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Influenced by the 20th-century Prairie style, a home on the coast of France gets a dreamy modern makeover.

BY MARY GRAUERHOLZ

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BY J. MICHAEL WELTON

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KAÁ designs an ideal home on the beach with lots of room to grow for a young family.

BY MARY GRAUERHOLZ

ON THE COVER PLAYGROUND IN O'AHU BY ARCHITECT PETER VINCENT; LANDSCAPE BY RICK QUINN AND SURFACEDESIGN Page 44 PHOTOGRAPH BY KYLE ROTHENBORG

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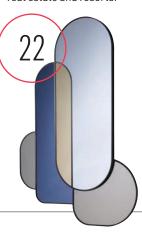
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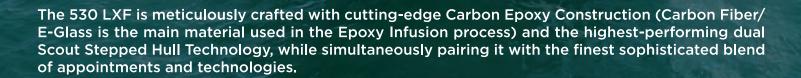
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Scout

editor's letter

WHAT'S YOUR FAVORITE COASTLINE?

This is a very tough question for me to answer-I love the British Isles and the

windswept cliffs of Cornwall, England, the port towns of Italy's Amalfi Coast, and the clear warm waters of the Caribbean.

But perhaps the coastline I treasure the most is in my own backyard. My home is Cape Cod, and one of my favorite stretches of coastline is the Cape Cod National Seashore from Chatham to Provincetown, this brilliant sweep of soft sand offers a warm playground in the summer with waves lapping at the shore. In winter, the Atlantic rages in all its power and glory, and the beach becomes the perfect place to walk (often buffeted by Artic winds) and contemplate the meaning of life.

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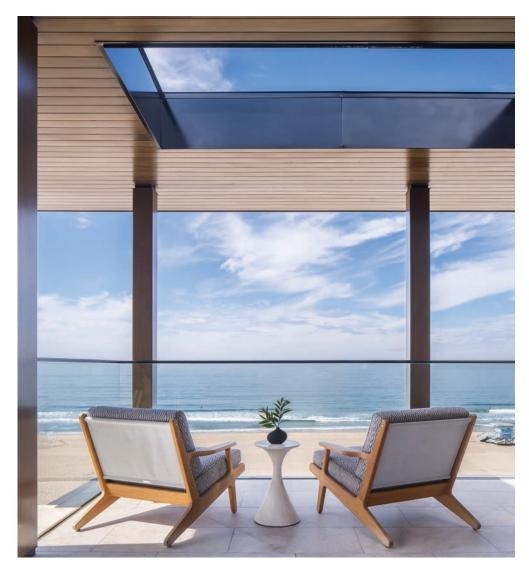
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Whether a calm sea or a thundering ocean, I've always been drawn to the beauty of its blue vastness. In this issue, we visit several different coastlines and the homes that grace them-from the lush tropical beaches of O'ahu to the frolicking waves of Dana Point and Manhattan Beach, California, to the tranquil waters of Sag Harbor, New York, and the sandy dunes in the South of France.

Theresa Obermoser, founder of TO Interior Design, transformed a 1910 Cap Ferret, France, home inspired by Prairie-style architecture. Injecting the home with a bohemian vibe and elegant atmosphere, she allows the sea to become a beautiful focal point.

KAA designs a beachfront retreat on Manhattan Beach, where harmony is created through a balance between privacy and openness. It is a casual environment that effortlessly weaves entertaining for both family and friends with timeless, authentic architecture and views from every room.

Overlooking Morris Cove in the Hamptons,



interior designer Allison Babcock's home reflects the easy livability that she designs for her clients, with a focus on comfort and color palettes that complement the tremendous water views. The mix of vintage and new furnishings, artworks, enticing colors and fabrics, and abundant vistas, bathed in soft sunlight and shadows, is perfectly at ease.

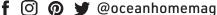
Tell us what your favorite coastline is!

Nancy E. Berry, Editor

Views of the SoCal coastline. Design by KAA: location Manhattan Beach





















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contributors



JENNIFER SPERRY

Jennifer Sperry specializes in articles about homes. She enjoys interviewing the owners and designers in order to personalize the story of a property's evolution. Previously, she worked as an editor. Her off-duty activities include slowly fixing up her 1880s house and spending time with her husband and two young daughters.

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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.



J. MICHAEL WELTON

As an architecture, art, and design writer, Welton's work has appeared in The New York Times, The Washington Post, and Dwell magazine. He is architecture critic for The News & Observer in Raleigh, North Carolina, and is author of *Drawing* from Practice: Architects and the Meaning of Drawing Freehand (Routledge: 2015). He is also the editor and publisher of a digital design magazine at architectsandartisans.com.



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■ INTERIOR DESIGN



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When interior designer Allison Babcock set her sights on her own new waterfront home, she relished the chance to sit at both sides of

she relished the chance to sit at both sides of the worktable, as client and designer.

"It was exciting and intimidating," says Babcock, principal of Allison Babcock Design in Sag Harbor, New York. Like so many homeowners, she had a timeline, a budget, and many ideas from her family to sift through. But thanks to her intuitive sense of design and how it relates to architecture, she and her family love the house and its potential to evolve over time.

Overlooking Morris Cove in the Hamptons, Babcock's home reflects the easy livability of the interiors that she designs for her clients, with a focus on comfort and color palettes that jibe with the tremendous views. The mix of vintage and new furnishings, artworks, enticing colors and fabrics, and abundant ocean views, bathed in soft sunlight and shadows, is perfectly at ease.

Inner reflection has long been a springboard for Babcock. "I started by osmosis," she says. Growing up in Charlottesville, Virginia, surrounded by the influence of Thomas Jefferson's Monticello and other classic architecture, she felt a spark early on. "As a girl I was constantly rearranging my room," she says. She







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■ INTERIOR DESIGN



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eventually worked with the Richmond, Virginia, designer Nan McVey, and thoroughly learned her craft with Cullman & Kravis in New York City.

Reflections of her rich background pop up throughout Babcock's home, which she shares with husband Luke and their two teenage daughters. In the first-floor open living area is a striking vignette of a 1960s teak console, 1970s cork lamp, and a painting by the Vietnamese artist Le Than Son, all topped by a whimsical chandelier from Moooi Lighting. More soft sunlight spills from the adjoining French doors, where lush ferns provide their own deep color. On the other side of the house are views of Morris Cove, part of Upper Sag Harbor Cove.

"I migrate toward more transitional and minimalist; cleaner lines and fewer things," Babcock says of her philosophy. "We're bombarded with messages all day long. I like the home to be quiet and restful." She has long been attracted to barns and small farmhouses: the coziness, simplicity, and lack of pretense.











Akima Kai is a professional underwater photographer with over twenty years of experience.

When she opened her own gallery in Hawaii in 2019 she also began making her own Ocean art in addition to her photography.

Her one of a kind, handcrafted pieces of original art are inspired by and made in the surfing capital of the world: North Shore, Haleiwa, Hawaii. Using only locally grown reclaimed wood and epoxy resin, she likes to think of her wood art as breathing a second life into the tree.

Akima has lived and traveled to over thirty countries, spending most of her time in the water.

The blue of the ocean, its white waves, sea breeze and marine life are her sources of inspiration.

