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OCEAN HOME

The Luxury Coastal Lifestyle Magazine

APRIL + MAY 2023

ISLAND INFLUENCE

ON THE COVER
Indoor/outdoor
living on
Maui designed
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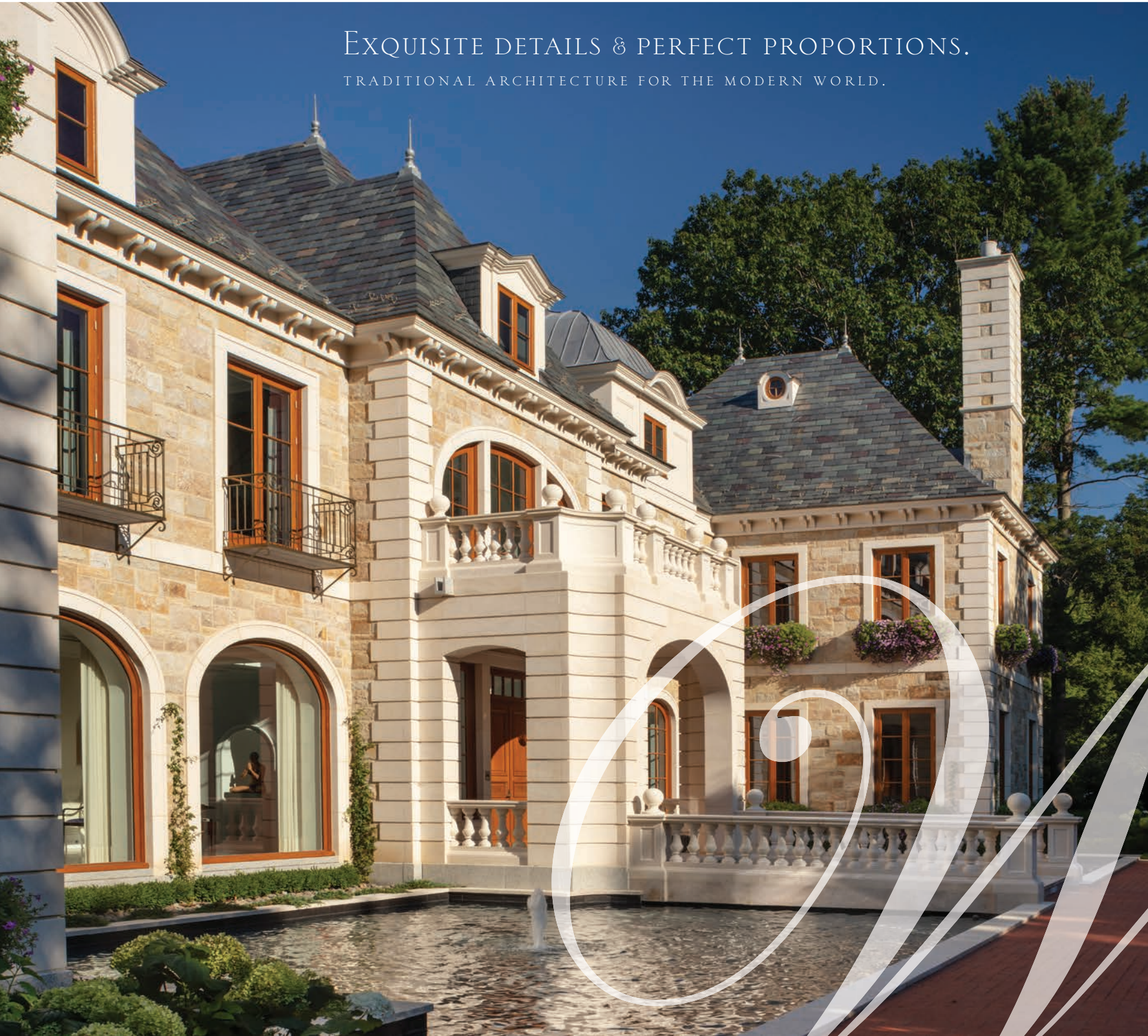
BY MARNI ELYSE KATZ

ON THE COVER HGW ARCHITECTURE DESIGNS A MAUI GETAWAY WITH VIEWS OF THE PACIFIC OCEAN AND HALEAKALA VOLCANO **Page 46** PHOTOGRAPH BY **MANOLO LANGIS**



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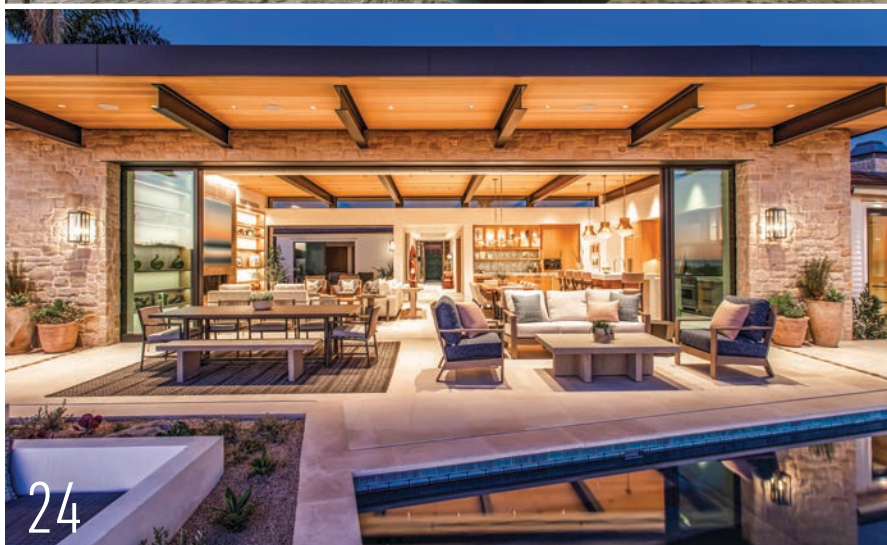
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editor's letter

NOTES FROM THE COAST

ALFRESCO LIVING

For decades architects, designers, and landscape architects have been perfecting the art of bringing the comfort of indoor living outside. What's better than dining under the stars or having cocktails around an alfresco stone fireplace? Outdoor living square footage is just as important as interior square footage when it comes to a home on the coast. From all-weather materials to designer upholstery, the décor industry has made it a breeze to turn our patios, courtyards, decks, porches, lanais, and terraces into ultra-luxurious alfresco living spaces. In this issue, we feature the art of outdoor living through projects from Greenwich, Connecticut, to Alys Beach, Florida, to the island of Maui.

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Interior designer Denise Morrison, principal of Morrison Interiors in Orange County, California, conjured a Corona del Mar home that offered a seamless indoor-outdoor unity with pocketing doors, ample space for entertaining, and expansive ocean views. The home is a gathering place for making long-lasting memories.

On the southwest coast of Maui, architect Mark de Reus took advantage of a narrow lot by directing the eye through the home and out to three small islands in the distance. He maximized visibility and the indoor/outdoor living experience by placing a pool and spa at the edge of the terrace overlooking the Pacific Ocean. He also added two lanais, one open and the other covered. The larger lanai is accessed through sliding glass doors that disappear into walls. "The climate on that side of Maui means you can open it up and live in that luxurious air," de Reus says. "It's one outdoor living area."

On Maui with views of the Pacific Ocean and Haleakala Volcano, HGW Architecture designed a legacy home that celebrates the tropical lifestyle by seamlessly blending



indoors and outdoors, says Randy Hanna, principal at HGW Architecture. At the northwest corner, a dining patio with an outdoor kitchen wraps the open-air indoor kitchen. A sleek ipe boardwalk separates the cooking/dining patio from the pool, jutting into the landscape. This cantilevered boardwalk looks to Molokini and celebrates the commanding view. We hope this issue inspires your alfresco living design.

Nancy Berry

Nancy E. Berry, Editor
nberry@rmsmg.com

The ultimate in indoor/
outdoor living on Maui
by de Reus Architects.

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contributors

MEET THE TEAM



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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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■ ARCHITECTURE

CLASSICAL MAKEOVER

WADIA ASSOCIATES TUNES UP
A 1980S SHINGLE STYLE WITH
NATURAL LIGHT AND VIEWS
OF LONG ISLAND SOUND.

BY J. MICHAEL WELTON
PHOTOGRAPHS BY DURSTON SAYLOR

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Wadia Associates' main challenge for a 1980s Shingle Style home in Greenwich was to open it up to 270-degree views of Long Island Sound.

The teak porch ceiling was based on an Indian pattern, designed by a Wadia Associates architect and carved in Italy.

shelter

■ ARCHITECTURE

A 1980s Arts & Crafts–inspired home in Greenwich, Connecticut, has found new life in the classical vernacular.

That’s because New Canaan–based Wadia Associates advised their clients to gut the interior, rethink the flow of its space, and orient its rooms to 270-degree views of Long Island Sound. When they did, the former Shingle Style gave way to a more traditional look and feel.

It was a complete overhaul with an artisanal approach. The designers reimaged the home’s exterior by brightening its shingles with a light gray tone. Inside, they chose natural light over darker detailing, and delivered a soft touch with all-new fabrics and fixtures.

