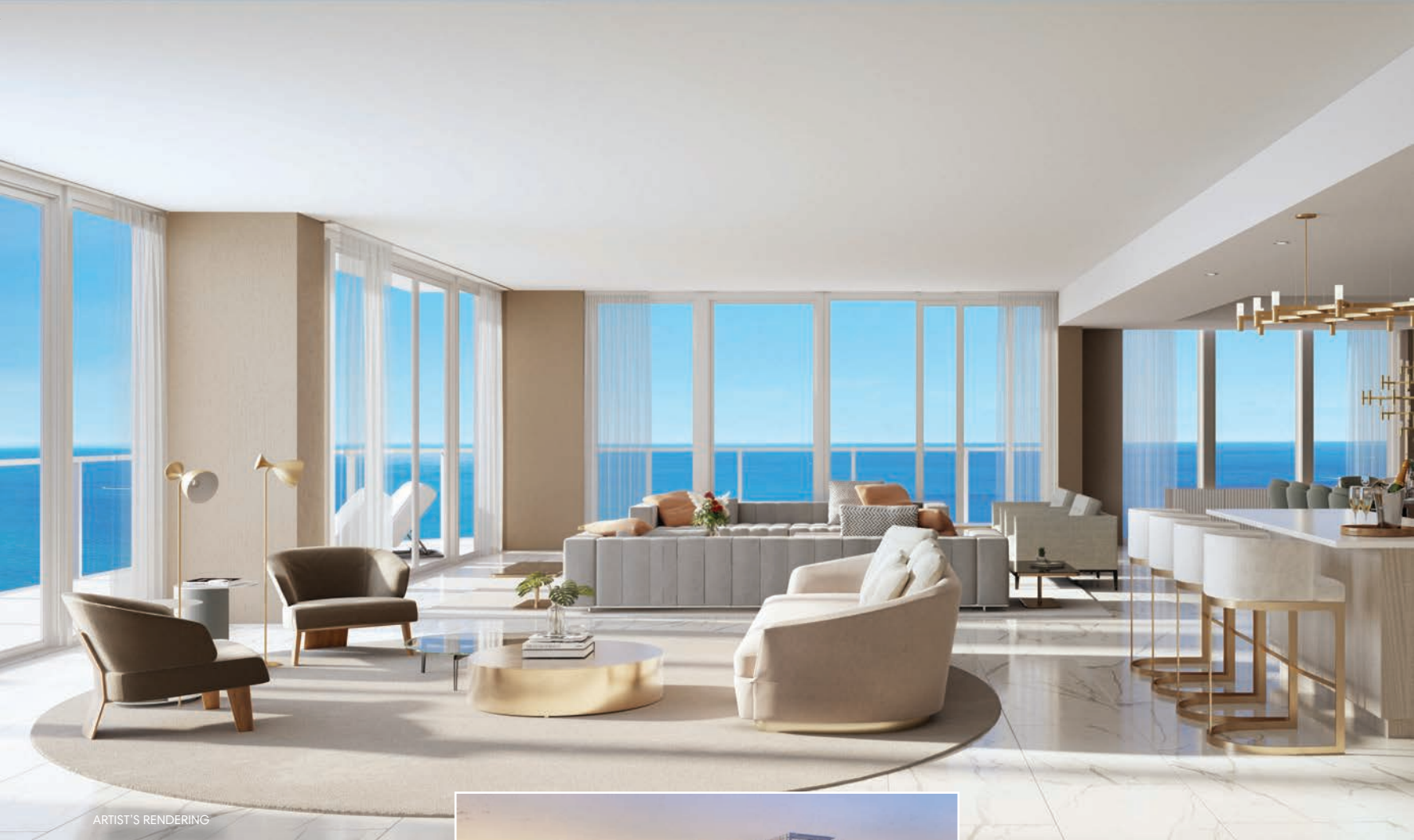
3. Easy Sofa, originally designed in 1964 by Verner Panton, Verpan, verpan.com

4. Crystallized Chair, Nea Studio, neastudio.com

5. VP Globe Brushed Alu, initially conceived by Verner Panton in 1969 features a new brushed aluminum finish and color, Verpan, verpan.com



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ARTIST'S RENDERING

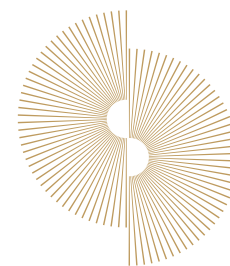


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“A modern, light-filled space for newlyweds that loved to entertain family and friends was the original request at the start of the design process. By the time we broke ground, the third baby was on the way and the need for a versatile and functional space for a growing family was priority. When the doors slide open, not only does the ocean air flow in, but the interior and outdoor spaces seamlessly connect with the continuous finishes and furnishings.”

—Katherine Dao, Design Principal, One Nine Architecture, Anaheim, California



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“With a pocketing door system, the kitchen effortlessly extends to this outdoor dining space, doubling the available area for entertaining, which was important to our clients,” Christopher Brandon, president and principal architect of Brandon Architects.

GOOD FLOW

An outdoor dining room in Newport Beach, California, is dinner party-ready with a built-in kitchen and modern furnishings.

BY JENNIE NUNN

1. Custom-designed Outdoor Kitchen with Wolf Grill and Plumbing, Pirch, “An outdoor kitchen was custom-

designed with a durable solid-surface countertop and stucco surround to match the home's exterior.”

2. Bianca Outdoor Rope Dining Chair, Teak Warehouse, “These chairs achieve both form and function, as they are as comfortable and durable as they are stylish.”

3. Winston Modern Alabaster Concrete Outdoor Dining Table, Rove Concepts

(similar, original discontinued), Kathy Kuo Home, “Who can imagine that concrete can be so polished and elegant in form?”

4. Teak Bowl, CB2, “A handmade element, such as this teak bowl, gives warmth and contrast to the concrete table.”

5. Garota 02 Outdoor Pendant by Alex Fernández Camps and Gonzalo Milà for Bover, Lumens, “Designed in Barcelona and inspired by light playing with the sky and sea, these pendants with woven shades over frosted globes were perfect for this seaside dining room.”

FOR MORE INFORMATION, VISIT oneninearchitecture.com; Architecture by brandonarchitects.com

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“We wanted to create a moment of quiet for our clients, something that would be a respite from a busy day.”

—Paul McClean, Founder, McClean Design, Orange, California



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ZEN ZONE

A Los Angeles architect along with an interior design team creates the ultimate at-home wellness refuge for quiet reflection and restoration.

BY JENNIE NUNN

For a recent project in Los Angeles, architect Paul McClean along with Plus Design Studio was tasked with creating a sanctuary-like spa. “Our client wished for a wellness retreat adjacent to the home fitness center, so we wanted the wellness room to

serve as a decompression chamber of sorts, using soft stone in a simplistic way that offered all the modern amenities of a resort spa,” explains McClean.

Lined with Calacatta marble and floor-to-ceiling glass, the tranquil space

provides a respite pre- and post-workout and a seamless transition to the fitness area. “It was important that it be related to the gym and adjacent lightwell,” explains McClean. “The lightwell is a water courtyard and includes a sculpture [designed by us] and an extensive green wall. The approach of bringing borrowed natural light to the gym area is repeated with the sliding glass panels that separate the wellness area from the gym.”

To design a cohesive aesthetic, the stone was strategically positioned. “The biggest design challenge was to situate multiple functions into a single space without the room feeling compartmentalized,” adds McClean. “We carried the stone throughout and separated the functions with floor-to-ceiling glass, which helped unify the space. I love how the stone flows and unites, creating a sense of calmness and well-being.”