Visit Waimea Blue Gallery in Haleiwa, Island of Oahu to see Akima's work. www.AkimaKai.com | (808) 647-0980 | www.WaimeaBlue.com | info@waimeablue.com ■ INTERIOR DESIGN

Her own home, designed in collaboration with the architect Blaze Makoid of nearby Bridgehampton, along with local builder Greg D'Angelo, is a modern take on a barn, with three rectangular structures topped by a pitched roof and centered with a courtyard. The house is a fit with the Hamptons' laid-back mood and outdoor lifestyle. "I really appreciate natural light, bringing the outdoors inside," Babcock says. In fact, she and her family rarely need to turn on lights during the daytime.

One prime gathering spot on the first floor is the kitchen, with an island and countertops of Jet Mist Granite with a honed finish. A divider separates the kitchen from the dining room and cunningly hides any kitchen mess. It also serves as a niche for cookbooks. Curtainless windows shed just the right amount of light. Throughout the house, white oak flooring and cabinetry, and walls painted in Calm by Benjamin Moore, create a tranquil background.

The adjoining dining room is anchored with a table by Rotsen Design in Miami. The table's single walnut slab sits on an acrylic base, appearing to float. When the Babcocks have a party, the chairs, from the online marketplace 1stDibs, are easily moved. Upstairs, two bedrooms and Babcock's office are tucked off a hallway lined with family photos.

The yard is filled with low-maintenance plantings, including evergreens, ferns, boxwood, and Japanese switchgrass.

Sweet box shrubs scent the air in springtime. Separating the front of the house from the backyard and the pool is a slatted gate that casts bands of light and shadows.

Indoors and out, Babcock mostly wanted her family's Sag Harbor home to be welcoming. "We live a very active life," she says. "I needed the house to be low maintenance, clean looking, and relaxed, without it being a lot of work. I don't believe in things being absolutely perfect. That would be very hard to live with."







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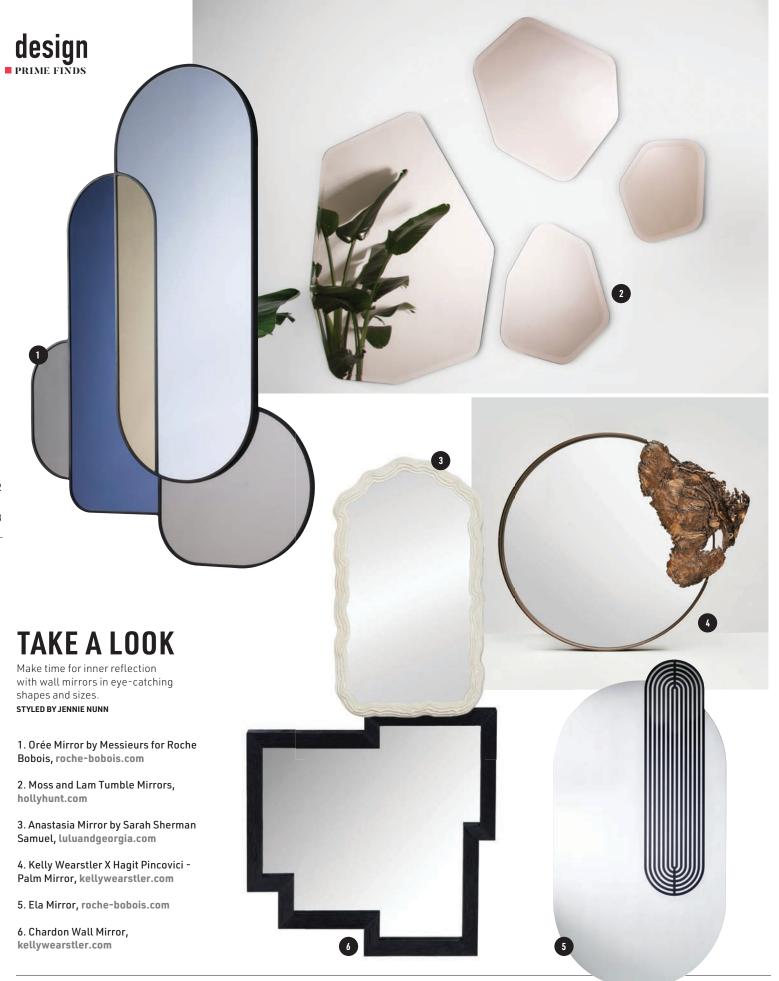












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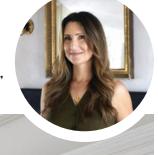


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■ GUEST DESIGNER

"The bones of this space are stunning, and we wanted to enhance the drama of the large wall of French doors that allow light to flood in from the terrace. The vision was to create a layered and elegant great room that still captured the barefoot ease of the coast. The coastal nods were subtle in the form of texture and nuanced details exploring a palette outside of the typically misty blues of beach homes [with warmer sands, clays, and terracottas], that when paired with jute and white linen, still feel breezy."

–Jess Weeth, founder and principal of Weeth Home, Rehoboth Beach, Delaware





EASY BREEZY

For a family home in a wooded neighborhood in Rehoboth Beach, Delaware, a local designer helps refresh a living room fit for both large and small gatherings, while retaining character, function, and flow.

BY JENNIE NUNN STYLED BY JESS WEETH

1. Mr. and Mrs. Howard
Parker Sofa for Sherrill
Furniture in Gatlinburg
fabric topped with
pillows in Indos
Etruscan fabric by
Brook Perdigon Textiles.
"It's the perfect
pattern that catches
your eye without
stealing the show."

2. Custom Arcadia Coffee Table in ebonized oak by Made by Shoppe Amber Interiors. "I love the dark, inky stain and the contrast of the rush shelf detail."

3. CR Laine Liv 2010 daybed with a custom

upholstery design with a centered stripe in "Rattan" in Jet by Clay McLaurin Studio. "This unique fabric application is one of the most special details in the space, really becoming the focal point of the room."

4. J. Randall Powers for Visual Comfort Hackney Bridge Arm Floor Lamps in handrubbed antique brass. "They flank the daybed, providing the coziest ambiance in the center of the room

as soon as the natural light starts to fade."

5. McGuire Originals Bercut Lounge Chairs. "The leather side panels and buckles add a little bit of richness and tension to the space."

6. Original Tapestry
Painting by Chelsea
Fly. "I knew we wanted
an oversized piece of
art, but it needed to
ground the space
without overpowering
it. The watery scene in
muted sepia tones was
perfect, and we chose

a tapestry-style hanging to emphasize the organic feeling of the brushstrokes on linen fabric."

7. Chandeliers.
"This was a custom
commissioned design,
inspired by a fixture
our client loved from
her travels. There are
two in the space. The
dark iron and brass
details are elements
we pulled into other
pieces in the space."

8. Sherwin Williams "Aesthetic White" with Sherwin Williams "Pure White" trim and ceiling. "The Aesthetic White [7035] was the perfect warm white with depth to keep the large space bright but not cold."