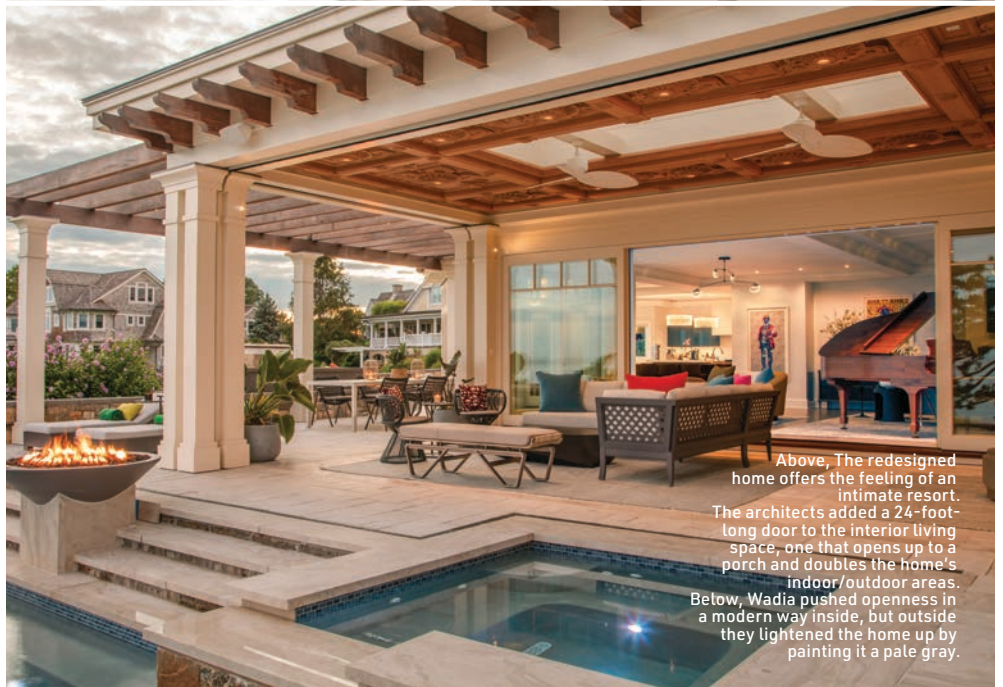
“We took away some of the Arts & Crafts influence inside and added more of a classical approach to the details,” says Saranda Berisa, Wadia’s director of interior design and decoration. “Now there’s air and breath to the home where before the molding was dark and heavy.”

The clients are a young Indian couple with three middle schoolers. They wanted to show an Eastern influence inside and outside their house, and display their collection of Indian art. “They wanted more of their heritage in the space, and with a classical backdrop it’s more conducive to their desires,” Berisa says. “They wanted to feel like they were home.”

The main architectural challenge was to rethink the “L” shape of the main living spaces, kitchen, dining area, and living room. “Functionally, the task was to open up a plan that was convoluted, so that it flows,” says Wadia architect Robert Butscher. “Now each of its three zones has its own identity.”

Case in point: the breakfast room, where a decorative pattern on the domed ceiling offers an Indian touch. “There are plaster moldings applied to the ceiling, and that gives it a light, delicate, geometric design that echoes more traditional Indian design in a modern way,” he says. “It’s an eight-sided pyramid.”

The kitchen features a center island countertop with colors reminiscent of the sea—blues, greens, and yellows. A surrounding all-white Glassos counter freshens it up. Kitchen cabinets alternate



Above, The redesigned home offers the feeling of an intimate resort. The architects added a 24-foot-long door to the interior living space, one that opens up to a porch and doubles the home’s indoor/outdoor areas. Below, Wadia pushed openness in a modern way inside, but outside they lightened the home up by painting it a pale gray.



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Above, A grand piano is the centerpiece of the main living area inside, because one of the clients is an accomplished artist and musician. Left, Plaster moldings applied in the ceiling of the breakfast room give it a delicate, geometric design that echoes more traditional Indian design, in a modern way. Interior designer Saranda Berisa used jewel tones and rich textured wallpapers and lush treatments in plasters.

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between walnut and dark-teal tones. “There’s a wood grain to the cabinetry, with a high-design veneer,” Berisa says.

In the living area the designers added 24-foot-wide sliding windows that open up to a new porch. The addition not only doubles the indoor/outdoor living area space, but also nearly snugs up to the swimming pool, California-style. “Now it’s a space that’s open on two sides and has a very warm, sheltering feeling. It fits the balance between indoors and out,” project architect Melanie Smith says.

That sheltering feeling is enhanced by a hand-carved teak ceiling designed by a Wadia architect and then fabricated in Italy. Again, it’s a touch that emphasizes the couple’s Indian roots. “It was from an image that the clients saw on a trip while we were in the middle of construction; they came back with a photo,” she says.

The designers added a cupola over the main staircase to bring in natural light at the stairhead above, much like a skylight. Then they opened the ceilings up more. And they reshaped the fireplaces for more classical references. “The assignment was to take a good house and make it a great house,” Butscher says.

It’s functional because there were three children to consider. But it’s designed for having fun, too, since entertaining was one of the goals of the client. “It lends itself to the objective of vibrant colors, with a little bit of flair and fun,” Berisa says. “It’s a party house: They definitely like to have people come in and enjoy the fruits of their labor.”

A marble entry invites guests in. There’s sparkling Venetian plaster, walls painted by an artist, plus a quartzite countertop and a mosaic floor in the bath. “We used a lot of jewel tones to pay homage to their heritage,” she says. “There’s a rich texture with wallpaper, and a lot of lush treatments in terms of plasters.”

The 9,000-square-foot house took about 18 months to complete, in the middle of the

pandemic. But now, almost all of its rooms have views out to Long Island Sound, and they still manage to flow easily from one to another. “It’s breezy and fresh and doesn’t feel big either on the inside or outside,” Butscher says.

As they renovated, the architects made significant technological updates to the house. “We ended up with a fabulous, high-tech, and beautiful home, with the detailing and feeling of an intimate resort,” Smith says. “It’s lit up beautifully at night—it’s almost like a little jewel box on the sound.”

Inside, it’s also a series of high-style spaces, with drama to spare. And while its gables outside may still say Arts & Crafts, the classical makeover of this home is light, airy, and open. ♦

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RESERVE A TABLE

Eye-catching dining tables guaranteed to promote dinner conversation.

BY JENNIE NUNN

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1. Maverick Round Dining Table by Darin Geise, Coup Studio, coupdetatsf.com

2. Rio Ipanema Dining Table by Bruno Moinard, Roche Bobois, roche-bobois.com

3. Lancaster Dining Table, Abner Henry, abnerhenry.com

4. Lineage Dining Table in Nero Marquina with White Calacatta, Kelly Wearstler, kellywearstler.com

5. Ida Dining Table in Ebonized Oak, Kelly Wearstler, kellywearstler.com

6. Thomas Pheasant for Baker Furniture Forum Dining Table, Baker Furniture, bakerfurniture.com

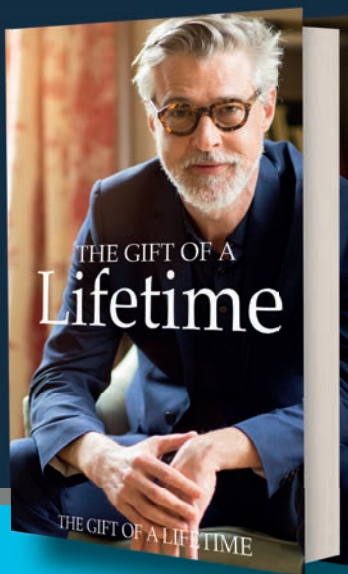
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“This project was so much fun, and our clients wanted fun, whimsy, California cool. They wanted a dining space that was fun for entertaining, comfortable, and casual for their family and something that felt both unique and inviting.”

—Ashley Clark, Creative Director, Skout



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DINNER WITH A VIEW

A dining room in Newport Beach, California, shines with a thoughtful compilation of unique objects and playful touches.

STYLED BY ASHLEY CLARK / WRITTEN BY JENNIE NUNN

1. “Montauk Hemp Linen” Dining Chair, Shoppe Amber Interiors. “These chairs are so unique. Still casual

and comfortable, but a bit elevated.”

2. “Luna” Dining Table, Union Home.

“We selected black oak because there are bits of black throughout the home.”

3. Wine cabinet, original to the home.

4. Table and bookcase accessories, Skout.

“Styling and accessorizing is the very last layer and makes a huge difference. We love layering in one-of-a-kind objects and unique finds.”

5. Pendant lamps, Etsy. “We love this grouping of rattan lights. It feels like vacation.”

6. A Male Model Underwater In a Pool With Scuba by Leonard Nones, for GQ magazine, April 1961. “This photo is such a statement in the space. We

really wanted something oversized that would be a conversation piece.”

7. “Opia” wallpaper, House of Hackney. “We love that little surprise of wallpaper. It is unexpected and adds vibrant colors to the shelving area.”

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“We love this project as it encapsulates the best components of California living—design that enhances indoor-outdoor living and a coastal location and climate with incredible canyon views, lending the feeling of being far separated from the urban environment of Southern California. We curated a neutral color palette and incorporated lots of texture to create warm yet visually stimulating spaces.”

—Laura Brophy, Principal Designer and Creative Director, Laura Brophy Interiors.



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FOREVER HOME

A family in Newport Beach, California, gets help from a local interior designer for an indoor-outdoor living room with ample seating areas and cues from the coastal surroundings.

BY JENNIE NUNN

When designing a gathering space for a family of four in Newport Beach, California, interior designer Laura Brophy, founder of the eponymous local design firm, decided to go big. “The goal was to design a home that would inspire and enable our clients to live their best lives,” says Brophy. “This was a repeat client [who happens to be an accomplished developer] who was building his ‘forever home’ for himself, his wife, and two teenage

sons, and eventually the next generation of his family.”

The expansive, 1,400-square-foot Great Room, comprising the family room, kitchen, and dining nook with an artful blend of Mediterranean and organic modern touches and custom pieces, is adjacent to an outdoor space dubbed the “California” room. “When the accordion doors are open, it feels like one large space,” explains Brophy. “Given the sprawling, open floor plan, it was important for us to create distinct, usable

spaces that were tailored to our clients’ lifestyle. They have very busy social lives and entertain a lot.”

Brophy also layered the high-traffic space with durable materials, high-performance fabrics, and contract-grade furnishings, and created seating for extra guests. “We used two of the same sofas rather than mirroring the chaise locations to create a cozier communal space while still maximizing the available seating space,” adds Brophy. “It’s not

uncommon for them to host 100 or more guests at a time, so we had to get creative.”