1. Cedar Sauna, Nordic Sauna, nordic-sauna.com

2. Inox Stainless Steel Shower Fixtures (Selected by Plus Design Studio), [Blu Bathworks, blubathworks.com](http://blubathworks.com)

3. Full slab Calacatta marble, Volakas Marble, volakasmrble.com

4. Calacatta marble vanity and wood shelf.

FOR MORE INFORMATION, VISIT mccleandesign.com; Interior Design by Plus Design Studio, plusdesigngroup.com

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■ INTERIOR DESIGN

FINDING FLAIR

SUBTLE TOUCHES OF GLAMOUR MAKE THIS DREAMY Alys BEACH VACATION HOME SHINE, JUST ENOUGH.

BY MARNI ELYSE KATZ

PHOTOGRAPHS BY CARLEY SUMMERS

Accordion doors
open the corner
of the living room,
merging it with
the outdoors.

Opposite, Bohlert
Massey hand-
finished Serena &
Lily rattan chairs in
pale gray to work
with the Worlds
Away dining table.

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design

■ INTERIOR DESIGN



The sink material—unlacquered brass—elevates it from purely functional to a jewel-like design element.

Top, The tape trim on the sofa pillows is a formal detail executed in a casual, jute-like weave.

Below, The chandeliers in the dining and living areas, by Arteriors and Palecek respectively, have similar sensibilities and silhouettes but do not compete against each other.

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As the longtime town architects of Alys Beach, a planned community on Florida's Gulf Coast, Marieanne Khoury-Vogt and Erik Vogt have helped shape the overall vision of this exclusive vacation enclave. They have also designed many of its individual homes, including this split-level, courtyard home. Architect Ortal Shaya-Montoya managed the project, working closely with the homeowners, an Atlanta family of five.

A blue scallop-tiled wall fountain greets visitors in the entry court, and a covered stair along the north side of the building leads up to the first floor. "We raised the first-floor eight-feet from the ground so the living space could take advantage of views down the pedestrian path and the Gulf," Khoury-Vogt says.

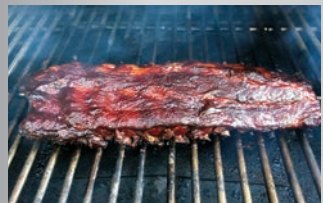
The stair opens into the sun-filled, high-ceilinged great room where accordion doors open the entire southwest corner, essentially transforming the seating area into a covered balcony. "It really brings the outdoors in," Khoury-Vogt says of the design, which offers views up and down the Emerald Coast.

The interiors are blissfully serene. The Khoury Vogt principals devised an ethereal palette of white, taupe, and gray with a hint of sheen. "Walls are white plaster applied with a steel trowel to create a smooth and shiny finish and the natural, coral stone tile



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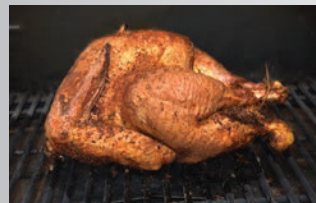
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The seating area overlooks Turtle Bale Green, a pedestrian pathway boasting bronze sculptures of sea turtles, hatchlings, and eggs.

Right, The ogee curve of the rail in the airy stairwell is similar to that of the kitchen backsplash.

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floors have a little sparkle,” Khoury-Vogt says. White oak ceiling beams and doors lined with horizontal, white oak planks interrupt the smooth planes with texture.

In furnishing the home, Susan Bohlert Smith and Bo Massey followed the architects’ lead, choosing easy pieces with clean lines in natural materials and introducing understated luxe. “The client wanted a comfortable, neutral interior, though her taste leans toward glamorous,” Smith says. “Too many pretty things can get fussy, so we focused on restrained pieces and organic textures, then added touches of glamor to create tension.”

For instance, in the seating area, a sectional upholstered in performance linen hugs a cocktail table with an inlaid fossilized clam top. “The table’s crumbly edge tempers the iridescent top and the modern base is straightforward,” Smith explains. A loosely woven abaca rug in a warm greige tone is quiet and casual underfoot, further taking the edge off the table and helping to hide dirt with its not-too-white color. Overhead, an exaggerated bowl-shaped pendant made from coco beads is



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an earthy wow. “Natural materials are important so the clients don’t feel like they’re at home in Atlanta,” Smith says. “The interiors needed to be a little coastal so that they would relate to the surroundings.”

Smith carries that sentiment to the dining area with a statement chandelier made from hollowed, whitewashed wood. “It feels like a piece of sea life,” the designer says, noting that the light drove the selection of the minimalist, cerused oak pedestal table and rattan-wrapped, cane-backed chairs with brass-capped feet beneath it. “We went around with different pairings a few times to find just the right combination of simple and interesting for the client,” Smith says.

The architects gave the owners the open kitchen they wanted, but tucked it into an alcove beside the dining area. Inset cabinets painted pale gray provide a subtle contrast against the white walls, and thick marble countertops transition into a backsplash with graceful ogee curves. Smith and Massey applied a brass toe kick to the base cabinets that ties to the unlacquered brass faucet centered under the trio of tall windows overlooking the pool in the courtyard. “We come up with a special detail, then stop,” Smith says. “Sometimes less is more.”

While the kids’ bedrooms are at ground level in the back part of the house, and the guest suite sits above it, complete with a view of the courtyard, the primary bedroom suite is on the second floor above the living space, overlooking the ocean. The bedroom is flooded with natural light and boasts a generously-sized loggia at the southwest corner. A tiny midnight kitchen makes it easy for the owners to enjoy morning coffee or late-night champagne, indoors or out.

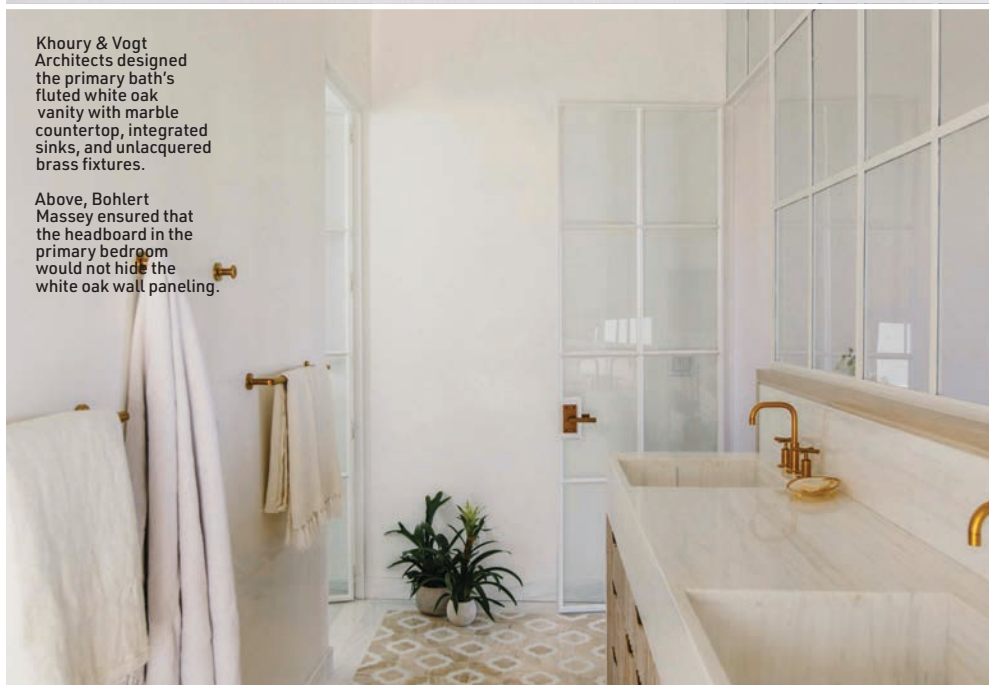
A romantic chandelier draped in soft white wood beads hangs over the khaki-colored velvet bed dressed in linen. “The owner loved the headboard’s tufting detail and was excited about the beaded chandelier,” says Smith. “The room is a study in respecting her love of pretty things, but reigning it in with natural fibers and sloppier presentations.”

A white powder-coated steel frame with



Khoury & Vogt Architects designed the primary bath’s fluted white oak vanity with marble countertop, integrated sinks, and unlacquered brass fixtures.