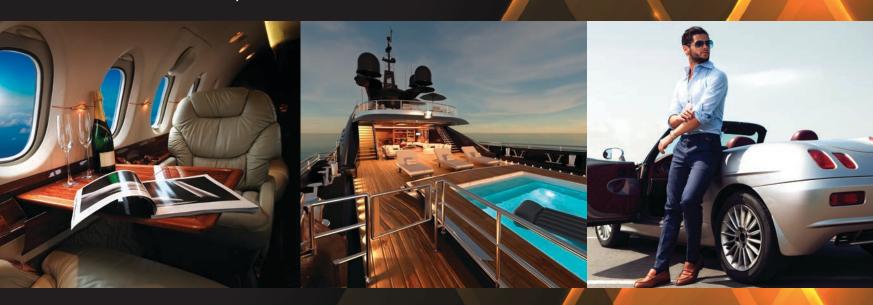
9. Mr. and Mrs.
Howard Speakeasy
Swivel Chairs for
Sherrill Furniture
upholstered in a light
terracotta-colored
linen blend. "The
angled shape of the
arms is so elegant,
almost camouflaging
the fact that they are a
crowd favorite in
terms of comfort."



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"The concept was to have an open and inviting space where family and friends could gather."

-Abby Gruman, owner and principal designer, Abby Leigh Designs, Tenafly, New Jersey



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MIXING IT UP

A New Jersey-based interior designer dreams up the ideal kitchen and dining room space with hints of glamour and a thoughtful blend of materials in her family home.

BY JENNIE NUNN

STYLED BY ABBY GRUMAN

For her own kitchen and dining room, designer Abby Gruman of Abby Leigh Designs in Tenafly, New Jersey, knew she wanted to incorporate subtleties of glamour. "I decided to mix in brass pendants to warm up the space and give the

kitchen that homey, lived-in feeling," adds Gruman. "I'm a glam girl at heart with a love for history so I love mixing eras and styles."

The home, purchased by Gruman and her husband one year before the pandemic, was intended to

provide a respite from their once buzzing life in New York City with a careful combination of metals, materials, and furnishings. "I wanted to create a relaxed environment for my children where nothing felt off-limits," says Gruman. "I also love entertaining friends, so I wanted it to feel upscale but also relaxed. I have always loved the Pierre Jeanneret dining chairs and knew I needed something similar in my home. I chose to use them with a black base to create a

more modern feel."

Now, the multifunctional space is calm, yet cohesive. "I love that it feels warm and inviting from the second you step into the kitchen," says Gruman. "It is also unique and doesn't look the same as every other white kitchen we are so used to seeing. It has an eclectic feel."

1. Artistic Frame dining chairs and cushion fabric by Kelly Wearstler, kellywearstler.com

- 2. Park Ave. Dining Table, desiron.com
- 3. Resin Everyday x-large bowl by Nashi Home, nashihome.com
- 4. Cloud pendant by Apparatus, apparatusstudio.com
- 5. Precision small pendant by Kelly Wearstler, kellywearstler.com
- 6. High Woven Back Stools by Mark Albrecht Studio, markalbrechtstudio.com

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DESIGNED BY RYAN HUGHES DESIGN BUILD, PHOTOGRAPHY JIMI SMITH

design



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Low-profile, contemporary furnishings defer to the ocean views beyond in this contemporary Dana Point residence.

OCEANHOMEMAG.COM



beachfront enclaves and Dana Point's most exclusive gated community. The Strand at Headlands is prime real estate, situated in the Monarch Beach area halfway between San Diego and Los Angeles. Developed on land that was privately owned by one family since the 1920s, the transformed 121-acre parcel now boasts custom homes, a beach club, walking trails, and one mile of pristine coastline.

When interior designer Megan
Dufresne's clients purchased a waterfront
lot in The Strand, they envisioned a
generational home for themselves and
their three college-age children. The
resulting 7,000-square-foot, three-story
home, designed by architect Geoff
Sumich and built by RJ Schwinn
Associates, was finished in 2015. Leaving
the traditional tone of their previous
residence behind, the couple eagerly
embraced Sumich's modern sensibility.

After living in the new home for a few years, they hired Dufresne to help finish the home in 2021. "The modernity was a departure for them, so we had to phase out some of their traditional pieces and introduce more contemporary elements," explains the designer.

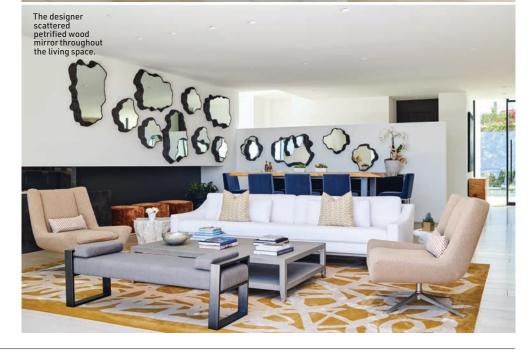
"Since the structure is super modern, with living spaces spread across multiple levels, the interior felt a little cold, and there was a lot of blue in the existing furnishings," continues Dufresne. "My goal was to strengthen the palette by introducing warmer tones: browns, greens, and mustard. My clients knew they loved color; they just didn't fully know how to execute it," she adds.

The main floor is anchored by a cool, contemporary kitchen, with a bank of white oak cabinets finished in a striking black stain. Leathered quartzite on the perimeter counters and backsplash mimics the black wood's look, maintaining a crisp, cohesive presentation. "The cabinets are encased in a waterfalling frame of untreated white oak to lighten the effect and keep the mass from feeling overly heavy," says Dufresne, adding that the bank's opposite side doubles as a butler's pantry.

Dufresne left the adjacent dining area simple, partnering upholstered Restoration Hardware chairs with a reclaimed oak table. In the family room, which is open to the kitchen, a painting by contemporary artist Andrea







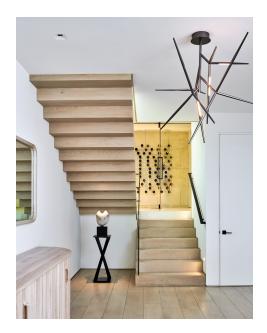
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Right, clockwise from top left, An artistic sideboard, custom crafted from bleached walnut, greets visitors upon entry. Another of the entry's sculptural furnishings is this live-edge console table. On the home's lowest level, Dufresne efficiently lined up theater seating, a dining bar, and kitchenette.



Since her clients love to entertain, the main living area includes a bar, enclosed on one side by a three-quarter-height wall that challenged Dufresne to get creative with wall décor. She explains: "We scattered petrified wood mirrors by Palecek throughout the space. The idea was that guests could be facing the wall with the ocean behind them but still see the water's reflection." A built-in cabinet keeps glassware and accessories neatly organized and out of sight.

This bar destination opens to the formal living room, where the low profile of the Restoration Hardware sofa and chairs helps maintain sightlines towards the view. "This



part of the house faces west and receives constant sun," says Dufresne. In response, she chose a Holly Hunt swirl area rug executed in Sunbrella yarns and had most furnishings reupholstered with fade-resistant indooroutdoor fabrics.

A preferred hangout spot for the kids and their friends is the theater room on the lowest level. Working with an existing white leather sofa, which reclines, Dufresne created a refined seating area with green velvet ottomans, a comfy armchair, and upholstered coffee table. "We wanted to avoid that typical look of recliners, recliners, recliners," says the designer with a smile. An ivory Flokati rug adds decadent texture.