1. Rug: “Okara”
Performance outdoor rug,
13-by-18, RH, rh.com

2. Throw: “Siempre”
recycled blanket, Lostine,
lostine.com

3. Sofa: Custom with chaises with walnut bases and performance fabric,
Laura Brophy Interiors,
brophyinteriors.com

4. Pillows on sofa: Jenni Kayne,
jennikayne.com
and custom by Laura Brophy Interiors,
brophyinteriors.com

5. Ping Pong Table:
Walnut ping pong table,
Sean Woolsey Studio,
seanwoolsey.com

6. Stone on living room wall: Weathered brick, same as exterior

7. Black consoles on fireplace wall: “Latigo,” Croft House, crofthouse.com

8. Black large vase on coffee table: vintage

9. Coffee table: “Peterson,”
Mr. Brown London,
mrbrownhome.com

10. Side table: “Hollywood,”
Laura Brophy Interiors,
brophyinteriors.com

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■ INTERIOR DESIGN

CONTINUING THE LEGACY

WITH HELP FROM A LOCAL INTERIOR DESIGNER AND ARCHITECT, A HOMEOWNER PAYS HOMAGE TO A FAMILY HOME IN SOUTHERN CALIFORNIA AND BUILDS ANEW ON THE SAME LOT WITH AMPLE ROOM FOR THE NEXT CHAPTER.

BY JENNIE NUNN
PHOTOGRAPHS BY MICHAEL CLIFFORD



An outdoor seating area for enjoying evening sunsets has lounge chairs by Sunset West. "They are a close-knit family and enjoy spending time together," says Morrison. "They wanted the home to accommodate sleepovers with the grandkids and holiday dinners."

design

■ INTERIOR DESIGN



Left, “We love the expansive feeling of looking at the ocean from the entry on through to the great room,” says Morrison. Right, The great room with Horizon Series #15 by artist Jeff Peters hangs above the fireplace.

Middle, The kitchen has a hand-glazed matte ceramic tile by Mission Tile West and burnished brass- and white glass pendants from Visual Comfort.

Below, The light and bright home office with built-in cabinetry.

Interior designer Kelsey Bigelow kept the house neutral, in beige and off-white, with white oak floors.



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For a Corona del Mar couple, the decision to rebuild on a very specific lot came down to two key factors: nostalgia and family history. “It’s a really sweet story,” says interior designer Denise Morrison, principal of Morrison Interiors in Orange County. She worked alongside architect Christopher Brandon, president and principal architect of Brandon Architects in Costa Mesa, enlisted by the couple to bring the approximately 4,200-square-foot residence to life. “One of the homeowners’ parents lived in the home [built in the 1960s], and it was very loved by our clients and our clients’ children, who grew up visiting their grandparents at the home.”

The couple, who envisioned a light and open house with a cohesive indoor-outdoor flow that captured both bay and ocean views, also wanted to create a destination for family gatherings and a space for new memories. “The home held many pleasant memories for us, and we felt this was a way of honoring those memories,” says the wife. “We wanted it to be comfortable for the two of us while still accommodating a larger group of family and friends. It was also important for the spaces to incorporate existing items, especially art, and integrate them with new furniture and decorative pieces.”

For the overall design, an array of elements and materials were carefully implemented, including a standing seam metal roof; exposed

steel beams; exposed white oak tongue-and-groove ceilings; and natural tumbled stone, along with a warm, organic contemporary aesthetic with calming shades of white, black, and khaki. Subtle pops of earthy reds and terracotta and artwork from the couple’s collection were placed primarily in the entry.

“There was a feeling that this had to be a perfect family home that honored the past and set the stage for the future,” explains Morrison. “Incorporating the homeowners’ important collectibles was key to making this new home feel familiar and respectful of its history.”

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design

■ INTERIOR DESIGN



Clockwise from top left, A cozy outdoor space with ottomans by Lee Industries. "It feels very spa-like and serene," says Morrison of the primary bathroom with soft wood accents. The primary bedroom with a custom bed by Una Malan upholstered in a washed gray-blue linen, and a walnut "Halcyon Bench 1598" from Robert James Collection.

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Design elements throughout the house include stone floors; a dirty kitchen separate from the primary kitchen for prep and cooking; a spacious office with plenty of storage and two large working spaces and a shared peninsula; and an outdoor patio with a full-size pool with an infinity edge. Apart from the outdoor space with drool-worthy, unobstructed ocean views, the pièce de résistance is the Great Room with a powder-coated aluminum coffee table by Alfonso Marina; swivel chairs by Thomas Lavin; a T-Street sofa by HOM (House of Morrison), designed by Morrison and upholstered in a linen-blend fabric; and an oil-on-canvas "Horizon Series #15" painting by artist Jeff Peters that hangs above the fireplace. "It is hard to select a favorite space because we like them all," admits the wife. "If we had to choose, it would be a tie between the Great Room and back patio, followed closely by the office. Honorable mention goes to the art wall."

In the entry, a long corridor creates a sense of arrival and an opportunity to take in the ocean views. "I love their entry and the fact that so much space is devoted to it with so much natural light," adds Morrison. The serene space is dotted with a sideboard made from a single slab of old Caribbean walnut; wall sconces by Allied Maker; a wood carving

sculpture on a pedestal procured by the couple on their travels; and a flat, woven embossed linen wallpaper by Adrienne Laskin & Associates that serves as a perfect backdrop for art. Black-and-white artwork from the couple's collection is paired with a large, commissioned piece by Victoria MacMillan from Salt Fine Art Gallery in Laguna Beach. "The commissioned piece was of Crystal Cove Beach, but they wanted it to depict the area of how it used to look when there were trailers in the area before they were removed in the late 1990s," explains Morrison. "Many of the other art pieces we used throughout were items the couple had purchased on their travels all over the world. Antique rugs and textiles

from Morocco were framed in plexiglass, and there are watercolors from Luxembourg."

With a fresh beginning anchored on such a significant piece of the past, the couple couldn't be happier. "Both the exterior and interior designs exceeded our requirements and wishes," explains the wife. "The longer we have lived there, the more we like it, as does our extended family."

Brandon agrees: "We're thrilled with how this home has been completed, taking advantage of the seamless indoor-outdoor aspect of the design with the pocketing doors, and ample space for entertaining and expansive ocean views. We feel like this home is a perfect example of a Southern California transitional design." ♦

FOR MORE INFORMATION, VISIT morrisoninteriors.com

Akima Kai Ocean Art



Akima Kai Ocean Art

Connect with the raw beauty of the Earth.

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



Above, Jessica Hollander is the founder of India & Purry

Left, India & Purry's apron collection with botanical artworks

that infuse the mundane with the divine beauty of nature.”

In her portraits, Hollander probes the petals and pods, peeling away the pretense to reveal personality.

The hellebores are haughty; the poppies are playful; the scabiosa are showy. The dainty dandelions are demure.

“There’s a quirkiness and sometimes a slight awkwardness to my work that adds edge,” she says.

Growing up in a quiet neighborhood on New York’s Long Island, Hollander was attuned to her suburban surroundings.

“I’ve always had a deep love of all plants and animals, including insects,” she says, adding that India & Purry is named after her two rescue cats, sisters she welcomed into her home around the time she started the business. “My mother, who is artistic, had an organic garden, and she taught me the Latin names of plants. This love of nature has always been my driving force.”

So has her affinity for art.

Hollander started drawing in kindergarten, and after graduating from college with a degree in painting and drawing, she began painting portraits of people, not petals.

Although she still does an occasional personal portrait, most of her work focuses on botanical images.

NATURAL VIBE

NEW YORK CITY-BASED LIFESTYLE BRAND INDIA & PURRY BRINGS TO THE HOME PRINTS INSPIRED BY NATURE.

BY NANCY A. RUHLING

PHOTOGRAPHS BY ALEXANDRA GRABLEWSKI / STYLING BY PJ MEHAFFEY

“I consider my botanical artworks portraits,” says Jessica Hollander. “They are as individual as people: Every flower, every seed pod is unique.”

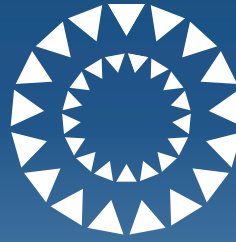
Hollander, the creative force of nature behind the New York City-based lifestyle brand India & Purry, gently traces the outline of a poppy petal on a pillow, admiring its “bewitching beauty.”

“I’m simply obsessed with poppies,” she says. “I love the way the petals are folded

like crepe paper. They are otherworldly and delicate.”

For the last decade, Hollander has been creating décor—everything from bedding and wallpaper to table runners, serving trays, and framed giclée prints—that brings the artistry to the everyday home.

“I’m constantly buoyed by the beauty I see all around me in the trees, in the light, in the water,” she says. “And I want to help people create lovely, happy spaces



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Clockwise from top right, India & Purry wallpaper, art print, and throw pillow; every item in the collection coordinates and is designed to be mixed and matched; the umbrella collection; the home décor collection ranges from lanterns to throw pillows.



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Hollander, a colorist who favors shades of peach and orange and who sees every plant as a sculptural and architectural form, is constantly on the search for beautiful blooms to add to her pictorial garden.

She purchased the poppies, her signature, from a florist in Williamsburg, Brooklyn; she bought the Purple Sheen Sea Hollies from a

local bodega; she picked the Queen Anne's lace by the side of the road in her Greenpoint, Brooklyn, neighborhood; and she plucked the dandelions and roses from her mother's backyard in Huntington, New York.

Painting is a solitary, soothing pursuit for Hollander, who sets up her easel outdoors.

"I've painted in the woods upstate and

deep in Central Park," she says, adding that the al fresco sessions help her reconnect with her artistic roots and the healing nature of the living landscape.