Above, Bohlert Massey ensured that the headboard in the primary bedroom would not hide the white oak wall paneling.



transparent windows and doors divides the bedroom from the bath, where white oak herringbone floors give way to Moroccan tiles and the handsome fluted vanity feels like furniture. Steel framed doors on either end

access the water closet and walk-in shower. “The sun streams through, backlighting the vanity space,” Khoury-Vogt says.

Finally, at the very top of the home is a roof deck with an enviable 360-degree view. “Footprints are small here, but people build up,” Smith says. “It’s all about capturing views of the water and the community.” ♦

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Summer Jensen specified porcelain tiles on the terrace for durability. "Limestone cracks from salt exposure," the designer explains. Inside, the white oak floors have a dead flat finish, so the wood looks like wood.

Below, A young family who relocated from the southwest purchased this rustic modern home designed by Brandon Architects with interiors by Hawk & Co.

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VINEYARD VIBES

A MODERN RUSTIC HOME ON THE PACIFIC OCEAN FINDS INSPIRATION IN NAPA.

BY MARNI ELYSE KATZ

PHOTOGRAPHS BY MEGHAN BEIERLE-O'BRIEN

Although located on a cliff above the Pacific Ocean, in Southern California—at The Strand at Dana Point, to be exact—this split level would feel right at home nearly 500 miles north in California Wine Country. "The project was inspired by the Napa region," architect Chris Brandon of Brandon Architects says. "I characterize it as modern rustic design." The hallmarks of the style featured in the architecture include natural materials, from vertical cedar siding to a textural stone veneer, as well as numerous contemporary accents, such as the blackened steel pergola and open stairs with minimalist glass stair rails.

Summer Jensen pulled the Napa vineyards theme though the interiors too. "We used an austere palette of natural materials with longevity," the Hawk & Co design principal says. To Jensen, who cites Italian architect Carlo Scarpa as a major

influence, that meant staying true to the natural character of each material. "Scarpa honored materiality," Jensen says. "You don't make a material look like something it's not by altering it; you let them be what they are to keep the character intact."

The designer typically starts with wall veneers, even examining individual logs. In this home, with its high ceilings and vast living spaces, Jensen uses a lot of wood, namely rift sawn white oak, to infuse warmth. It also echoes the look and feel of the cedar siding on the exterior façade. She pairs the light wood with Venetian plaster. "Lime cleans the air and makes spaces feel cooler, which is necessary by the coast," she says.

A floor-to-ceiling, blackened steel pivot door opens onto the large-format, gray limestone floor tiles that define the foyer, where smooth, white oak wall panels turn the corner. The ceiling pops in the seating area, where staggered board and batten oak walls flank a three-sided linear fireplace with a concrete hearth and surround.

The focal point, however, is the expansive view looking north to Laguna Beach. Glass pocket doors open the entire back wall to the terrace and craggy, ocean landscape beyond, providing a seamless connection between indoors and out. "Because the terrace isn't particularly large,



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The primary bath seems twice as large thanks to the fully mirrored wall behind the vanity.



The antiqued mirror backsplash melds with the tall windows and reflects the black plaster wall at the right, where the pantry is.



A louvered opening between the bedroom and bath graces the soaking tub with an ocean view.

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it was important that it really feel like an extension of the inside,” Jensen says.

At the room’s peak, an exposed, structural steel beam runs from the fireplace wall to the kitchen opposite. “If there’s a beam, we want it to look like a beam,” Jensen says. “It’s also part of the Napa aesthetic, not being afraid to show the industrial nature of a space.” The beam terminates at staggered board and batten oak front cabinets. On this side of the room, the board-and-batten cabinets flank tall, skinny windows that stretch from the countertops to the cathedral ceiling. “It was an opportunity to design within the architecture,” Jensen says.

The wall behind the cabinetry is lined in antiqued mirror. The material nearly melds with the windows, seeming to extend the room past the home’s physical structure. Jensen picks up the smoky tones with the pitted black limestone countertops and the hand-burnished, black plaster walls with metallic wax that wrap to anchor the dining area. “I want the artist’s expression as part of the home; the hand complements the space,” Jensen says. The blackened steel pendant light over the dining table by John Beck Steel accentuates the sensibility. “I love the gradient feel and articulation of the metal,” Jensen says of the custom

fixture. “It looks like cold rolled steel; it’s sexy and cool.”

On the other side of the foyer, white oak paneled walls lead to plastered walls with oversized white oak baseboards in the bedroom wing. Jensen brings down the scale of the primary bedroom, which has a vaulted ceiling and a glass corner that opens fully to the outdoors, by using oak wall panels that are just nine feet high. “Not going to the top of the room makes it feel more personal,” she says. “If you take the wood to the ceiling in a 14-and-a-half-foot tall space, you lose intimacy.”

Jensen also applies this principle in the spacious en suite bath. Here, ceramic slabs that resemble concrete to conjure that Napa

Valley vibe climb just nine feet up the wall despite the sky-high ceiling. The mirror behind the furniture-like vanities, however, extends much higher, offering an infinity effect that delights the designer. “I love playing with reflection,” she says.

In the same vein, Jensen plays with the idea of translucency between the bedroom and bath. A nine-foot-wide-by-eight-foot-high louvered opening allows the soaking tub to capture the ocean view. The white oak fins pivot for privacy too. “Creating that connection to nature is critical; the views are the reason people buy these properties,” she says. “Plus, I’m a total bath person, so the opportunity to see the ocean from the tub is my all-time dream.” ♦

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THE GOOD LIFE

MINOTTI TAKES OUTDOOR LIVING TO A WHOLE NEW AESTHETIC.

BY MARY GRAUERHOLZ

Outdoor living: Just the words bring a rush of pleasure.

Creating a sweet spot where you can inhale fresh breezes and gaze at nature while enjoying your home has never been more coveted. Whether it's a moment of solitude or a let-loose gathering of friends you crave, furniture designers are ramping up options to furnish your space.

GamFratesi, the design duo established in 2006 by Stine Gam and Enrico Fratesi, is stepping up with furniture designs that combine the ring of tradition with the light touch of innovation. The Danish-Italian team takes full advantage of both European cultures, weaving together robust Danish craft traditions with a poetic nod to Italian

conceptualism, in a new line of outdoor furniture for Minotti.

Ocean Home asked the Copenhagen-based team to forecast this season's five biggest trends in outdoor furniture. Here is the designers' list, as well as suggestions to fulfill each trend from GamFratesi's furnishing pieces for Minotti, the Italian furniture company with US stores in New York City, Miami, Chicago, Los Angeles, and Boston.

For those who can't get enough of outdoor living, GamFratesi is on your team. Anything is possible, Stine Gam says. "We're seeing no more divisions between outdoor and indoor spaces."

1) FLEXIBILITY With so many coastal homes featuring various ways to enjoy the outdoors —

from two-season rooms to outdoor spaces that are created by the flick of a switch—flexibility in furnishings is crucial. GamFratesi's Patio seating system meets that requirement. "It is truly a system that allows for a great variety of configuration and continuous change and flexibility in the future," Enrico Fratesi remarks. "We like the approach of informality and flexibility in the outdoor space."

2) LOVE OF NATURE One look at a piece from the GamFratesi Fynn Outdoor seats brings a sense of calm. The solid-teak designs are outfitted with interwoven frames that support cushy seats and backrests. Each piece, with organic curves and a smooth surface, are handmade to in-depth precision. Gam and Fratesi call Fynn Outdoor a "family" of pieces. You'll want to call your family and friends for a visit right away.

3) ULTRA COMFORT You want your furniture to call out to you, inviting you to relax. GamFratesi's Lido Cord Outdoor family of seats is built for comfort, from fabrics that



are certified recyclable polypropylene. Gently rounded sofas and chairs with luxurious cushions will hold you like a nest. The sofa's elongated organic shape and bronze-toned varnished aluminum base, balance a beautiful, bold sculptural look with extreme potential for relaxation. Even the backrest is the shape of a soft nest. Naptime, anyone?

