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The Luxury Coastal Lifestyle Magazine

JUNE + JULY 2023



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editor's letter

■ NOTES FROM THE COAST

CELEBRATING SUMMER

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If you have never traveled to the Cape and Islands during the summer, I highly recommend it. Warm salty ocean breezes, beach dune grass waving in the wind, the sweet intoxicating scent of honeysuckle. Longnook Beach in Truro is one of my “happy places.” I could walk for hours along the sandy coastline listening to the roar and rumble of the mighty Atlantic and never tire of it.

This summer, I am excited to open up my Cape house to family and friends for weekend cookouts and late-night card games. I’m looking forward to hosting my sister Patty and her husband Bob who love to come and enjoy all the beauty of the region. I have so many fond memories of dinner parties full of laughter amidst the glow of hurricane lanterns and rum punches.

In this issue, we feature homes and landscapes that are the backdrops for family fun and entertaining. Workshop/APD creates a compound on Nantucket. The courtyard-style design of the series of cedar-shingled pavilions are informed by the island’s vernacular but with a fresh take on the traditional. The result is a wonderful expression of a contemporary Nantucket—fresh and beautiful.

Landscape architect Dan Gordon transforms the grounds of a Cape Cod property into spaces that celebrate all things summer in the region. A pergola over a



seating area with a firepit, a serene pool and hot tub, and an outdoor grill and dining area all play into the best of summer. Native plantings further enhance the landscape of this spectacular summer playground.

We hope you enjoy this issue that celebrates summer. Let me know your favorite coastal summer spots!

Cheers,

Nancy E. Berry, Editor
nberry@rmsmg.com

Workshop/APD create a family compound on Nantucket.

WE'D LOVE TO HEAR FROM YOU Send your ideas and comments to editor@oceanhomemag.com or visit oceanhomemag.com

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contributors

■ MEET THE TEAM



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.



MELISSA GILLESPIE

Managing editor Melissa Gillespie has a finger firmly on the pulse of the fast-moving, rapidly growing, and ever-changing luxury travel and real estate industries and brings all of the latest news, openings and happenings. "There are so many exciting announcements, it's sometimes hard to keep up, but I'll be keeping readers fully briefed," she says.



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

SOUND SOLUTIONS

AN ARCHITECT, A CLIENT, A BUILDER
AND AN INTERIOR DESIGNER
RETHINK A 1916 GREENWICH HOME.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY ROBERT BENSON



Architect Charles
Hilton reimagines an
early 20th-century
manse for today on the
water in Greenwich,
Connecticut.

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In 1916, yachting enthusiast Henry Steers purchased the land for his second home, on the banks of Long Island Sound. A U-shaped affair, it was sited on six-acres in the Byram Shore section of Greenwich, Connecticut.

Steers passed away at the home in 1928, but it stayed in the family until the mid-1950s. More recently though, the once-grand home was listing toward dereliction. Its pink stuccoed exterior and worn-out interiors could only be called down at the heels. It was bland, dated—and untouched for years.

Enter Charles Hilton, of the Greenwich architecture firm that bears his name. A Classicist of the first order, he was hired to rethink the home's look, inside and out. "The new exterior style initially was envisioned in a Mediterranean aesthetic with a barrel-tile roof," he says. "But it was ultimately executed to resemble an English or Irish country house with a new, flat, terracotta tile roof."

Then Hilton's work ground to a halt; eventually the house would change hands. When a Filipino couple with four children from Westchester County became its new residents in 2018, they began to articulate a new vision for the home, inside and out.

Their first call was to a contractor who suggested they contact Hilton. "We met with



The interiors reflect the colors found in Long Island Sound—muted tones of grays and blues. The exterior was painted a crisp white.





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him and he made recommendations,” says the client, a stay-at-home mom whose husband works in finance in New York. “We said: ‘Wow—you really know the house and the area’—and that’s how we ended up with him.”