Her product designs are derived from her botanical paintings—small watercolors done in a single sitting and large oil-on-canvas works that can take three to four days of concentrated work to complete.

"I curate a collection for each product," she says, adding that each type of item is individually designed.

She points to the India & Purry Turkish marble coasters, which are available in a variety of patterns and colors. Each coaster in the set of four is a standalone work of art that, when grouped with its mates, forms a different image.

Hollander, who designed a collection of window shades for Hunter Douglas, has plans to expand the India & Purry brand with other licensed work. She recently added resort wear—slacks and caftans—to the line.

"I want to branch out," she says. "I have a true passion for interior design, and I'd like to create a collection for a boutique hotel. And I envision other types of spaces, commercial as well as residential, fully decorated with India & Purry products." ♦

FOR MORE INFORMATION, VISIT indiaandpurry.com

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Architect: Di Biase Filkoff Architects, P.C.; "Pool House for a Hudson Valley Residence;" Photography: Durston Saylor



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Site Specific

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Mark de Reus, partner in the architecture firm that bears his name, designed this coral-stone home for a couple from Sacramento. Right: The home is located in a coastal neighborhood in South Maui, on a gentle slope of the main mountain.



A coral stone house on the southwest coast of Maui opens wide to views of islands in the Pacific.

By J. Michael Welton
Photographs by Travis Rowan

The site may be small, but the views are stunning.

On the southwest coast of Maui, architect Mark de Reus took advantage of a narrow, 102-foot-wide lot by directing the eye, through a 6,000-square-foot home, out to three small islands in the distance.

He kept his design simple. “One of the things I’ve learned to appreciate is that restraint is good,” he says. “There’s a lot of elegance that comes through simplicity—it’s a nice, elegant solution.”

He maximized visibility and the indoor/outdoor living experience by placing a pool and spa at the leading edge overlooking the Pacific. He added an open lanai adjacent to it and a covered lanai next to that. “They merge together in one large, luxurious space,” de Reus says.

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A pool and spa on the leading edge, an open lanai, and a covered lanai all merge together in one large, luxurious space.

Left: Lava fields and native vegetation work their way up to the home, and come right up to the lanai.

Below: The front of the home is designed as a courtyard.





Behind the outdoor spaces is a large casual living area, dining area, and kitchen—one space that merges with the large lanai space through oversized sliding doors.



Interior designers Marion Philpotts-Miller and Anne Tanaka used larger-scaled furnishings, like the huge dining room table, to provide human scale.

Behind the outdoor spaces are a casual living area, dining area, and kitchen. They integrate with the bigger lanai through sliding glass doors that disappear into walls. “The climate on that side of Maui means you can open it up and live in that luxurious air,” he says. “It’s one outdoor living area.”

The architect worked with land planner Don Vita of Vita Planning and Landscape Architecture, someone he’s collaborated with for 24 years, to address the lot. If one challenge was its narrowness, there were also the houses that flank it on either side.

“The view is directional,” Vita says. “We had to deal with that and make sure it’s interesting and take advantage of it in as many places inside the home as possible.”

He placed plantings and walls strategically to block sound and sight to and from the homes next door. After all, people on Maui want to spend their time outside as much as possible, without a lot of visibility. “The climate is very nurturing: It feels just right for your skin, and there’s just enough salt spray in the air,” he says. “And the breezes are always there to moderate the



Philpotts-Miller and Tanaka pulled in the blues of the ocean for furnishings and pops of color in the main living room and lanai.

Left: The interior designers created spaces throughout the home with individual personality, using texture and color so it all flows together, one room to another.

temperature, so you end up living outside—and there’s a flow, inside to outside.”

The clients, a pair of attorneys from Sacramento, California, wanted a home that could double as an escape. They also wanted spaces that were not only easy to maintain but water-conscious, too, because the new house is on the dry side of the island. “There are northeast trade winds, so there’s a wet side and a dry side,” Vita says. “The dry side might get 10 inches of rain a year, but the other gets 115 inches.”

That led the landscape planner to work with a water budget, and he used most of it at the entry. There, he placed water-intensive gingers and heliconia for their color, scent, and deep green foliage that gives a lush and tropical feel.

Carefully placed coconut palms frame views from bedrooms and outdoor spaces. Below the lanai, Vita allowed kiawe and grasses to work their way up to the house. “The thing about designers is that they have to design,” he says. “Sometimes, the genius is to leave it be.”

The architect addressed scale and proportion in his arrangement and composition of living and transition spaces. “You come in from the auto court into a cozy foyer,” de Reus says. “Then you transition from compression to expansion into a larger volume that’s the main gathering space.”

That larger area needed to be a comfortable fit for friends and family. The architect defined it by maximizing its opening for the most drama, merging interior spaces into exterior ones.

“Then you add the materiality. The client liked the use of rich woods,” he says. “We used a number of them on the interior because they’re dark and rich in character.”

While the coral stone cladding the home was imported, walls and ceilings are native ohia wood. Most of the interior furnishings were selected by Marion Philpotts-Miller and Anne Tanaka of Philpotts Interiors in Honolulu. Among the woods chosen for furnishings were ohia, koa, mango, and monkeypod. “You support your local craftsmen in the middle of a pandemic by having things made right on the island,”

Philpotts-Miller says.

A cabinetmaker created the oversized, live-edge dining room table from the trunk of a local tree. The headboard in the master suite and the vanities in the bath are both koa, one of the most sought-after and overcut woods on the island. “It’s like royalty,” she says. “It has dark and medium colors, mixed.”

A sense of calm is the overwhelming takeaway from the interiors, and that’s no accident. “There are soulful and restful components, like a yoga and meditation area upstairs,” says Philpotts-Miller. “It’s a retreat where the clients can find quiet time—a nice approach to designing a vacation home.”

And if they feel a sudden need for drama, they can always step out into views of the Pacific. ♦



On the dry side of Maui where the home is located, clients can open up doors and live in the climate's luxurious air.

Below, Views in the distance are to ocean off the south Maui coast, and the islands of Kahoolawe, Lanai, and Molokai.



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Jeffrey Dungan
creates works
of art in his
home designs.





Architecture as Art

Jeffrey Dungan
creates masterpieces
in his home designs.

By Mary Grauerholz
Photographs by William Abranowicz



For Jeffrey Dungan, architecture starts with art,

pure and simple. The features of fine art that pull our eyes and imaginations—an instinctive play of light, the sensuous use of curves, and shapes that feel inborn—are some of the longtime architect’s favorite principles to draw on in his work.

So it’s only natural that when Dungan, the principal of Jeffrey Dungan Architecture, was asked to design a home in beautiful Alys Beach, Florida, he immediately began to think of natural, pleasing shapes and malleable materials—something, in fact, like a sandcastle.

“One of my favorite things is to dig into walls, nibble around the edges, and carve, like we did as kids with sandcastles,” Dungan says from his Mountain Brook, Alabama, office. “I also wanted to do something that felt simple.” His materials of choice for the three-story Alys Beach vacation home, concrete and stucco, fit his vision perfectly. “With concrete, unlike wood, you have this great flexibility in formwork, and I’ve always been drawn to curves. I just wanted to play with different opportunities.”

Top left, Plush seating blends into the exterior colors of the house, becoming a welcoming space to lounge and enjoy the outdoors.

Left, Dungan’s inspiration of sandcastles can be seen through the use of small windows and curved details.

Above, Concrete and stucco were Dungan’s materials of choice for this three-story Alys Beach vacation home.

Opposite, Curved and circular architectural elements are found throughout the interiors as well.





Rather than a hindrance, Dungan found the Alys Beach design dictum—that homes have a white exterior—to be a lovely opportunity for creativity. “White is powerful; it’s a monochromatic palette,” Dungan says. “You’ve got all this white stucco. Shadow striking a white surface is very pure. I found that to be fascinating. What you’re left with is the detail.”

The home’s exterior details are stunning: deep windows with charcoal-colored frames; a porch with fluted walls; a chimney that becomes an artful creation, complete with teardrop shapes on top, almost like tiny fish. “The voids are also curved,” Dungan says, “so you get these delicious shadows.”

The interior architecture is more complex, with its varying layers, shapes, curves, and occasional vaulted ceilings. On the main level are the primary living spaces, including an elegant little pool set in a courtyard. The second floor holds the bedrooms, a den, and balconies for faraway views. The third floor is reserved for a terrace, bar, and hot tub. White oak cabinetry, designed in-house, and floors are bathed in a warm-hued stain. The creative work of many people—carpenters, builders, masons, metalworkers, artisans, and plasterers—lends the house a one-of-a-kind, easygoing spirit.

“The house exterior has some muscular moments,” Dungan says. “We wanted the interiors to feel a little soft, a little quieter.” Paint colors in the interior, harmonious with nature, work beautifully on stucco, which takes on a creamier hue indoors. Interior designer Ohara Davies-Gaetano supported the interior’s architectural detailing with a light touch that is both sophisticated and calming.

Dungan worked with meticulous detail on the play of light and the strong heat of the Florida sunshine. “When I design a home, one of the first things is to have an understanding of how the sun moves across that particular piece of dirt. Then you can understand your light source. I’m always interested in making the most of the natural light. I find natural light and the way it moves into the box can be very powerful, very emotional.”



Above, The master bedroom features subtle wood details and fresh linens.

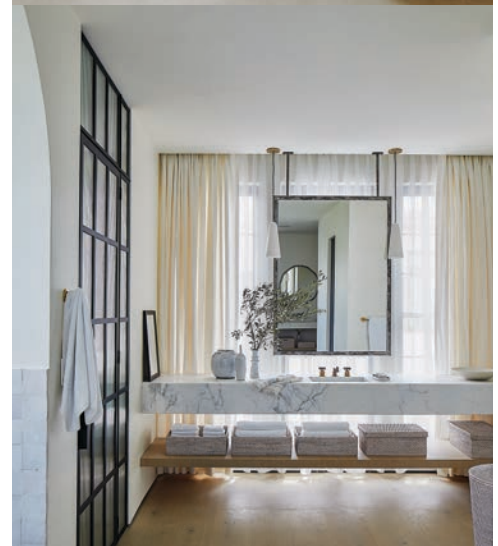
Right, Arch way and circular window above the bathtub add to the serene atmosphere. Bottom, The materials in this beach getaway create an ethereal feel.