4) LIGHTNESS FOR EASE OF MOVEMENT

However much you love the arrangement of your outdoor seating system, you know you'll want to reposition it at times. The Patio seating system, while appearing substantial, is relatively lightweight, a result of its solid, minimal structure. The line's materials—wood, stone, cord, and aluminum—mix sublimely. Patio's modular design and geometric shapes lend ample ways to shape the outdoor area for various needs, delivering equal portions of elegance and ease. The sofa is a dream, with a range of available measurements and configurations and options for adjusting the backrest. All the pieces share the same feet and die-cast aluminum joints. Some of the Patio seats offer a built-in tray in solid stained mahogany or natural teak.

5) BRING DOWN THE BOUNDARIES Both Gam and Fratesi take the spirit of freedom seriously: freedom of movement, self-expression, and living your best life. The pair's Minotti furnishings blur the line between outdoor and indoor living spaces, giving you choices, depending on weather and mood. Other options specific to the collection—materials, depth of cushions, and system configuration—also free the stylist in you. ♦

FOR MORE INFORMATION, VISIT minotti.com



Top left, Stine Gam and Enrico Fratesi; materials used in the design team's pieces offer a lightness for ease of movement.





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Cape Collab

From the swimming pool, the home appears both pleasantly languorous and livable. The layout, devised by Latitude Architecture, focuses on human scale so that the home doesn't overwhelm the site, on a cliff overlooking the Atlantic Ocean.



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A DREAM DESIGN TEAM COMES TOGETHER TO CREATE A SUBLIME CAPE ESCAPE.

By MARY GRAUERHOLZ // Photographs by NAT REA



44 Behind the elegant lines

of the new house on Cape Cod's dramatic oceanfront are enough sublime details to last a lifetime and then some. Beguiling pieces abound: an oversize stainless-steel pinecone in the living room fireplace; oversize gold mobiles hanging from a cathedral ceiling, light fixtures that suggest fine art.

"There are enough little surprises that people smile when they come in the door," says the homeowner, who shares the home with her husband. "It gives you a good feeling."

Even before entering the house, an arresting feature captures the eye: While the house suggests modern style, it also incorporates a mix of architectural vernacular that allows it to fit beautifully with its surroundings and the very old family compound next door.

The firm in charge of designing the house, Latitude Architecture, LLC in Belmont, Massachusetts, injected stylistic details that subtly evoke an earlier era and give the home a unique identity, while invoking a sense of

At dusk, the home is a picture-perfect vision of seaside living. Nuanced vernacular language beautifully envelopes the tripartite design, while in-grade lighting gives soft focus to the landscape. The special lighting techniques, along with careful positioning of windows, are key to creating an intimate air in the seaside Cape Cod home, a gathering spot for extended family. The outdoor kitchen serves a vital purpose for family gatherings.

Opposite page, Pendant lighting lends the dining area a magical touch. Throughout the home, preset balanced levels of lighting enhance or dim the lights, based on the homeowners' preferences throughout the day and evening.





Bright Ideas

Interior lighting does much more than cast a pleasing glow. Good lighting also sets a mood and emphasizes special architectural features and the views outside, says Lana Nathe, Founder and Principal Designer of Light Insight Design Studio Inc. in Boston. Nathe collaborated with the design team of the Cape Cod home to highlight the rooms and outdoor spaces and connect them into one cohesive living space.

Here, the longtime designer details three areas in the home that were transformed by lighting. "Light is an essential composition element for residences of the 21st century," Nathe says. "Lighting design can significantly improve the value of a property."



modern living. This, says Latitude's Greg Graham, was key in allowing the site – on a bluff overlooking the Atlantic Ocean and within range of old shingled residences – to shine.

Graham and his colleagues, Christian Prescott and Corey MacPherson, constantly bounced ideas off each other as the design evolved. “We pride ourselves on getting emotionally involved with the design, and we listen to each other,” Graham says. “The end result looks easy because it is seamless.”

The seamlessness perfectly suits the homeowners, who asked for a simple design that would easily accommodate family and friends. The home's tripartite layout—three distinct sections—fulfills the wish in elegant style. The subtle blend of design—including the traditional seaside Shingle Style and the Cape Cod saltbox—were pulled together in concert with the builder, C.H. Newton Builders, Inc. of Cape Cod.

“The main portion is saltbox style,” encompassing the main living area, Prescott says. Two wings provide private spaces. Shingle Style, Prescott notes, is evident in the home's elongated shape, steep roof, and weathered exterior shingles. All blend organically with the architects' modern interpretation. The subtlety of the exterior was natural for Latitude, says MacPherson: “Being new Englanders, these things are imprinted on our psyche.”

The homeowners, also New Englanders, are new grandparents with a flock of extended family members. They needed enough space to accommodate friends and family, who often meander over from the family compound next door, a large 1886 shingled home. “My husband and I thought, why wouldn't we build our house next door?” the homeowner recalls. The fluid nature of family members visiting in the two houses makes for a family-centered, slightly raucous summertime.

The center of the first floor fulfills the couple's desire, with a great room, kitchen, dining room, and living room positioned in an easy, natural flow. To one side is the

Pendant lighting lends the dining area a magical touch. Throughout the home, preset balanced levels of lighting enhance or dim the lights, based on the homeowners' preferences throughout the day and evening.

Opposite page, 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.



primary suite, a story and a half, with a sweeping ceiling. The lowest level, the basement, holds another bedroom; above the kitchen are two more. A bunkroom above the garage provides the youngest generation lots of room.

The tripartite design and carefully placed windows add livability and intimacy to the 8,500-square-foot home. “We focused on human scale, so it doesn't overwhelm the site,” Graham says. The only grandiose note, he adds, is the roof slope at the home's entry point. The entry itself is compressed, leading to a soaring space with a straight-on view of the ocean. The narrow site required some finesse. “In the early stages the house was flipped and adjusted to get the most out of the site while maintaining the clients' desire for privacy,” says MacPherson.

Throughout the interior, Tracie Evans Schumacher of the Colorado firm Studio 80 Interior Design, established the base with a simple black and white palette. Visuals then shift to spots of bright primary colors, adding a sense of lift and lightness. Creative touches

pop out in the lighting design, by Lana Nathe of Light Insight Design Studio Inc. in Boston.


Anchoring the ocean side of the property is an infinity pool, kitchen, and firepit. Pockets of private areas are woven together with gardens designed by landscape architect Gregory Lombardi of Gregory Lombardi Design in Massachusetts.

It was a fine balance, Lombardi says. “It's an ecologically sensitive area; we wanted things to fit in while respecting the history and place, and still be fresh and new for the owners, to give them their own more personal vision.” Dwarf fountain grass softens the edges of the pool. A wildflower meadow sweeps across the back property, with an herb garden tucked inside the walkway. Grasses and native shrubs line the coastal bank.

Constant communication among team members was crucial, Graham says, with passionate discussion and critique allowing creativity to bloom. “We relish the dialogue,” MacPherson says. “We feel strongly. It only helps enrich the project.” ♦





A photograph of a modern, multi-level house at dusk. The house features a large, covered deck with a stone fireplace and a large window looking into the interior. The architecture is characterized by dark wood framing and a mix of materials like stone and wood. In the background, another house is visible on a hillside under a twilight sky with soft clouds. The overall mood is serene and sophisticated.

Pacific Northwest Perch

A stunning home on the Oregon coast with a to-die-for view mimics nature in its choice of materials and design elements.

By Janice Randall Rohlf
Photographs by David Papazian



The warm glow from inside the house matches that of the setting sun, just as materials used to create cozy interior spaces were inspired by nature.

It

is often said that compromise is key to a good marriage. For these longtime homeowners on the Oregon coast, making concessions to each other not only made the design and construction of a new home relatively quibble-free, it also yielded a dynamic retreat inspired in part by the couple's give-and-take approach. She wanted an ultra-modern house; he leaned toward a more traditional dwelling. They met approximately in the middle—a contemporary warmed up by the use of wood—and couldn't be happier.