Hilton and project manager Nicholas Rotondi’s assignment was extensive. Outside, the clients wanted the exterior trim work completed. The terracotta roof was to be stained charcoal, and the pink stucco refinished in a crisp and brilliant white. Inside, they wanted to expand the kitchen, add new finishes throughout the home’s 18,000 square feet, install an elevator, and expand the two-car garage with two new bays and a water-facing terrace atop. A basement was to be completely finished, adding a golf simulator and entertainment center.

They kept what was important, though. “Many historic homes have architectural styles, details, and features that make them

Rob Rizzo worked with the homeowners to design each room to suit their needs and aesthetic.



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unique and special,” the architect says. “They are cherished parts of the fabric of historical neighborhoods and worth the little extra time, effort, and imagination to preserve.”

To take on the tasks at hand, the clients called in Colin Christensen, head of CBC Construction in Westchester. Then they asked for interior designer Rob Rizzo, owner of Cobble Court Interiors, to collaborate on the look and feel of the home. Hilton credits Rizzo with the charcoal-and-white color scheme outside.

Rizzo worked not just with the architect, but with the entire family to decide how to design each room. “Rob talked it out with my kids, who are 10, eight, three and one,” the client says. “The eldest daughter wanted silver and white, the younger boy wanted palm trees plus yellow and blue, our younger daughter wanted a rainbow, and the youngest got a sailboat theme.”

In a single stroke, Hilton and Rizzo transformed the kitchen into a family-friendly compound, then reinvented the solarium. What had been a sunroom is now the dining room—and the dining room next to the kitchen is now a family room. “That added to the charm,” she says. “It made the house feel livable and functional.”

Eschewing anything traditional or heavy, the clients brought a few pieces from their previous home, but relied on Rizzo and Hilton for most of the rest. “We didn’t want the home to be very Asian—there are touches of my country, but the furnishings are not too precious,” she says. “It’s a big house, but it doesn’t feel cavernous—Rob and Chuck did that.”

Rizzo’s material palette varied from room to room. He inserted a number of engaging wooden features—the palm trees in one son’s bedroom are a prime example—and mixed in glass and metal. “The kids were involved, but there are a lot of durable fabrics that are also beautiful,” he says. “And there’s a lot of distressed wood—the more banged up it gets, the better it looks,” he says.

Hilton and Rizzo deliberately kept the finishes light, and in some cases they’re reflective, to help distribute all the natural light that pours into the home. But the big driver for the color palette inside this home



The kitchen was expanded and the original solarium is now a dining room, offering breathtaking views of the water.

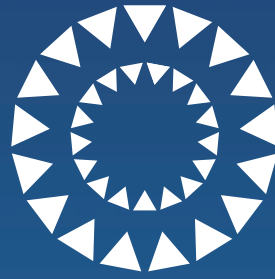


was Long Island Sound. Rizzo picked up the changing tones in the color of the water—even when it’s stormy outside. “For the materials, we were aware of the sound and how the light changes,” the client says.

The interior and exterior finishes now

complete, the architect is moving on to a terrace, pool, and cabana behind the home. “It’ll further enhance the use and enjoyment of the waterfront site,” Hilton says.

Surely, if Henry Steers had lived, he would have done the same. ♦



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VACATION MODE

Channel far-off destinations with the latest in outdoor furniture and décor.

BY JENNIE NUNN



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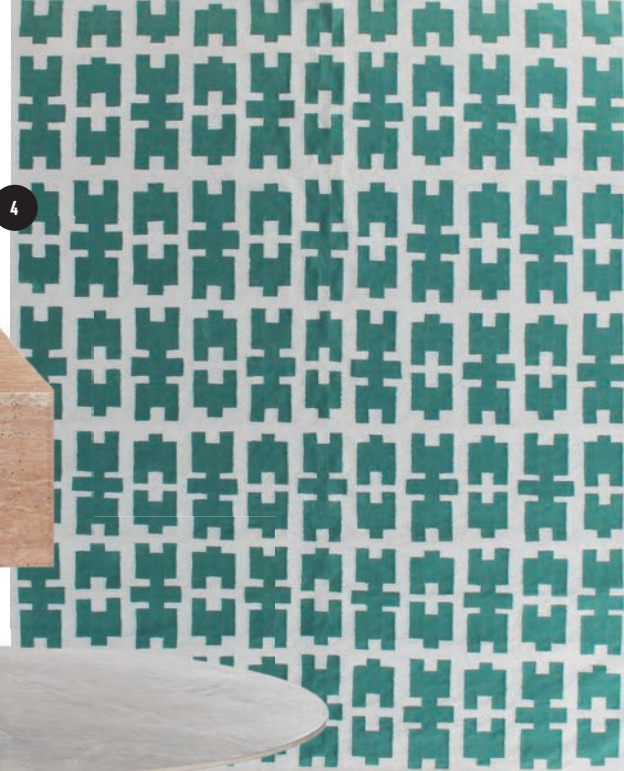
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1. Apex Ottoman
by Sacha Lakic
for Roche Bobois,
roche-bobois.com