Behind the main screening area is a kitchenette hidden behind barn doors. Dufresne's woodworker, Orin Shochat, crafted the doors as well as the front entry's sideboard out of bleached walnut. Also in the front entry, a live-edge console table—"essentially a half-

moon slab of wood," notes the designerintroduces a rustic California vibe.

Sculptural furnishings continue in the powder room, where the pedestal sink is no less than a basin of formed marble. Limestone tile lines the walls. "We partnered a few materials in this small space, but it still reads as modern and clean," says the designer.

Dufresne, who founded her firm in 2007, is currently hard at work launching a showroom in Rancho Mirage. When she's not traveling to destination projects across the country, she typically works in the beach cities of Palos Verdes, Rolling Hills, and Manhattan Beach, among others.

A SoCal native who grew up visiting job sites and drafting blueprints with her contractor father, Dufresne was perfectly positioned to elevate the aesthetics of this modern masterpiece. She deftly maintained its spareness and restraint without sacrificing warmth, color, or comfort. *



MATERIAL WORLD

IN COCONUT GROVE, BRILLHART ARCHITECTURE BLENDS CONCRETE, GLASS, AND STEEL FOR MAXIMUM EFFECT

BY J. MICHAEL WELTON

PHOTOGRAPHS BY MICHAEL STAVARDIS

Three floods in 12 years led Brad Herman

to an abrupt epiphany about his Coconut Grove home: "After Hurricane Irma in 2017, there were three to four feet of water in the house and I said: 'I'm over this,' and I decided to raze the house and build a new one."

He endured a final six-month cleanup at his 1923 Spanish Mediterranean Revival on a canal 900 feet from Biscayne Bay, then toured Miami to scope out new homes and their material palettes. One in particular resonated. It was designed by Jacob and Melissa Brillhart of Brillhart Architecture.

"I contacted Jake," he says. "And I discovered that what I wanted and what he could do gelled." Herman wanted an urban industrial look, with materials that could stand up to South Florida's rising waters, steamy climate, and salty air. Since the Brillharts had been practicing their savvy brand of tropical modernism since 2007, they were a natural choice. "We bounced some







ideas off each other," he says. "It came down to concrete, glass, and steel."

It was a smart move. Miami's sea level is expected to rise 10 to 17 inches over the next few years. There's a FEMA mandate that a new home's first floor must rise 12 feet above grade. So the initial design idea was a no-brainer: Build the house above any flood threat.

Stilts were one possible option, but Herman demurred—and his architects looked back to Swiss modernist Le Corbusier. "This was built with three Corbusian sculptural columns, or cilopes, at the bottom in a grid," says Jacob. "There's a stiffness to them, and they're large enough to house storage space in the garage."

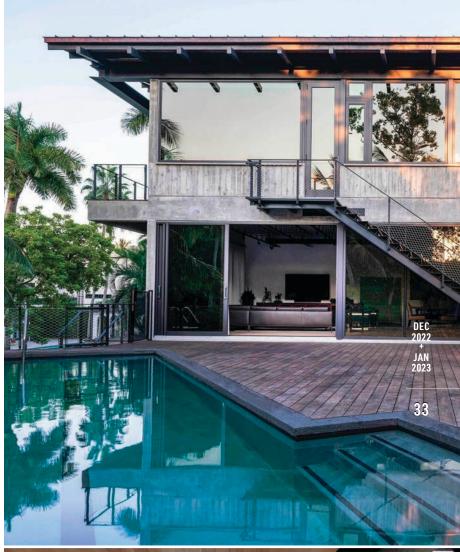
Then there's a series of slender steel columns for further support of two upper levels. The ground floor is also home to a small, artificial-turf-clad soccer field for Herman's son. Now when sea waters rise, damage will be minimal.

"The bigger idea is that the ground plane is sort of an afterthought," Brillhart says. "You come in past a coral rock wall, saved from the original homesite, to concrete piers that hold up the house. There's practicality, but it's beautiful."

Clockwise from above, The ground level is designed for driving under the house, parking, and entering the living spaces above via stairs.

The Ipe-clad deck on the second level, with swimming pool, is 3,000 square feet.

The kitchen is open to the deck and pool, with stairs to the right that lead to bedrooms and porch on the third level.





JAN



Herman now drives under his house and ascends a stairway to a breezy, open-air deck and lap pool. "The deck on the first level with the pool is 3,000 square feet, and we added another 500 square feet on the porch above," says Melissa Brillhart. "It's a total of about 6,000 square feet, with the understory deck and the porches above."

Besides the Brazilian Ipe deck on the first level are enclosed living and dining areas, as well as kitchen, gym, bath, bedroom, and powder room. The master suite, two bedrooms, and two baths are above that. "Every bedroom and every living space has outdoor space connected to it," Jacob says. "It's only one room deep, so they're immediately connected with balconies, decks, and windows—it's an important part of living in the tropics."

The material palette was limited but imaginative. "I wanted a minimalistic house, but not one without any warmth," Herman says. "The entire interior upstairs have vaulted wooden ceilings, and there are exposed glass and concrete walls."

The concrete was board-formed from Western cedar. "That gives an incredible texture to the home, so it doesn't look like a concrete box," he says. "People ask: 'What kind of wood is that?' because it has the texture of rough cedar."







The Brillharts worked with general contractor Martin Rodriguez to bring the concrete to life. Trained as an architect, Rodriguez sees eye-to-eye with Jacob. "We have a real cohesion," Rodriguez says. "And we really care about our concrete—it has to be perfect, poured at the right temperature on the right day."

The roof is steel-framed and copper-covered, with overhangs kicking out three-and-a-half feet so rain doesn't run down the structure's side. Insulation was added below the copper to keep it cool, with plywood beneath. "It's an Oreo sandwich with black plywood, white high-density foam insulation, and then the roof," Herman says. "It's seven inches thick and rated R-40—it's incredibly

efficient and it gives us a nice, thin roofline."

In essence, as Melissa Brillhart says, the structure itself is the architecture. "All our projects use the chemistry of space as ingredients—they create atmospherics that affect us emotionally," she says. "You can feel the site, weather, material, light, color, craftsmanship and local hands doing the work."

Adds her husband: "You feel the weather with the overhangs," he says. "The house is ready for the rain, and you feel the wetness."

Then there are the serendipitous beams of light that penetrate, cathedral-like, between deck boards. "It's a happy accident," he says. "The natural world did its thing."

But it had huge help from a material-driven team of architects. •



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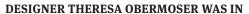
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lockdown at a ski resort in her hometown of Kitzbühel, in the Austrian Alps, biding her time during the pandemic, when a homeowner approached her about designing the interiors of his family's vacation house, in the Le Cap Ferret area of southwest France.

"I was very excited," says Obermoser, the founder and creative director of TO Interior Design, based in London and Vienna.
Besides it being her first project in France, the home's chic charm and oceanfront setting—in view are the Dune of Pilat (the tallest sand dune in Europe) and Arcachon Bay—made the project irresistible.