Listening intently to the couple's ideas and incorporating some of them along with a slew of their own, architects Dustin and Amanda Capri approached the project with fervor. Lifetime Oregonians themselves, they embrace the unique Pacific Northwest

environment and attempt to express its vicissitudes in their architecture. "It's interesting to try to use materials that reflect the coast," says Dustin, citing the turbid ocean, the craggy pines, and even the organic shape of native shrubs bowing in the wind. "At the same time, you have to take into account the environment—the challenges it poses when designing a house for longevity." Rain is frequent and hurricane-force winds are not unusual.

Amanda further emphasizes the importance of balancing aesthetic aims with practical implementations. "This house does a really good job of embodying the textures that are seen in nature in a way that doesn't require too much maintenance," she explains. For example, top-tier composite wood grain siding looks like stained cedar, but won't need attention for many years. Likewise, the stained concrete driveway that expertly mimics cultured stone but is several times more durable. Authentic solid-sawn yellow cedar stained almost black evokes the ubiquitous coastal pines in large structural elements

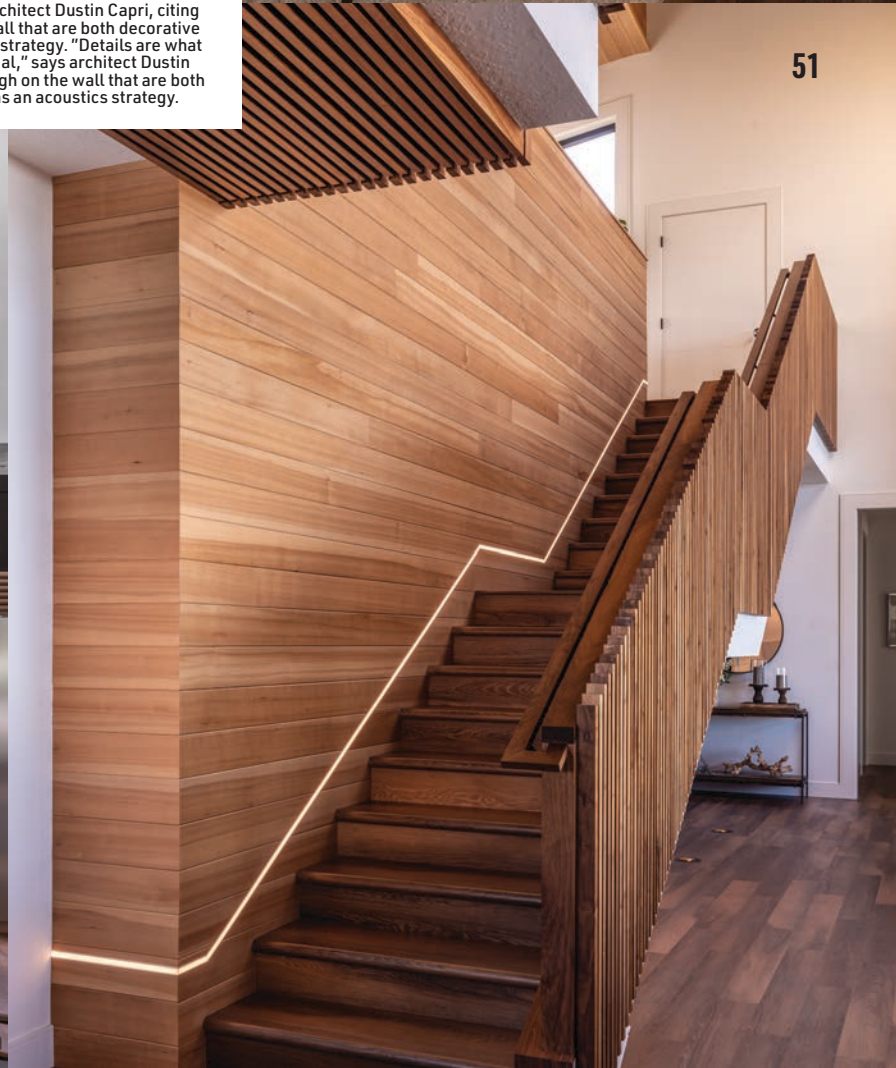
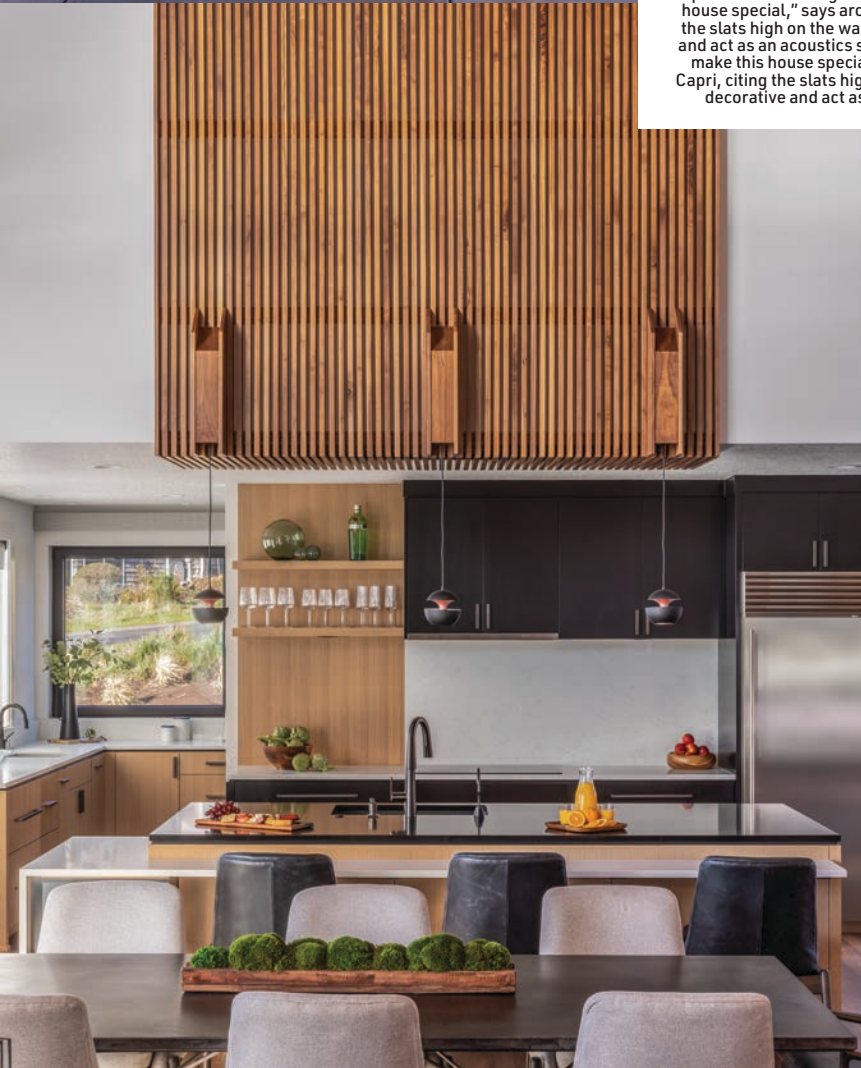
like the house's branchlike pillars supporting the sweeping roof.

If there were ever a setting in nature to stoke an architect's imagination, this is it. "This lot is a unicorn," says Amanda, explaining that the relatively flat piece of land has full access on all sides plus a stunning view. "Usually, to get a view like this you have to be perched on a cliff." Moreover, the steep angle of the land sloping to the ocean across the street deters any future building that would obstruct the sightline to the water. Thus, windows—the bigger, the better—were important. "Being able to look at the beach every day was a requirement for me," says the husband, who, wishing to duplicate the indoor-outdoor feeling of a lanai, wanted a door that would "slide open as wide as physically possible." He got his wish with an 18-foot door that opens to half that width.