Opposite, clockwise Top left, a circular window bring this charming corner to life. Light drifts into the dining room. A mix of oak wood, stone, and linen creates an inviting lounge area. The pool brings a calming aura to the space.

Unsurprisingly, Dungan entered architecture through an artist’s portal. Long before he designed homes, he painted watercolors and drew. The author of *The Nature of Home: Creating Timeless Houses* (Rizzoli), Dungan takes his cues from natural sources. He was very happy when the homeowners told him their simple request: that their vacation home have a relaxed vibe and be welcoming to children. Alys Beach, with stunning vistas and white sand like powdered sugar, was the perfect setting.

The home’s north side, long and broad, has plentiful glass, allowing natural reflected light to drift in. “I was able to construct a carefully considered structure to allow in morning light but largely avoid direct sun. It’s fabulous,” he says. The garage is tucked on the west side, which in another location could have introduced harsh sun.

A visitor senses that the house is exactly where it should be, in this stunning beach community. “Every house tells a story,” Dungan says. “The story starts with the roofline. It continues on the interior, but it’s more intimate. There is continuity. You want it to be the same story. Here, it’s the emotional feel, the vibe.” ♦



DOUBLE EXPOSURE

A contemporary pavilion-style getaway on a golf course in Maui makes the most of its views toward the Pacific Ocean and Haleakala Volcano.

By MARNI ELYSE KATZ // Photographs by MANOLO LANGIS

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Native Hawaiian
bluestone makes for
a sturdy foundation.







A boardwalk that functions as a lookout point extends eight-feet beyond the foundation between the pool and the fireplace lounge. The spa is set back from the pool, sheltered by the contours of the building. "Screening the home, pool, and patio from the neighbors and golf course without limiting views to the ocean and islands was one of our biggest challenges," landscape architect Ian Morris says.

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On the north end of the home, two guest suites and the kitchen sit over the garage where a path leads down to the golf course.

FOR YEARS,

this San Diego-based telecommunications company founder and his wife escaped to a condominium in a golf community on the southwestern coast of Maui. Their kids, and later their grandkids, joined them; everyone loved it. So, the couple decided to build a contemporary Hawaiian dream home that would comfortably accommodate four generations and last many lifetimes. "They wanted a family legacy that would patina gracefully and celebrate tropical lifestyle by seamlessly blending indoors and outdoors," Randy Hanna, principal at HGW Architecture, says.

Hanna worked closely with Ian Morris, principal at GroundLevel Landscape Architecture, to realize the couple's vision. Diverse local plantings surround the limestone structure, creating a private tropical wonderland that entices at every turn, and not just visually. "The garden initiates multiple senses," Morris says. "It attracts birds that sing, there are fruit trees the family can harvest, flowers provide incredible smells, and pathways feel good on bare feet."

Although much of the home is oriented toward the water—it sits above the shores of the Pacific Ocean abutting a seaside golf course—the backside views are also stellar. "Usually, a house is all about the ocean, but they also face Haleakala Volcano," Hanna notes. "There are lanais on both sides for views, outdoor access, and tropical breezes."

Entry is along the volcano side of the pavilion-style home, where a path of Montrachet limestone pavers with sawn surfaces runs from the street to a Hawaiian bluestone and sapele mahogany gate, and then ascends slowly up a series of stairs. The gate highlights the first moment of bespoke local craftsmanship. "On the street side of the gate, there is a relief carving of



ocean waves because you are headed to the water,” Hanna says. “On the flip side there are mountains.”

A glass pivot door marks the formal entry, though one might step right into the living room from the eastern lanai. After all, pocketing glass walls open nearly the entire perimeter of the house to the outdoors. That the Montrachet limestone pavers continue underfoot, through the living space, out to the western lanai, and up to the edge of the infinity pool, reinforces the connection.

Inside, furnishings are spare, but meant for relaxation, and decorative details take cues from traditional Hawaiian arts. There are handmade reproduction antique Hawaiian surfboards leaning against plaster walls and a sapele mahogany–wrapped column with a carved band that tells the family’s story in the manner of traditional Hawaiian tattoo art. And, at the center of the home, bubinga wood panels with a sapele mahogany relief carving of Maui wraps the three-level open stair with

The boardwalk to the main entry runs between the bunk house and the living room. A path of Montrachet limestone pavers runs from the street to the entry gate. Lush tropical landscaping softens the Hawaiian bluestone and sapele mahogany entry gate.





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The living room is open to the outdoors on three sides.



Live vines will grow up the cables all the way to the skylight and roof deck. An oversized glass pivot door marks the main entry. Even the powder room has a stunning ocean view.



lacy aluminum risers and ipe treads.

On the other side of the stair, at the northwest corner, a dining patio with an outdoor kitchen wraps the open-air indoor kitchen. A sleek ipe boardwalk separates the cooking/dining patio from the pool, jutting eight feet into the landscape over the home's Hawaiian bluestone foundation, about 15 feet above the lower yard. This cantilevered boardwalk looks to Molokini, an uninhabited spit of land known for its snorkeling. "The concept of this lookout point evolved from wanting to celebrate the commanding view," Hanna says. "We ran the boardwalk all the way into the house, to the foot of the stair, to further connect the house to the site."

Three generous guest suites with lanais and a double bunk room with a catamaran netting loft are located on the north and south ends of the home, while the primary suite enjoys elevated views on the second level, as does the family room. Lanais wrap both spaces on two sides, showcasing the

owners' favorite views past the rhythmic bronze rails: the golf course and the island's only black sand beach.

Interior spaces with soaring cedar ceilings and exposed structures lean into traditional Hawaiian long room architecture, and walnut screens laser-cut with palm frond patterns mask attic windows and louvers that let in natural light and ocean breezes. Similar to those in the guest suites below, aluminum panels with an abstract scattering of perforations in the shape of plumeria petals ensure privacy for would-be bathers using either of the side-by-side indoor and outdoor showers that look out to the volcano.

Finally, for those seeking something beyond—or rather, above—the meandering gardens and black sand shores, the stair goes up another level, to the roof. There's a roof deck and a lawn. "It's the one place that captures a 360-degree view," Hanna says. "You see the ocean, the volcano, and the stars." ♦



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LUXURY TRAVEL, RESORTS & DEVELOPMENTS



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Truly an island paradise, Timbers Kaua'i at Hōkūāloa is the epitome of indoor/outdoor living.

■ DESTINATION: FLORIDA

SEASIDE SPA

NEEDING TO GET AWAY FROM IT ALL? HEAD TO EAU PALM BEACH RESORT & SPA FOR A WEEKEND OR A WEEK FOR THE ULTIMATE IN PAMPERING AND RELAXATION.

BY NANCY E. BERRY

Vibrant yellow-and-white beach umbrellas set against an azure sky, with crystal-clear waves rolling across soft white sandy beaches: It's a setting that immediately alleviates stress and brings peace to the soul. If you're looking for a pampering

getaway, look no further than Forbes Five-Star Eau Palm Beach Resort & Spa. With impeccable service and the ultimate luxury spa, this beach resort should be on your Florida-stay bucket list.

Located in the small seaside town of

Manalapan just south of Palm Beach, overlooking south Florida's turquoise waters, the sprawling, Mediterranean-style waterfront escape offers two outdoor pools, tennis courts, and four exceptional restaurants, all set on seven acres of lush tropical grounds.

Upon check-in, guests are greeted with a glass of bubbly before heading to their spacious and colorful accommodations designed by Jonathan Adler, featuring soaking tubs, luxurious bedding, and private balconies with hanging chairs to enjoy ocean views.

But amazingly enough, the luxury



Eau Palm Beach & Spa offers the perfect pampering getaway.



accommodations and the ocean views are not the main attraction for many guests. The resort boasts a 42,000-square-foot spa—a playground for adults—where all the senses are pampered and indulged. Spend any amount of time in this soothing Shangri-La and you’ll want to book your next trip.

Start your visit by lounging in the co-ed Self Centered Garden, a courtyard at the heart of the spa. The garden has several soothing water features including fountains and waterfalls and is lined with bromeliads and palms. White canvas tents shade lounge chairs, plush couches, and daybeds. Rattan swing chairs float over a shallow reflecting pool—the perfect place to rock your cares away.

Separate lounges for men and women are located inside the spa, and just as the garden offers a relaxing setting, the interiors don’t disappoint. The oversized whirlpool in the women’s side is surrounded by heated stone loungers. This wet spa also houses the sauna and steam room. Guests can create their own body scrub at the Polish Bar before hitting the steam.

Nineteen therapeutic treatment rooms offer the ultimate “me time” experience. Among the treatments on offer are the One Love Facial, which treats the skin with Alpha Beta peels, vitamin C mask, and collagen-stimulating LED light, and the Eau Naturale Facial, an organic anti-aging facial that turns back the clock with botanicals.

The Garden of Eden massage for two, and the Turkish Rhassoul Mud Ritual to soften and exfoliate skin, while sipping Champagne prove there is something for just about everyone on the spa menu.

After a morning at the spa, have an umbrella set up on the beach in front of the hotel, where you can rent SUPs, snorkel gear, and body boards for an afternoon frolicking in the sun and surf.