The home shines with history. The large 1910 bungalow, similar to other homes in the area, has influences of Prairie style, the early 20th-century school of architecture whose founders include the renowned Frank Lloyd Wright. The family members, who travel to the house for vacations from their homebase of Paris, had filled the



The home's property opens onto a swimming pool and terraces, softened by natural plantings. Dining al fresco is an elegant alternative.

Opposite, The family's treasured heirlooms, including a 400-year-old painting and ancient clay pots, blend beautifully with Obermoser's modern flair. The timber ceiling is original to the 1910 home.







house with their own history of grand journeys and special family pieces. The client had seen Obermoser's work and was drawn to the deft way she has injected a Bohemian vibe into elegant interiors.

Obermoser also knew that the brilliant turquoise water, just steps from the house, would be a stunning natural element and influence on the home's interior. As Obermoser says: "I would never say no to a project on the beach."

The family's request was simple: to bring the 2,150-square-foot house into the 21st century and add a bit of modern, casual flair. "It's beautiful when you can work with history," the designer says.

It was critical that the home itself—which appears to be built of wood but is actually concrete—maintain the same exterior, in keeping with the local architectural style. Enormous windows face the ever-changing waters of the bay. "You can't escape the view," Obermoser says. She felt strongly that "the ocean should be allowed to be itself," and chose a neutral chromatic palette with earthy colors for the bedrooms and living area.

The main floor revolves around the living room and dining room, which are separated by open shelving, a family piece. The area fully opens onto a tranquil swimming pool and greenery, including pine trees and native

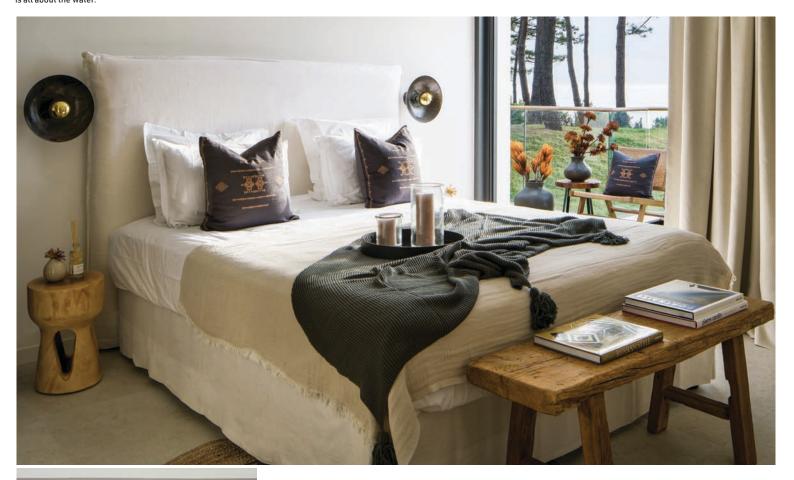


Theresa Obermoser, founder and creative director of TO Interior Design, is based in London and Vienna. She would like to bring her work to the United States.

Opposite, The living space opens to the views. Built-in shelving displays a collection of pottery.



The bedroom continues the earthy palette of colors and natural textures. The grand view is all about the water. Opposite, The airy dining room mixes sleek modern design with Obermoser's light bohemian touch.





grasses, all of it flanked by terraces. The kitchen is tucked to one side, away from the activity of the rest of the house.

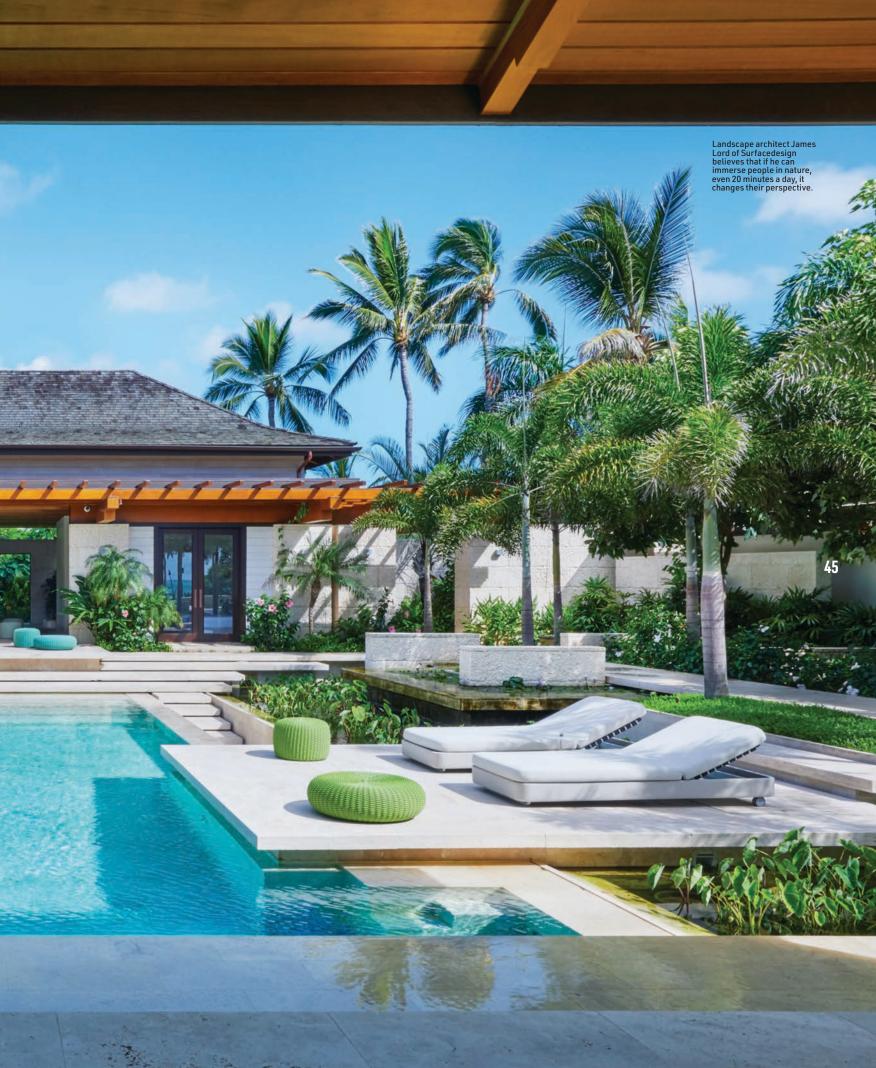
The living area, with its original timber ceiling, is furnished with a mix of the family's antiques and fresh additions from Obermoser that modernize the mood. The shelving behind one of the sofas is lined with ancient clay pots, all heirlooms. "We used a lot of the family's antiques," she says. Throughout the main floor, natural materials such as wood, ceramic, and linen provide a gentle segue to the outdoors.

Below the main floor is a basement that includes a cinema, bar, game room, gym, and sauna. Tropical wallpaper gives it an appealing ease, while wood panels lend intimacy. Green marble and goldleaf wall lamps behind the sleek bar are elegant yet discrete. Four large mirrors facing the window reflect the garden, beach, water, and sky.

At times, the interiors of the main floor evoke the breezy style of oceanfront California and Florida homes. Obermoser is very fond of the U.S. and would like to work on projects in North America. Most of her work is in Europe, but France had eluded her until the Le Cap Ferret project came along. (Since then, she has finished the interiors of the Paris branch of the Australian bank Macquarie and a Parisian apartment.) "This home was my breakthrough in France," she says.