A design goal was to stretch the outdoor space so that it can be used as often as possible. "The weather here is unpredictable and often unfriendly," says Amanda, "but there are pockets of sunshine each day." And



Clockwise from top left With the porte-cochère attached to the main house, arriving guests are sheltered from inclement weather. By tucking a prep area and pantry behind the public-facing kitchen the great room is an open, clutter-free space for socializing. "Details are what make this house special," says architect Dustin Capri, citing the slats high on the wall that are both decorative and act as an acoustics strategy. "Details are what make this house special," says architect Dustin Capri, citing the slats high on the wall that are both decorative and act as an acoustics strategy.





The vertical walnut slat motif continues in the primary bedroom, complemented by horizontal hemlock, a gas fireplace and, of course, the ocean view. Waking up in this corner guest bedroom gives you views on two sides.

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even though you can't be outside all the time, the dominant interior design elements—wood, stone, natural light—make you feel connected to the outdoors.

“Our clients really saw the value in the details, and I think that details are what makes this house special,” says Dustin, pointing out the custom walnut slats of the staircase, for example, which make it more interesting than a conventional railing but keep it shy of modern. “If you replaced this with stainless steel cable, you would very quickly no longer be walking that line between modern and traditional,” says Amanda, referring to the owners’ stylistic compromise at the root of the home. “These walls, these textures, and the lighting elements really help keep it grounded more evenly in an Oregon coast home, rather than seeming like we took something that doesn’t belong here and plopped it down.”

The stair’s wooden slats reappear at the entry to the house, in the kitchen, and on an accent wall in the primary bedroom, bringing a cohesion to the spaces and also



a touch of artistry made possible by contractor Mike Riddle and his crew, who, say the architects, “are not just building houses, they are craftsmen who bring details to life.”

Whether they came from the architects, the homeowners, or the building team, new ideas were received enthusiastically

and implemented when feasible. As a result, several “what ifs” have become some of the best-loved aspects of the home, including cleverly concealed LED strip lighting running up the floor-to-ceiling stone veneer of the hearth. “You don’t really see all the textures in the rock until you get the light on it this way,” says

Amanda. “It provides depth.” More LED strip lighting runs up the side of the stair opposite the slatted wall.

The homeowners say that selling their longtime beach house in the village was bittersweet, but ensconced in their new home on a bluff overlooking the ocean there’s no place they’d rather be. ♦



Stacked porches facing the water and a massive skylight atop the central stair both serve to maximize light and views at this seaside dwelling.



WEST **MEETS** EAST

CALIFORNIA
BEACH HOUSE
STYLE FINDS
A HOME
ON CAPE COD.

BY KYLE HOEPNER
PHOTOGRAPHS BY NAT REA



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SOMETHING ABOUT THIS PARTICULAR STRETCH OF COASTLINE CAUGHT LIZ'S FANCY.

A sequence of outdoor "rooms," including a striking modern pergola, encircles the home. Inside, understated furnishings are carefully kept below eye level, to form an elegantly textured frame for the scenery.

A dedicated runner, she had passed by it almost every morning for years as she traveled her usual route. "There are about ten houses on the little portion of beach," she says, "and I ran always hoping that maybe, someday, I could find a house there."

She and her husband Richard had already made perfectly pleasant digs for themselves and their children, about a mile away in the same picturesque town on Cape Cod's eastern edge. But the prospect of a truly waterfront location—with nothing obstructing sightlines straight out into the Atlantic—beckoned.

Eventually a home on the coveted street came up for sale—but concerns about coastal erosion convinced the couple to withdraw their bid. Then they heard through a college friend who lived across the way that a second property, next door to the first, would soon be coming onto the market. This time they pounced.

The lot now firmly in their grasp, Liz and Richard initially planned a quick, cosmetic update to the 1970s-era structure already in

place. It soon became clear, however, that a great deal of work would be needed, and at best they would still end up with a clutch of indifferent, low-ceilinged spaces—certainly not a result worthy of the glorious site.

Enter architect Kent Duckham, interior designer Lindsay Bentis, builder Steven Overstreet, Paul Reidt from the custom cabinetry firm Kochman Reidt + Haigh, and landscape architect Stephanie Hubbard. This team had worked harmoniously with the family before—in fact, Liz had been Bentis's very first client, and the two had since collaborated on several additional projects. So the couple decided to bring the group in as a unit and start over from scratch.

Duckham jumped straight into organizing things on the fairly narrow parcel of land. "We were basically stretching the original footprint," he says, ending up with "two main bodies, front and back, with a linking entry piece where the house steps in and the materials change. The little projecting canopies over the windows give a more 3D mass to it, while protecting the windows from light." Although the overall effect of the building is contemporary, it "isn't entirely modern," he avers. "It has a bit of the



Cape vernacular, with the details reduced down to their raw essence.”

Detailing in the home’s interiors was likewise kept unfussy, with no ceiling moldings and a plain half-inch reveal used to delineate baseboards and door and window casings. The principal rooms are oriented toward the ocean-facing end of the house—and the scenic panorama framed by a sliding glass window-wall.

In evolving their vision for the project, Bentis and the homeowners were inspired by the bright openness of beachfront houses in southern California, particularly Malibu, working to reinterpret those models in a way that would seem authentic when translated to the very different topography of the Northeast.

Rather than pops of brighter color, textures come to the fore in creating visual interest against a background of sand, stone,

and driftwood hues. “The lines are clean, but the materials used are earthier,” according to Bentis, intended to evoke an organic feel. Even the tile in the kitchen and baths was chosen for its distinct variations in shade and surface finish: “We wanted it to be like a watercolor painting,” she says.

An imposingly sculptural stair flows up through the vertical core of the house, capped by a roof-ridge skylight that spans the entire length of the upper hall and sheds illumination deep into the interior spaces. Bentis worked with artist Carolina Sardi to devise a subtle installation of metal disks—white on white—that dapples one wall with shadows that slowly shift as the sun moves throughout the day.

Built-in storage cabinets in almost every room, all sheathed in the same custom-finished West African tay wood, also make a



significant contribution to the home’s Zen atmosphere. Lighting fixtures are simple but striking, furniture is low-slung, and fabrics and floor coverings alike are designed to stand up to water and hide footprints and sand.

Outside, the same kind of quiet diversity pervades the landscape. Rough is played against smooth; sheltered nooks coexist with broad vistas. A rectangular pergola accommodates comfortable seating perfect for relaxation. Native plantings and restored coastal meadows alternate with stone walls, bluestone plank paving, and boardwalks that crisscross the property. There are both open and covered porches facing the ocean, an outdoor kitchen, a grand outdoor living room complete with massive stone fireplace, and more, all geared toward maximizing enjoyment of the spectacular setting. “The spaces transition from one to the other,” says Hubbard. “Turn the corner, discover something new.”

In the end, the home’s most notable characteristic is its exquisitely unified vibe, both indoors and out. Everything feels cohesive, even while there is much variety in the areas meant for different purposes. The members of the design and construction team attribute the project’s success to the openness of their interactions. As Duckham puts it, “It’s a treat to work in that kind of collaborative effort with everybody at that level. No ego clashes—everybody was just building on ideas, just going with it.”

As for the owners, they’re equally delighted on a day-to-day basis. “I love walking around the place and just looking at it,” says Liz. “It’s like a work of art. Everyone gave it their best, and that’s reflected in how it turned out.” ♦



A unified set of basic shapes, clothed in a consistent palette of blacks, whites, grays, and soft browns, is used throughout the house, contributing to its overall feeling of harmonious calm.



j

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LUXURY TRAVEL, RESORTS & DEVELOPMENTS

AUG
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2022

60

Most of O2's luxuriously appointed guest rooms have private balconies and overlook the ocean.

■ DESTINATION: BARBADOS

BALMY BARBADOS

O2 BEACH CLUB & SPA OFFERS THE PERFECT CARIBBEAN ESCAPE.