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For dining, the resort offers incredible gastronomic delights. Whether you are in the mood for classic American surf and turf, sushi featuring Florida's freshest catch, or upscale Italian cuisine, the resort has something for everyone's palate. Angle offers a farm-to-table experience focused on regionally grown produce and prime meats and fish paired with wine from its award-winning selection. Boken shows off the creativity of head sushi chef Chris Cantrel. For the ultimate experience, dine at chef Cantrel's table for an Omakase meal, a one-of-a-kind tour of authentic Japanese cuisine. Or take your taste buds to southern Italy at Polpo Palm Beach. Upscale fare inspired by regional dishes with an Italian-influenced wine list is presented by Eau Palm Beach's executive chef Neall Bailey. Choose to dine inside or out—I chose to dine outside to hear the waves lapping at the shore and see the stars coming out in the evening.

Truly a playground paradise, this stellar spa and resort experience is not to be missed. ♦

FOR MORE INFORMATION, VISIT eapalmbeach.com



Located just south of Palm Beach, the resort offers all the bells and whistles you would want in a luxurious vacation destination.





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PHOTOGRAPHS, TOP TO BOTTOM, BY NICK SMORENO,
BY JAMES BAIGRIE / COURTESY OF FAU PALM BEACH RESORT & SPA



The landmark hotel was built in 1924 and was renovated into the ultra posh White Elephant, the sister hotel of the White Elephant Nantucket.

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BOUTIQUE CHIC

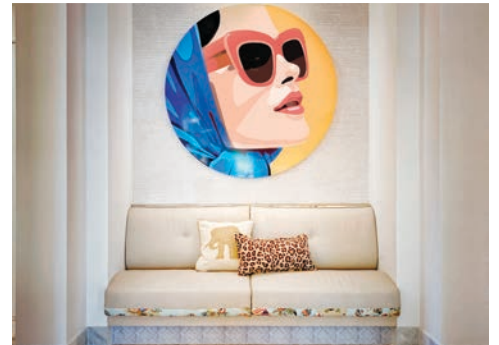
NANTUCKET'S WHITE ELEPHANT OPENS A GLAMOROUS SISTER PROPERTY IN THE HEART OF PALM BEACH.

BY NANCY E. BERRY

Taking over an iconic hotel built in 1924 on one of Palm Beach's most fashionable main streets, The White Elephant is a 32-room boutique property (with 13 rooms and 19 suites spread across four stories) that offers

the glamour of the 1920s with all the modern amenities of a five-star luxury hotel.

The Addison Mizner-style facade was fully restored in creamy-white stucco, black trim, and terracotta roof tiles. Black-and-



white striped awnings offer a polished, fabled look. Guests are welcomed by a seven-foot white elephant statue by Santa Fe-based artist Fredrick Prescott.

Designed by Elkus Manfredi, the hotel has more of the feel of an upscale private residence, featuring a neutral color palette with metal accents, vibrant splashes of color, and more than 120 pieces of artwork, carefully curated by the owners and design firm, on display throughout the common areas and guest rooms. An original fireplace mantel welcomes guests in the lobby. The hardwood floors, Carrara marble, elegant tiles, and woven rugs offer a luxurious, textured contemporary style.

Each guest room door is outfitted with an elephant door knocker. Upon entering your spacious room, you are greeted with an

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The guest rooms at the White Elephant Palm Beach are decorated in neutrals with pops of color.



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impeccable designscape, featuring custom furniture and plush couches covered in soothing gray and cream-colored fabrics. The ultra dreamy king-sized beds are outfitted with Pratesi linens and upholstered backboards accented in a colorful palm and floral print. Console tables by Selamat Designs, in collaboration with Morris & Co., are wrapped inside and out with authentic William Morris “Strawberry Thief” covering. The bathrooms feature marble tiles, double stone sinks, a dry vanity, and glass-enclosed showers. Everything is automated including temperature, shades, and lighting, which can be set to any mood you wish. The guest rooms are so beautiful and comfortable, you may just forgo exploring the city.

When you are ready to get some of Florida sunshine, an outdoor courtyard offers the perfect spot to relax or take a dip in the pool. The manicured grounds feature mature palm trees and lush, fragrant flora. White Elephant Palm Beach’s signature restaurant Lola 41—a Nantucket staple—serves globally inspired dishes and local seafood specialties. If you’re able to get a spot on the patio, I highly recommend it. ♦

+ Artful Accommodations

Artists include Robert Rauschenberg, whose early creations in the 1950s anticipated the pop art movement, and Jennifer Bartlett, known for her small, square steel plates that are combined in grid formations to create large-scale works. Several pieces by painter Kenzo Okada, the first Japanese-American artist to receive international acclaim using abstract expressionist style, are on display, as are works by Donald Baechler, part of the East Village, New York, 1980s art movement. A 54-inch-round acrylic work by Orit Fuchs was specifically created for the hotel and is a focal point of the lobby; six prints by Yinka Shonibare can be found on the second-floor corridor. Doodle Boy, a 10-year-old British artist, was commissioned to create 30 exclusive pieces for the powder rooms. Using clean black lines hand drawn with a thick marker, he incorporated a hidden signature elephant in each of his drawings.

FOR MORE INFORMATION, VISIT whiteelephantpalmbeach.com



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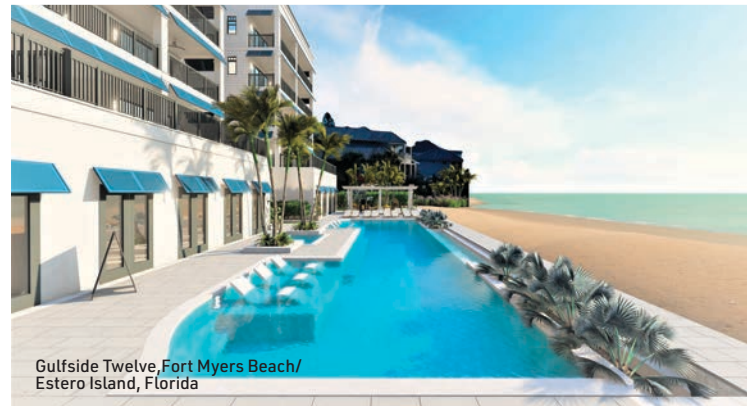
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Rosewood Residences Lido Key



Waldorf Astoria Residences Guanacaste, Costa Rica



Gulfside Twelve, Fort Myers Beach/ Estero Island, Florida

ESCAPE TO THE COAST

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

Rosewood Residences Lido Key, a development by The Ronto Group and Wheelock Street Capital with residential services by Rosewood Hotels and Resorts, is a collection of 65 three- and four-bedroom beachfront residences priced from \$6 million. Ranging from 3,350 to 4,942 square feet of indoor/outdoor living space, the residences have expansive terraces, summer kitchens, and outdoor dining areas. Each plan features a private elevator, gallery hallway leading to a grand salon, and open dining room. Amenities include an infinity-edge swimming pool with sun shelves, day cabanas, pool pavilion, fire pits, and paddleboard storage. Purchases of Rosewood Residences Lido Key are now being accepted. residenceslidokey.com



The Strand, Providenciales, Turks and Caicos Islands



The Ritz-Carlton Residences, Palm Beach Gardens, Florida

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WALDORF ASTORIA RESIDENCES GUANACASTE, COSTA RICA

Revolution Places and IMI Worldwide Properties have released a new luxury residential offering in Latin America, the **Waldorf Astoria Residences Guanacaste**. The development will feature 19 condominium residences and 22 estate homes. The property's condominium residences range from two to three bedrooms across 1,509 to 2,209 square feet, with two-bedroom residences starting at \$1.62 million and three-bedroom residences at \$2.72 million. The four- and five-bedroom estate home floor plans range

from 3,996 to 4,996 square feet. Pricing on the estates starts at \$5.31 to \$6.37 million. waldorfastroriaresidenc.esguanacaste.com

GULFSIDE TWELVE, FORT MYERS, FLORIDA

Gulfside Twelve, one of the first new developments in the Fort Myers Beach/Estero Island area following Hurricane Ian last fall, has entered the final phase of its construction. Heralded by Dublin Real Estate Investment Group, LLC, the 12 units will each consist of 4,000 square feet of interior space and start at \$4.1 million. Each unit in the pet-friendly community will boast four en suite bedrooms,

four-and-a-half bathrooms, a large lanai, plus a flex room, all overlooking 180 feet of beachfront living. GulfsideTwelve.com

THE STRAND, PROVIDENCIALES, TURKS AND CAICOS ISLANDS

The Strand offers a limited collection of 41 luxury beachfront villas and custom residences ranging from \$2.49 to more than \$12 million, all with direct ocean access. The developers introduced three-bedroom villas in 2022 in response to shifting buyer demand for rental opportunity and income. The villas are designed to operate as either a single

villa or can lock off on each floor for rentals. The three-bedroom villas start at \$3.3 million and offer 4,036 square feet of interior and exterior living space combined. Private residences, two- and three-bedroom villas, and custom homesites

are currently available. thestrandtci.com

THE RITZ-CARLTON RESIDENCES, PALM BEACH GARDENS, FLORIDA

Developed by Catalfumo Companies, **The Ritz-Carlton Residences Palm Beach Gardens** is a

marina-front residential community featuring an exclusive collection of expansive three, four, and five-bedroom residences, within three, seven-story residential buildings. The development offers an array of amenities including an infinity-edge heated swimming pool with cabanas overlooking the Intracoastal Waterway, waterfront clubhouse with entertainment spaces, spa with various treatment rooms, and a 29-slip private marina with a limited collection of boat slips accommodating vessels up to 75 feet. Pricing starts at \$4 million. theresidencespalmbeachgardens.com

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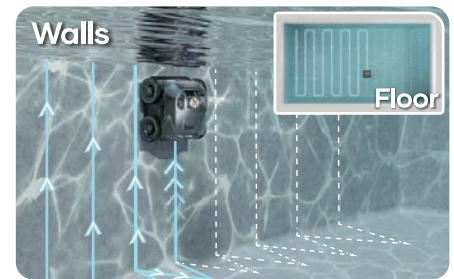
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O C E A N H O M E
REAL ESTATE

Bringing more luxury buyers and sellers together in coastal communities.