What a breakthrough it is. Today the impeccable home and elegant beauty of Le Cap Ferret are in perfect harmony with the mesmerizing water view outside the spacious windows. "I like to say that the house is an invitation to contemplate the changing horizon of the ocean," Obermoser says. "No matter where you are in the house, you have this magnificent view." *







Blustery winds and an idyllic view guided the collaborative design of a luxury resort on the island of Oʻahu for a married couple, their four children, and their extended family.

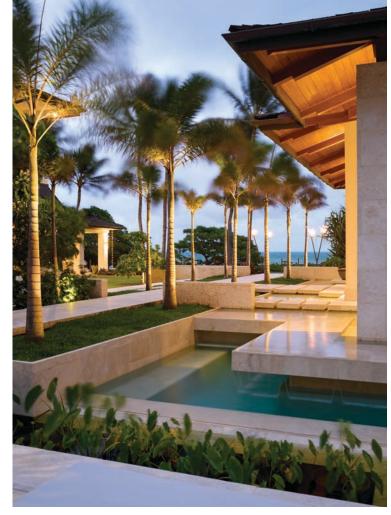
"The site is beautiful, but there are high winds," says architect Peter Vincent, who's practiced in Honolulu for 30-plus years. "Having a chef's kitchen and outdoor dining out of the wind was part of the program."

The rest of it? There was the renovation of a developer's 2010 spec house—and a new guest house, swimming pool, and pavilion/dining area/gathering space.

All are aligned along a walkway laid in Peruvian limestone—a travertine path lined by an allée of palm trees—that leads eyes past beach and breakers to a pair of islands. "It separates the more private family spaces on the left and the entertainment spaces on the right," Vincent says.

The clients searched long and hard to find this site. They looked on the Big Island, only to discover cliff-dwelling homes, not The view from the pool pavilion is out to two islands off the coast.

The central walkway is lined with an allée of coconut trees.











beachfront properties When they came across this house and its adjacent vacant lot, they rented it for a week—a test drive of sorts.

Within three days, they'd arrived at how to lay out the property. "We knew we had to buy the adjacent lot, put the pool behind it, and the guest house behind that," the husband says.

Once it had all been designed and built, Vincent recommended local landscape architect Rick Quinn, principal of HHF Planners, and San Francisco-based Surfacedesign. Its founder, landscape architect James Lord, is a graduate of Harvard's landscape architecture program who cites Italian architect Carlo Scarpa and Brazilian landscape architect Roberto Burle Marx as key influencers.

Here, that kind of design heft shows up—in spades. "We had a meeting in Los Angeles, and Surfacedesign presented the idea of a tide pool garden," Vincent says. "I'd envisioned a courtyard and a fabulous landscape, and that's what they brought to the table, with different levels of pools inside and out."

Lord and Surfacedesign created a seamless interaction between landscape and architecture, with coral walls that blur the lines between inside and out. They got rid of paved black surfaces, allowing driving on the lawn, an infrequent occurrence here anyway. Then they transformed the entire site into gardens—on the land and in the water. "The way the stones float and meet is the way Scarpa's designs work," Lord says.

"I looked at tide pools that trap bodies of water, where little sea creatures come in and are protected," he says. "A series of low walls out on the lawn act as interfaces with the beach—and we lowered the pools as they move back, so you're protected and do not lose the view."

The pool pavilion features a dining lanai, with a gathering space inside. It was designed with 12-foot columns and a 25-foot tall roof. "That's the height limit, and it's in keeping with the existing two-story house," Vincent says. "It's a really large roof that signifies Hawaiian design, and having the wall height be that tall allowed transparency for the view."

The clients had looked at other properties

"I'D ENVISIONED A
COURTYARD AND A FABULOUS
LANDSCAPE, AND THAT'S WHAT
THEY BROUGHT TO THE TABLE,
WITH DIFFERENT LEVELS







on the windward side of the island, and found gusts that blow up to 30 miles per hour. So here, the wind drove the placement of their swimming pool. "The pavilion blocks

the wind so we can enjoy the pool," the husband says. "Conventional wisdom would be to put the pool closer to the beach, but we put it down behind the pavilion."

It's three feet below grade, and water flows from it down to a living pond. "Surfacedesign created an area between the pool and the living pond, for a sense of being one with the water and the plants and the property," he says.

Behind the pavilion, the guest house feels a little lower, though it is 10 feet tall, with three bedrooms and its own interior living space. "It's positioned so it looks over the pool, through the pool pavilion, and out to the ocean," Vincent says. "It still feels connected but it's buffered from the wind—it's an oasis and a courtyard."

The client's wife is a garden and plant lover, and was involved from the get-go in selections both outside and in. "With James, we came up with the idea of plantings in the bathrooms of the guest house," she says. "There are orchids when you're taking a shower, because I'm fascinated by blooming plants."

Outside, the complex is a series of experiential excursions from the moment of entry. "You arrive, passing through a wall at the street," Lord says. "There's a second wall inside, and you see out to the islands in the ocean." Then there's a secret garden, a new wall, a tidal pool, and another wall. Finally, there's the immersive blast from those Pacific winds. *



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When architect Grant Kirkpatrick met his new clients, a young married couple, his ears perked up at their unconventional approach: There were no demands, no preset notions. They were ready to hear any and all ideas.



Custom-built louvered screens by Louvertec offer an easy transition between openness and privacy.

Opposite, The chiseled stone exterior is softened with plantings by KAA Landscape Architect Michael McGowan. Comfort is the key word in the dining room décor. The ocean, in all its colors and movement, is always in view. The living area balances privacy and lofty views.

Their only wish for their new oceanfront home was that it offer easy movement between indoors and its nature-oriented setting, on The Strand in Manhattan Beach, a quintessential stretch of lovely Southern California coastline. The couple knew that freedom and space to play—inside the home and beachside—would be ideal for their children.

"For the most part, they had no agenda," recalls Kirkpatrick, the founding partner of KAA Design Group in Los Angeles. He and his staff were delighted with the world of possibilities set before them.

The goal of establishing an easy transition between the house and outdoors was perfectly in sync with KAA's philosophy of placing as much importance on a property's setting as on the house itself. "Our work always starts with the architecture and the landscape architecture. It's all about the indoor and outdoor environment and taking advantage of the beautiful setting," Kirkpatrick says. "It's interwoven."