BY NATALIE GALE

The warmth hits my face first when I open the door onto the balcony in the morning. From several stories above, I hear the waves crash onto the white sand beach as the wind blows sea air into my room. On the other side of the hotel, the colorful homes of Saint

Lawrence Gap, just outside Bridgetown, Barbados, stretch over the hills and into town. Not a bad view to wake up to.

I'm at O2 Beach Club & Spa, a new luxury all-inclusive resort on Barbados' south coast. The five star hotel hits all the important points—pools, private beach, delicious on-site dining, and a spa. But O2 makes luxury comfortable and down-to-earth, with poolside dining, friendly service, and artwork by Bajan creatives hung on the walls.

Fifteen minutes east of Bridgetown, O2's location on the south coast means there's something for everyone—snorkeling, windsurfing, lively restaurants and nightlife, and relaxing, swimmable beaches. We even ventured to a nearby distillery for a rum tasting one day. Staying on the south side is a bit of a choose-your-own adventure.

O2 focuses on cultivating a sense of

place—while travelers might head to a Caribbean island like Turks & Caicos for seclusion, Barbados is great for explorers who like learning about a destination's culture. The resort's newly opened gift shop features exclusively Barbados-made items.

O2's 130 guest rooms, suites, and residences come in three tiers: Club Collection, Luxury Collection, and Concierge Collection. All rooms include private balconies, crisp white linens, and beautifully updated bathrooms with rainfall showers. And with a five-night stay, all guests get a complimentary round of golf at the 18-hole Barbados Golf Club.

The adults-only Luxury Collection suites are situated in a newly constructed nine-story tower, which also houses the property's new chic, state-of-the-art spa with panoramic views. The Luxury Collection's first-floor swim-up suites offer



direct access to the river pool surrounding the building, with the beach just beyond.

The Concierge Collection suites bump up the opulence even more with designer kitchens, oceanfront balconies, and butler service. Both the Luxury and Concierge Collections include amenities like a bottle of champagne on arrival, nightly turndown service, spa credit, and unlimited access to Sea Breeze Beach House, O2's nearby sister property, a smaller, quainter location featuring more private beach and pool access.

Besides the adults-only river pool, O2 has two other pools—one of which is among the only rooftop pools in Barbados.

O2's six onsite restaurant concepts range from no-shirt-no-shoes-required to bespoke private dining options. Elements is the beating heart of the property, situated between the two buildings of accommodations and serving up deluxe buffet breakfasts, sit-down lunches, and curated rotating dinner menus.

Oro, on the ninth floor of the newly constructed building, serves European-Caribbean cuisine in a sleek, sexy space with 270-degree views of the sea. Brisa, on the rooftop of the main building, is the perfect spot to grab a cocktail before dinner, enjoy tapas as the sun sets, or snag something sweet at the end of the night. Unlike many all-inclusives, O2 stocks a range of high-end wines and liquors.

And because it's vacation, no meal beats a casual seafood lunch from Bluefin. The snapper and fries served right to my poolside lounge chair felt like a true Bajan experience. The bar near the pool, Oasis, serves up cocktails, afternoon teas, and sweet treats throughout the day.



O2's design is elevated but the pops of color bring it down to Earth. The main restaurant, Elements (below), has breezy, indoor/outdoor seating.

O2's new Acqua spa, opened in February 2022, delivers luxury treatments on the eighth floor of the resort's new building (a floor below Oro). They have the only Hammam steam room on Barbados, and they use OSEA products throughout the spa. They offer massages, facials, signature body rituals, and manicures and pedicures, and they've recently introduced a new spa culinary menu for light, nutritious pick-me-ups in between treatments like strawberry mint bisque and fresh seafood ceviche. The white marble and the floor-to-ceiling windows affording views of the sea make tension almost impossible in a place like this.

O2 has two other sister properties in the Ocean Hotels Collection, both five minutes away: Sea Breeze Beach House, a boutique hotel with private beachfront and Bajan charm, and South Beach Hotel, a retro-inspired spacious all-suite property steps from the beach. Guests of O2 staying in the Luxury or Concierge collections have open access to Sea Breeze Beach House and its amenities, like an adults-only pool, watersports, and more creative restaurant concepts like fine-dining Cerulean, alfresco Aqua Terra, and De Rum Shop Cafe, located in a charming blue cottage.

While O2 has more than enough activities to keep guests busy throughout their stay, heading out on an excursion gave us a taste of Barbados' culture. We drove over to the rugged east coast for stunning views, checked out historical churches, and went for a rum tasting at Mount Gay. We stopped for lunch at Tides, an elevated Bajan cuisine spot situated right above the lapping waters of the west coast in a former post-war seaside home. On the island you can also explore botanical gardens, a boardwalk, Friday night fish fries, and natural wonders like caves.

Sitting under the shade of a palm tree by the pool with the crash of the waves behind me, I soaked up my last full day in Barbados. Like most tropical destinations, it's almost always sunny and warm—and a bit windy. But unlike some other tropical spots, the island pulses with energy. Relaxing in the balmy weather is great, but whatever the evening will bring might be better. ♦



The Acqua Spa (below) boasts brand new, dazzlingly bright state-of-the-art treatment facilities from its perch on the ninth floor overlooking the sea.





The Ritz-Carlton Residences, Palm Beach Gardens, Florida



Ouanalao Residences & Resort, South Hutchinson Island, Florida



Casa Blake, Los Cabos, Mexico



Timbers Kaua'i at Hōkūala, Kaua'i, Hawaii



Front Nine Lane, Kiawah Island, South Carolina

COASTAL LIVING REDEFINED

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

The Ritz-Carlton Residences, Palm Beach Gardens, Florida

Developed by Catalfumo Companies, is a marina-front residential community featuring a collection of 98 three-, four-, and five-bedroom residences, within three, six-story residential buildings. Located on 11 acres of waterfront, it offers a limited collection of boat slips accommodating vessels up to 75 feet. Each marina-front residence within the private enclave ranges from approximately 3,100 to 5,000 interior square feet with spacious terraces. Residences start at \$4 million.

OUANALAO RESIDENCES & RESORT, SOUTH HUTCHINSON ISLAND, FLORIDA

Perched atop a beach dune overlooking the Atlantic Ocean and Intracoastal Waterway, **Ouanalao Residences & Resort** will break ground this year on a collection of 25 beach cottages and 25 beachfront homes. The two-bedroom cottages are priced from \$1.5 million with 1,332 square feet of living space, and the five-bedroom, 4,239-square-foot beachfront homes start at \$4.195 million. This 15-acre development will offer carefree living, with Mainsail Hotels & Resorts

attending to every detail from home maintenance to on-site property management. Amenities include a 26-slip boat dock, oceanfront pool, and full-service spa. Ouanalao has a tentative opening date of end of 2023. ouanalaoresort.com

CASA BLAKE, LOS CABOS, MEXICO

Costa Palmas, a 1,500-acre resort and residential community on the East Cape of Los Cabos, has introduced its first **Costa Palmas**-branded offering, Casa Blake. The new development will be home to waterview studios, one-, two- and

three-bedroom residences, a marina-side pool, and a private shaded garden oasis with ease of access to the spa and fitness center. Located at the heart of the Costa Palmas Marina Village, Casa Blake is being created in collaboration with JSa Architects, Martin Brudnizki Design Studio, and David Bowd and Kevin O'Shea of SALT Hotels. Prices start at under \$700,000. costapalmas.com

TIMBERS KAUAI AT HŌKŪALA, KAUAI, HAWAII

Timbers Kaua'i at Hōkūala, Kaua'i's newest oceanfront luxury resort community and private

residence club has debuted their Lāola Nani townhomes. Crafted to be a continuation of the property's Lāola 'ohana, the 36 three- and four-bedroom Lāola Nani townhomes will feature multiple expansive outdoor lanais including a main-level lanai with built-in barbecue, dining, and lounging areas. Each townhome includes

disappearing glass walls, private plunge pool, and detached carport. Pricing for the split-level residences, which feature up to 3,800 square feet of living area, start at \$5.85 million. timberskauai.com