Perfection in Water Mill

Exclusive Representation

Securely positioned behind a gated entry and centrally located on 1.3 lush acres in Water Mill. The picturesque countryside and preserved farm fields is the setting for this remarkable residence comprising 9,511 SF+/- on 3 finished levels. Perfectly tailored interiors showcase the beautiful details which include an ideal floor plan suiting the Hamptons Lifestyle to a tee. First floor public rooms spill out to the wide sunlit terraces. The home features 7 bedrooms, 8 full and 1 half bathrooms, a lower level with 12 ft ceilings, a wine cellar, ideal space for a full-scale gym as well as a theater: an attached 3-car garage, heated gunite pool, and well-equipped outdoor kitchen for resort-style indoor/outdoor entertaining surrounded by an established landscape border for the ultimate in privacy: The garden and ample lawn space is considerable and offers endless possibilities. **\$8,980,000** WEB# 899087



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Thomas Davis

Licensed Real Estate Salesperson
m 631.885.5739 | o 631.702.9226 | thomas.davis@corcoran.com



Southampton Estate Section Near the Ocean

Exclusive Representation

This stunning high-quality designed and built home in Southampton Village is available for sale and immediate summer occupancy. The high-style country house of more than 7,000+ sq. ft. boasts layers of established landscaping providing privacy from neighbors and the street. The double height entrance hall opens to the living room with full-height doors that open to the patios, formal dining room, library, eat-in kitchen, casual dining room, and full house elevator. There are 8 bedrooms, 10 full and 2 half baths, 2 of the guest bedroom suites occupy the forward south-side of the ground floor. The glorious primary suite on the second-floor boasts a fireplace, dressing room and terrace overlooking the south garden. The finished lower level of roughly 3,900 sq. ft. offers staff areas, full bathroom, laundry room, billiards room, media room, and bonus rooms. "One of the Best Beaches in the World" along the Atlantic Ocean is quite close by and easily accessible. Some of the superb outdoor features include the 20 x 40 heated Gunite pool, large pool house, covered verandas, and extensive stone terraces which provide lovely outdoor entertaining areas from which one can relax, hear the ocean waves and appreciate all the Hamptons has to offer. Just Listed and offered. **\$15,995,000** WEB# 898800



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“Point House” is a spectacular 5.98-acre, waterfront estate on a peninsula overlooking West Bay. The 4,896-square-foot residence offers truly exceptional water vistas, beautiful gardens, a carriage house, expansive private sandy beach, and substantial deep-water dock.

OSTERVILLE \$13,000,000
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Unassuming and hidden amidst the natural landscape, this magical residence unfolds its regal presence the moment you enter as you are immediately drawn towards its glorious views of Round Cove and Pleasant Bay.

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Exceptional waterfront property featuring an impressive 120 foot private deep water dock and over 200' of water frontage with direct access to Nantucket Sound. The five bedroom home features a spacious back yard with inground pool, spa and multiple seating areas embracing the expansive water views.

HARWICH PORT \$9,750,000
ROBERT B. KINLIN | 508.648.2739



Fabulous three-level, five bedroom home offering panoramic water views and 240 feet of private sandy beach.

EAST SANDWICH \$3,495,000
ROBERT B. KINLIN | 508.648.2739



Create your ideal waterfront estate on this 2.6 acre building parcel overlooking Bumps River with distant views of Nantucket Sound. This land offering features a private dock, boathouse and sandy beach lot.

OSTERVILLE \$2,500,000
ROBERT B. KINLIN | 508.648.2739



Extraordinary waterfront estate with private deep water dock, main house, guest house, boat house and separate beachfront lot.

CENTERVILLE \$7,250,000
ROBERT B. KINLIN | 508.648.2739



Magnificent new five bedroom waterfront residence on 3.79 acres features expansive water views, inground pool, tennis court, and private dock.

COTUIT \$8,900,000
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Resort style luxury living, panoramic views, saltwater pool, and separate guest quarters.

FALMOUTH \$5,990,000
CATHERINE BARAN | 781.264.0269

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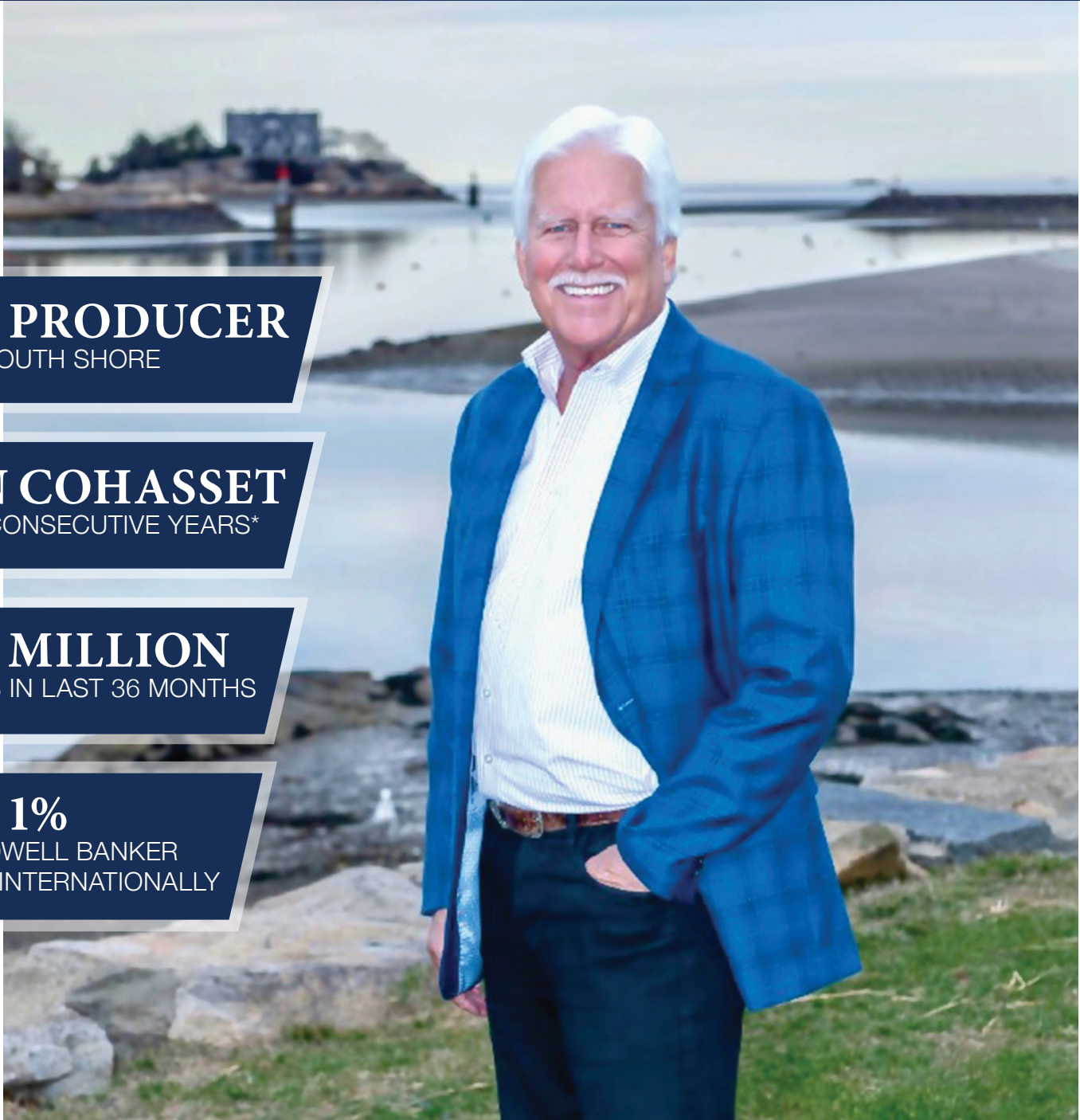
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Frank has helped us buy and sell six times in Cohasset over the last 15 years. As a lifelong resident, his local knowledge of properties, town history and way of living is always insightful, and his large network of contacts – both professional and personal – is unique. Most importantly, he sees almost every buyer and shares the market before others know what is going on for both the buy and sell side. He is a knowledgeable, honest and dedicated professional, and we would highly recommend him.”

– Jennifer Willms



FRANK NEER

Frank Neer | FrankNeer@comcast.net | 781.775.2482

Coldwell Banker, 1 Stagecoach Way, Cohasset, MA 02025

EXPLORE THE SOUTH SHORE



Scituate, MA | 35 Circuit Avenue | \$3,749,500

Rare opportunity to own a historic gem on coveted First Cliff. This 1888 barn has been preserved and completely rebuilt for today's living with elegant and timeless design. Five bedrooms, four baths with spectacular architectural elements and a staircase up three floors to the cupola. The first-floor open concept features an exceptional chef's kitchen, island seating for six, a custom butcher block, sun room eat-in banquette, office, mudroom/laundry, walk-in pantry and bath. Wide-plank floors, 10' ceilings and abundant natural light throughout. The original fireplace/mantle anchor the grand combination living/dining room. The exquisite main bedroom includes an en-suite marble bath, a walk-in closet and French doors to a large ocean-facing balcony. Floors 2-3 boast 360-degree ocean/lighthouse views, plus a bonus area for exercise or relaxation. Expansive storage inside and out, along with an attached shed. Wrap-around porch for outside dining with sunset views, and a private stone patio for your enjoyment. Walk to Peggotty Beach. Don't miss this one!