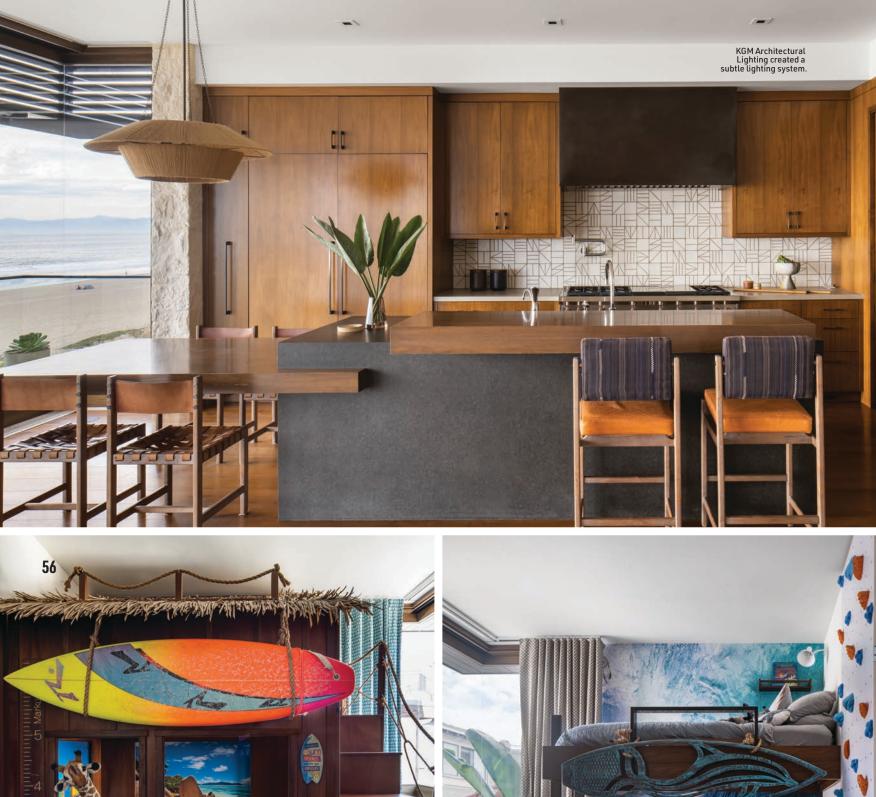
Today the airy three-story, five-bedroom home is warm, comforting, and elegant all at once. Louvered shutters both inside and out give an expansive feel. Other large features—













such as the outdoor room that tops the home and offers a stairway to the pool—make the spaces even more accessible. Below the middle floor, where visitors enter the home, is a playroom with a pool table and bar.

Many layers of materials give the home interest and a dash of sophistication. "Chiseled stone forms the walls for the home, indoors and outdoors," Kirkpatrick says. "We used the warmth of the stone to provoke the notion of indoor-outdoor living. The stone is interrupted only by doors or beautiful millwork." Interior décor, by Lynn Pépe of Pépe Studio, Inc. in Manhattan Beach, embraces the tones and textures of the rugged yet refined architecture.

Custom-built cedar louvered screens by Louvertec, are an easy-on-the-eyes way to control the effects of weather and address privacy concerns. The louvers work in a "lift and slide" system, which seals tightly. As Kirkpatrick says, "You want the views and breeze, but need some privacy and sun control." Limestone floors are refined, sturdy, and easy to clean.

In close collaboration with KAA Landscape Architect Michael McGowan, Kirkpatrick and his staff created the symbolic and physical center of the home: a private courtyard, which replaces a traditional front yard. All the rooms revolve round the courtyard, a beauty with a gentle tropical feel and shade-loving plants such as bamboo and philodendron. The courtyard brings in light and provides a sheltered outdoorsy space where the couple's three small children can play. It also offers a pleasing view through its interior and toward the entry gate and a linear garden.

Nearby is a swimming pool with a hydraulic lift that can lower a stone roof over the pool when more standing space is needed. Within view of the pool is the top-floor outdoor room, located off the primary bedroom suite. Covered with Alaskan yellow-cedar stain for a light driftwood effect, the space gives the parents a view toward both the pool and the ocean.

At its heart, the house is very family centric, Kirkpatrick says: "The clients were very interested in exploring ways for young families to live. Everything is about ease and flow." *

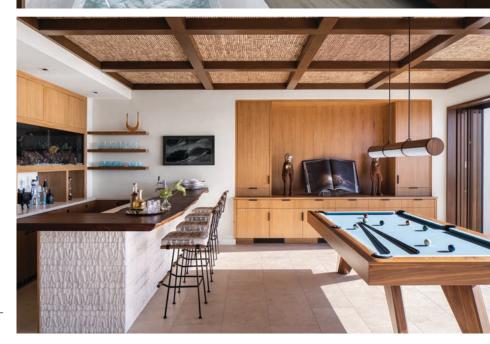
Top to bottom, Easy beach living and panoramic views allow the family to focus on nature and a playful lifestyle.

The primary bathroom suite carries the same mood of elegant simplicity.

The first floor, with a pool table and bar, is all about play.