FRONT NINE LANE, KIAWAH ISLAND, SOUTH CAROLINA

Kiawah Island Real

Estate's newest phase of its residential development, **Front Nine Lane**, is set along Kiawah's most eastern tip next to Pete Dye's Ocean Course. Designed by Lake | Flato Architects, the Front Nine Lane enclave offers three distinct floor plans with square footage starting at 3,800. Each plan includes a custom courtyard, four ensuite bedrooms in different configurations, and features such as elevator access to all floor levels. A membership to the Kiawah Island Club is available with the purchase of all Front Nine Lane homes. Prices start at \$4.2 million. kiawahisland.com/communities/ocean-park/front-nine-lane/



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Hear the Ocean, Near the Ocean

Exclusive Representation

If you are looking for turnkey, inviting elegance with proximity to beaches, look no further. Positioned just four houses from the Atlantic Ocean and sequestered behind tall privet hedges and a security gate lies this new stucco and shingle manse in the Village of Southampton. A European sensibility is evident here in the 3-level, high-quality home from the superb architecture to the exceptional build and execution using the finest of materials. From the time you enter this sun-filled residence, you know you've arrived at a place created for idyllic seaside living. Once inside, breathe in the interior architecture of leaded glass doors, Venetian plaster walls, wide white oak floors and curated rooms full of beautiful details in this nearly 6 bedroom residence. South facing rooms spill out to wide and deep terraces, several of which offer the option of being covered, allowing for outdoor enjoyment in all four seasons. The formal dining and large living room with fireplace each have access to separate terraces and views of the garden. The heart of the house is home to the spectacular double-height kitchen which needs to be seen to be appreciated. Outside spaces include the 60' pool which anchors the structured and established landscaping, terraces and al-fresco dining areas.

Price Repositioned **\$18,950,000** **WEB# 887749**

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HomeServices



Spectacular 5.98-acre waterfront estate with deepwater dock, Osterville \$13M
Robert B. Kinlin 508.648.2739



Picturesque seaside retreat with sweeping views in the heart of the village, Cotuit \$4.995M
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3+ acre waterfront estate with tennis, pool, private dock, Cotuit \$9.750.M
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Stunning resort style estate in Willowbend, Mashpee \$3.399M
Susie Mele 857.389.3812



Outstanding 5 bedroom waterfront with 180 degree views, East Sandwich \$4.5M
Robert B. Kinlin 508.648.2739



Extraordinary waterfront estate on 1.56 acres overlooking Nantucket Sound with pool & panoramic views, New Seabury \$10.595M
Paul E. Grover 508.364.3500



Waquoit Bay Access, dock, Mashpee \$2.395M
Regan Southworth Group 508.982.1116



5.28 acre land parcel, over 400'ft of water frontage, East Dennis \$1.7M
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Updated end unit condo in Windchime, Mashpee \$735K
Team Dave & Amy 339.987.1127

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

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

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

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** | 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** | 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** | 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** | 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

THINKING OF SELLING?

TOP SOUTH SHORE TEAM



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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273 Country Way

Scituate, MA | \$1,795,000

Historic farmhouse charm meets luxurious designer interiors in this renovated Scituate 4BD/4BA featuring chic style, gorgeous grounds and a great location surrounded by protected open space. White oak floors, tall ceilings, three fireplaces and abundant windows add a welcoming ambiance.



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45 A & B Pleasant Street Nantucket, MA | \$5.5M

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SOLD



2 Lighthouse Road Scituate, MA | \$3.0M

Waterfront property with direct access to Scituate Harbor. This residence features breathtaking views, multiple outdoor spaces and designer interiors throughout.

SOLD



81 Crescent Ave Scituate, MA | \$2.9M

Perched high atop iconic 2nd Cliff, this shingle-style 4BD/4BA delivers breathtaking coastal views and expansive high-end interiors overlooking Scituate Harbor.



31039 PENINSULA DR UNIT 34 • ALABAMA

Situated on 2 lots in Ono Harbour, this custom built home has it all! Featuring 1.37 acres of well manicured grounds with abundant landscaping, two boat slips in the Harbour and a luxurious pool and hot tub. The primary bedroom overlooks the pool with floor to ceiling windows. The second floor houses 3 guest suites with sitting rooms and bathrooms for all, as well as a kitchenette. The study features gorgeous views of the grounds from the second floor. **See more at KristinFordRealEstate.com/Exclusive_Listings**



29815 ONO BLVD UNIT 26 • ALABAMA

Featuring beautiful indirect views of Bayou St. John, this charming home on Ono Island is situated at a high elevation on a protected canal. The lower level of this home features 2 bedrooms, a full bathroom, laundry room and second entry area. The main level features the kitchen with eat-in area, open dining and living room area, a sunroom to enjoy the views, a guest bedroom with a full bathroom and primary bedroom with ensuite. **See more at KristinFordRealEstate.com/Exclusive_Listings**

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5016 CERTAIN CIR UNIT 8 • ALABAMA

Welcome to the gated community of Caswell! This beautiful home will not disappoint with its southern charm just steps from Bayou St. John. The main house features 3 bedrooms including 2 primary suites, large chefs kitchen, butlers pantry, 3 gas fireplaces, and 2 living rooms. The carriage house is situated above the garage and features a kitchenette, sitting area, and another bedroom and full bathroom. Caswell includes a community pool with bathrooms, marina with your own deeded boat slip and well manicured grounds with abundant landscaping.

See more at KristinFordRealEstate.com/Exclusive_Listings

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Fantastic 2BR/2.1BA Penthouse unit with over 2,600 square feet. Located in the beautiful, oceanfront Sloan's Curve Condominium. Features spacious floor plan with welcoming foyer, oversized great room, and beautifully updated kitchen. Expansive primary suite with large bath, dressing area, and walk-in closet. Additional highlights include covered balcony and spectacular views of the ocean, Intracoastal, and tennis courts. Sloan's Curve is a full-service building that offers 24-hour security, full time manager, exercise facilities, tennis courts, resort style pool area, and beach access for residents. | **Exclusive Offering - \$4,250,000**

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1 Blackberry Ridge • Spring Island, South Carolina • \$3,100,000

TIMELESS SOUTHERN ESTATE HOME

Situated on the 4th hole of Old Tabby Links, this spectacular home is close to Walker Landing as well as the Colleton Nature Preserve. Gardens grace the entrance to this 4.76 acre Historical Concepts designed estate. The architecture is purposely simple and the thoughtfully selected interiors contribute to the home's rich, warm feeling. Call for details.

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



SPRING ISLAND REALTY

843.987.2200

info@springisland.com

springisland.com



\$1,895,000



\$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



\$2,595,000

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 - 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.



seahorserealtyexuma.com | 242-357-0600 | George Town, Exuma, The Bahamas | info@SeaHorseRealtyExuma.com

WILLIAM RAVEIS

LUXURY PROPERTIES



HOBE SOUND, FL

\$26,000,000 | MLS#A11211241
Leila Kallop, 772.678.9598



JUPITER, FL

\$13,900,000 | MLS#RX-10805527
Michelle Noga & Paula Wittmann, 561.801.3885



STAMFORD, CT

\$5,600,000 | MLS#170496405
Steve Anastos, 203.461.0153



HYANNIS, MA

\$3,995,000 | MLS#22203583
Keith Sexton, 508.420.6166



GROTON LONG POINT, CT

\$3,200,000 | MLS#170471521
Edward Hillyer of The Hillyer Team, 860.235.3424



BRANFORD, CT

\$2,495,000 | MLS#170500941
Vicky Welch of Vicky & Team, 203.215.4990



A View to Sea | Duxbury, Massachusetts | \$4,700,000

Timeless 1851 6BR/5+Bath waterfront estate set on 9.61 acres In Duxbury Village.
Elegantly updated 7,000sf offering exterior patio area with I/G pool, hot tub,
outdoor kitchen, new lower level theatre, game room, gym and pool house.



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