Call today to see this fabulous listing – 781.775.2482

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101 Jungle Road, Palm Beach

Located in Palm Beach's acclaimed Estate Section, this spectacular oceanfront estate is situated on a fantastic .89 acre +/- lot with approximately 200 feet of ocean frontage. This elegant Neoclassical estate features 6 bedrooms, 7 full bathrooms, and 4 powder rooms, 13,000+/- total square feet, and lots of natural light throughout. High elevation with beautiful sweeping views from nearly all primary rooms. Gorgeous outdoor spaces with covered oceanfront loggia, large pool with poolside cabana, and beautiful, lush landscaping. Expansive Primary Suite with oceanfront balcony, office, morning bar, dual bathrooms, and large walk-in closets. | **Exclusive Offering**

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“I THINK IT JUST COMES DOWN TO REPUTATION, HARD WORK, AND SOME LUCKY BREAKS ALONG THE WAY.”

- BRIAN DOUGHERTY

SELLING THE COAST

HOW THIS COHASSET COUPLE BECAME THE GO-TO FOR HIGH-END WATERFRONT REAL ESTATE THROUGHOUT THE REGION.

BY ANTHONY BAROUNIS

Sitting in the conference room of their Newbury Street marketing office and speaking about their rise to the top of the region’s brokerage world, Brian Dougherty admits, “it’s a bit of a blur.” A Managing Director at Compass real estate in Boston and co-head of The Private Brokerage team with Nick Robert, his partner of 17 years, Brian continues, “I think it just comes down to reputation, hard work, and some lucky breaks along the way”.

Listening to Brian and Nick tell their story and suggest that their success ‘just happened’ seems to be the relaxed vibe they want to convey, but this writer quickly realizes that everything this couple has done together has been intentional, and strategic. Like when they moved from NYC

in 2009 to buy an old hospitality property on Cape Cod, restore it, and build it into a top-rated boutique inn. Or how they parlayed the upside from the sale of that business to invest in a stake of a notable real estate firm, before selling their position seven years later and affiliating with Compass. All the while, Brian and Nick were busy brokering hundreds of millions in residential properties throughout Greater Boston, building strong relationships with key real estate professionals and crafting their service-centric business model.

“It’s no surprise these guys have been able to build on their success in Boston and bring the same sophisticated marketing and business discipline to accomplish results for buyers and

sellers along the coast,” says Chris Thoman, who manages all of Compass sales operations between Boston and Cape Cod. “They recognized great overlap with the client base and have set themselves up as the trusted resource,” Thoman continued.

And indeed they have. Within a year of listing and selling a waterfront estate in Chatham for \$15 million, they were back in Boston on Louisburg Square selling a coveted townhouse for the same price. And while they are currently representing one of the most expensive oceanfront homes in New England, they’re quick to point out that the big numbers could scare some off. “We work with all price points and all people, as long as they’re nice”.

1. Brian and Nick's personal home on the water in Cohasset, where they live with their 5 year old son.
2. Their \$15,000,000 record sale of Viewpoint Estate in Chatham.
3. The just listed beachfront property at 95 Tisquantum Road in Chatham, offered for sale at \$6,500,000
4. Brian Dougherty and Nick Robert, photographed outside their Boston marketing office.
5. "High Scatteree," the spectacular oceanfront estate at 108 Cotchpinicut Road in Chatham, offered for sale at \$16,500,000
6. 19 Locust Lane, Aquinnah, the 17 acre gentleman's farm overlooking Vineyard Sound, offered for \$7,500,000



COMPASS

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\$1,895,000



\$1,950,000

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



\$1,995,000



\$1,795,000

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

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.



HARBOUR ISLAND



Runaway Hill Inn

Pink Sands Beach | 9.365 Acres | \$28,000,000

Boutique Hotel, 175' of Beach, 30' Elevation, 11 Guest Accommodations.

Property ID 51777

Ashley.Brown@SIRbahamas.com

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PARADISE ISLAND



Pembroke House, Ocean Club Estates

6 BR | 7/1 BA | .7117 Acres | \$22,000,000

150-ft. Beach, Guest Cottage, Staff Quarters, Beach Club, Golf, Marina.

Property ID 85641

Christopher.Ansell@SIRbahamas.com

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LITTLE EXUMA



Sandy Blue

7 BR | Private Beach | 4.4 Acres | \$12,500,000

7 BR, 7.5 BA, 9,208 sf Residence. Private Cove Beach. Vacation Rental.

Property ID 85391

George.Damianos@SIRbahamas.com

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Sarah.Chemaly@SIRbahamas.com

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DOUBLE BAY, ELEUTHERA



Villa de Palmas

6 BR | 5,000 sf | 2.446 Acres | \$4,995,000

Mediterranean, Eco-Friendly, Solar-Powered Beachfront Estate. Private.

Property ID 47665

Mark.Hussey@SIRbahamas.com

+1.242.424.9193

Angelika.Bacchus@SIRbahamas.com

+1.242.470.9019



363 Jerusalem Road, Cohasset MA 02025
4 BD | 4F 1H BA | 4,000 SF | \$3,900,000

“On The Point”

The views are stunning from most every room in “On the Point.” This shingle style home is in an exclusive enclave on Jerusalem Road. The home was built in 1950. After several additions over the years, in 2006 the house was extensively renovated including all new systems. Swimming Pool, wonderful specimen gardens, and three car heated garage with outside shower and roof deck afford luxury living. Storage shed, three additional decks and screened porch take full advantage of the outside space and views of ocean, pool, and gardens. This is a unique example of Classic decor and fine art.



NANCY & TOM HAMILTON

Dean & Hamilton | Compass
tom.hamilton@compass.com | nancy.hamilton@compass.com
401.965.2981 | 781.738.2650

#1 Brokerage by Sales Volume in Cohasset in 2022*
& A Real Trends Top Small Teams in Massachusetts



6 Trouants Island, Marshfield

3+ BD 2F 1H BA 4,074SF \$3,400,000

Coming Soon

One must experience Trouants island for yourself to appreciate this incredible waterfront home. Masterfully designed and constructed, this home is situated out of the flood plain overlooking the nexus of the North and South Rivers and the Atlantic Ocean. Flooded with light and sea breezes, this beautiful home is a year-round retreat!

25 Mill Lane, Hingham

4 BD 4 BA 4,694 SF \$2,750,000

Active

Situated in one of Hingham's most sought after neighborhoods, this special property is convenient to all the town offers, yet with remarkable privacy. Perfect for entertaining, the home flows seamlessly to the expansive deck with views of Cushing Pond & 20+ acres of preserve on the opposite shore.



Jeff Alexander
Senior Vice President

415.595.6999
jeff.alexander@compass.com
compass.com



LA DUNE THE SPIRIT OF SOUTHAMPTON



A rare opportunity exists in "The spirit of the Southampton" La Dune highly regarded as one of the most iconic oceanfront estates in all of the Hamptons, and offers two residences on over four pristine stately hedged acres, with over 400 ft of bulkhead beach front. Inspired by Stanford White, the compound offers two gunite pools, sunken all weather tennis court, custom altos movie theatre, billiard room, fitness rooms, palatial grounds with court yards, private gardens and patio and decks surrounding almost all entry point. Built in the early 1900s, this classic Southampton home presides majestically over the rosa rugosa dunes that slope down to the white expansive sandy beach. Completely updated to the modern day the main house consists of 4 levels, the open formal entry leads the main level designed for entertaining with large living rooms, formal dining and breakfast room with an office and library. In all over 11,000 sq ft with 10 bedrooms with 8 baths, staff quarters and kitchen with large laundry room. The second residence has 9 Bedrooms and 8 baths designed to complement the main house in both design and proportions, with over 9600 sq ft of living area and a 6 car garage. The custom woodwork is similar the original found in the main house with dark wood floors and white walls. Both properties have access to beach, and enjoy the open vista of ocean waves, white sand beaches, the summer sea breezes and all day sun. WebID 2455771 Price Upon Request
Geoff Gifkins 516-429-6927 geoffg@nestseekers.com | Shawn Elliott 516-695-6349 shawnelliott@nestseekers.com



[NESTSEEKERS.COM](https://www.nestseekers.com)



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5016 CERTAIN CIR UNIT 8 • ALABAMA

4 Beds | 4.5 Baths | 3,650 Sq. Ft. | \$1,800,000



31201 RIVER ROAD • ALABAMA

High interior lot on Ono Island | \$199,000



31410 DOLPHIN DRIVE • ALABAMA

Lot across from Bayou St | .43 Acres | \$144,500



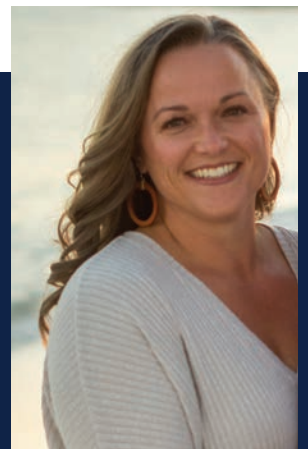
32375 RIVER ROAD • ALABAMA

5 Beds | 6.5 Baths | 6,091 Sq. Ft. | \$1,849,999

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last look

INSPIRED DESIGN

DECORATIVE DINING

Wadia Associates applies plaster moldings to a breakfast room ceiling in a home on Long Island Sound, giving it a light, delicate, geometric design that echoes traditional Indian design but in a more modern way.

PHOTOGRAPH BY DURSTON SAYLOR

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NANTUCKET ISLAND



SURFSIDE | \$29,750,000

Experience the pinnacle of luxury living with this grand waterfront estate encompassing over 4.5 acres including: a main house and garage with studio above sitting on a 2.04-acre lot; two adjoining undeveloped lots with 2.10 acres between them - one of the lots is ocean-front; and a half-acre +/- paper road which can be split and/or assigned to either adjoining lot.



TOWN | \$4,250,000

Stunning antique home in the heart of the Old Historic District. Listing broker is seller.



MADAKET | \$3,150,000

Fabulous opportunity to own a property on almost two acres in Madaket.

EXCLUSIVELY SHOWCASED BY

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