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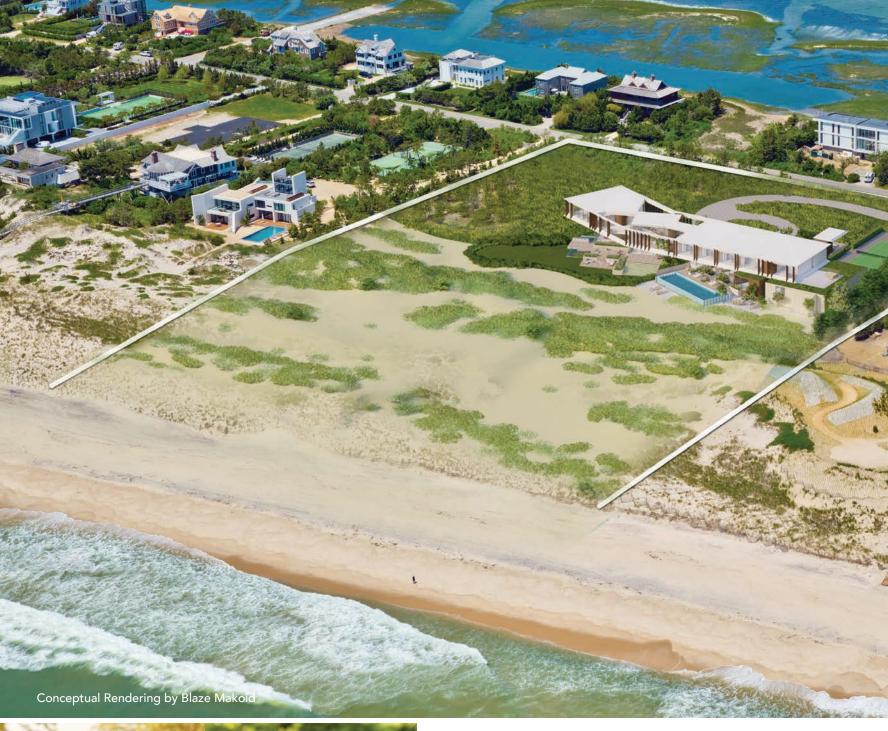
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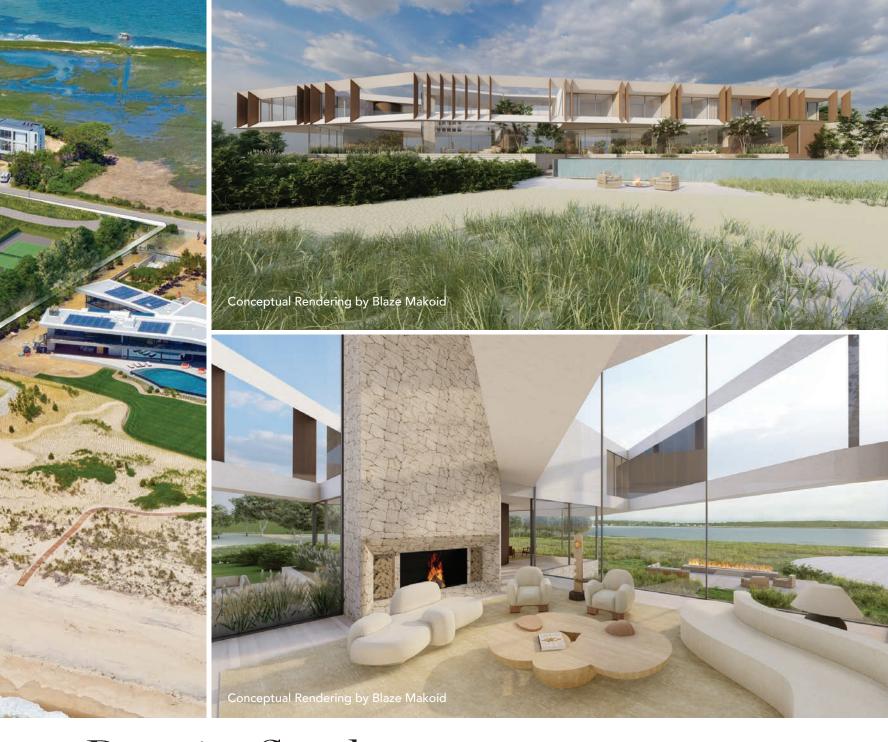
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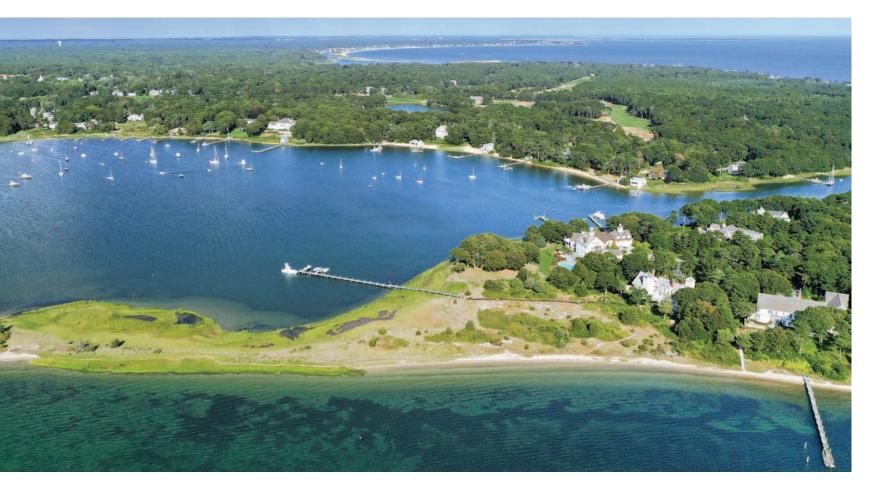
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Cohasset | 724 Jerusalem Road | \$1,395,000 Amazing opportunity to own a 5 acre parcel situated on Cohasset's Gold Coast on Jerusalem Road! The house that sits on the property could be renovated or you could construct a new home. On town sewer, there 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 owhich are ensuite with updated bathrooms. The primary suite with its high ceilings has a luxurious bath with a balloor which are ensuite views. The guest suite complete with living space and large bedroom also has a sauna and private entrance perfect for in-law or au pair. The grounds are sprawling around the home which lead down to water's edge and a dock to launch you Kyak 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 fo 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

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 fill 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 | 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 fireplaced 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 ACI One car garage, plenty of parking for several cars. Located within a short distance of The Commuter Rail and Hingham Ferry to Boston.



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 | 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.



In 2021 Frank Neer personally SOLD over 114 Million! Recognized again in the Wall Street Journal as one of the top 250 leaders in the industry. Top 1 % in the US.

Call Frank to find out what your home is worth in today's red hot real estate market!

Call to find out about New Listings — 781.775.2482



NANTUCKET ISLAND



POLPIS | \$19,995,000 8 Bedrooms, 5.5 Bathrooms



MADAKET | \$4,395,000 4 Bedrooms, 2 Bathrooms



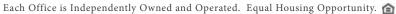
MADAKET | \$3,150,000 3 Bedrooms, 2.5 Bathrooms

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Bahamas | Sotheby's

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ABACO, BAHAMAS



Blue Lagoon Island Private Island | 7 Acres

Private Island, 2 Homes, 4 BR, 4 BA. 1 mile of Golf Cart paths, 2 Docks.

Property ID LE65HP

Mitzi.Pearce@SIRbahamas.com +1.242.577.5438 George.Damianos@SIRbahamas.com +1.242.424.9699 PARADISE ISLAND, BAHAMAS



Sundara, Ocean Club Estates 8 BR | 19,508 sf | 1.1 Acres | \$24,950,000

236' Canalfront. Gated Golf Community. Access to 2 Resorts & Beach Club.

Property ID 48934

Christopher.Ansell@SIRbahamas.com +1.242.427.0082

PARADISE ISLAND, BAHAMAS



Beach House Villa 3

4 BR | 5,250 SF | Private Dock | \$11,500,000

Sandy Beach, 40' Heated Pool, Alfresco Dining, Gym, Lush 0.2525 Acres.

Property ID 49593

Mark.Hussey@SIRbahamas.com Katina.Schopper@SIRbahamas.com +1.242.424.9193

+1.242.422.8462

EXUMA, BAHAMAS



Blue Nirvana in Great Exuma

4 BR | 4 BA | 3,000 sf | \$3,895,000

Meticulously Constructed Villa. Ocean Views, Infinity Pool/Jacuzzi, Beachfront.

Property ID 50660

Jacqueline.Lightbourn@SIRbahamas.com

+1.242.359.2225



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 I bed, I ½ 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





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

EXUMA BEACH RESORT

Exuma Beach Resort, Exuma & Exuma Cays

Beach front Enclave comprising 7 villas: 2 duplex buildings and one triplex building, and 2 carriage houses over 8 garages. A 30' X 30' great room on the main level of every home opens onto a 12' X 30' terrace providing a huge indoor / outdoor entertainment area. An expansive 260' wide tiled deck with 20' X 50' infinity pool and hot tub provides lots of space to swim, lounge, and get together with friends. MLS #46557.









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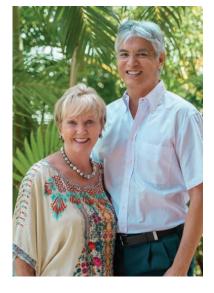
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313 Dunbar Road, Palm Beach

Beautiful In-Town, Lakefront home as seen in Architectural Digest. This gorgeous Mediterranean Villa features stunning water views, Lake Trail access, and Intracoastal boat dock. With interior design by AD100 designer, Martyn Lawrence Bullard, this estate has been beautifully updated with light and bright interiors. Fantastic outdoor living spaces including large interior courtyard with outdoor fireplace, columned loggia with commanding views of the Intracoastal waterway, summer kitchen, and serene pool area with gorgeous tropical landscaping.

Exclusive Offering - \$39,700,000

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