2. Maui 3-Seat
Sofa, Harbour,
shopharbour.com

3. Mason Square
Fire Table, Harbour,
shopharbour.com

4. Tikal Rug,
Niba Designs,
nibadesigns.com

5. Sandcastle
Round Dining Table,
Pavilion, [pavilion-
furniture.com](https://pavilion-furniture.com)

6. Jericho Sling Chair,
Rove Concepts,
roveconcepts.com

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“Our goal was to create a modern approach to the living spaces for this very traditional home. Our client entertains frequently, as do his grown children. They envisioned a home with flexible spaces for gathering together or relaxing at home.”

—Marcia Bryan, Design Director, Bryan Design Group, San Diego, California



RELAXED ELEGANCE

Artfully merging old and new, a local interior design studio transforms a home in Southern California with warm and modern elements.

BY JENNIE NUNN

For a home in North San Diego County, local interior designer Marcia Bryan artfully combined existing architecture reminiscent of an old Italian villa with new, modern updates. “The interior furnishings and finishes of the home were very traditional Old World Tuscan,” explains Bryan. “The furnishings were a hodgepodge blend of pieces gathered and purchased over the years without any one style to unify the spaces. Our client loved the neighborhood and golfing community that intertwined along the backdrop of the homes. The sweeping vistas of north San Diego County and the private golf course were of utmost importance to their lifestyle.”

Recognizing the homeowner’s desire for a modern aesthetic and functional design for the family and guests, Bryan and her team updated the main salon, kitchen, dining areas, and exterior living spaces with storage solutions and furnishings tailored to complement the home’s architecture. The living room is a prime example with high ceilings adorned with rough-hewn fir beams, large-scale chandeliers, and warm and inviting fabrics. “We love the relaxed elegance the home has now,” adds Bryan. “The added textures and layers of furnishings, cabinetry, and finishes reflect our client’s lifestyle while blending with and honoring the home’s surroundings.”



1. Throws, Bryan Design Group, bryandesigngroup.com 2. Vintage Tabletop Accessories, Bryan Design Group, bryandesigngroup.com 3. Rogers & Goffigon “Mohair Velvet” 810001-23 in Anchor, Cowtan and Tout, cowtanandtout.com, and Nobilis “Douma” fabric, Kneeder Fauchère, kneederfauchere.com 4. Monet Honed Marble Mosaic 7 Tile in Nero Magnifique, Bedrosians Tile & Stone, bedrosians.com; Fireplace modifications and media built-ins, Virili Construction. 5. “Futon SW 7101” Paint, Sherwin-Williams, sherwinwilliams.com 6. “Pauillac” 60-inch round chandelier in lacquered burnished brass, RH Modern, rh.com 7. Rough-hewn Fir beams with a custom stain 8. “Armato” small table lamp in black metallic by Kelly Wearstler, Visual Comfort, visualcomfort.com

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PHOTO BY: DAN CUTRONA

"This project started with a powerful vision inspired by culture and a tribute to the *Black Panther: Wakanda Forever*. Our client asked for 'Wakanda chic' and that is exactly how we curated each element in this space. It's giving texture, ultimate relaxation, and an extension of her indoor space. She now enjoys her outdoor space with her family and friends, or by herself enjoying her favorite glass of wine."

—Donyea "Star" Tollie, founder and creative director of Rejuvenation Home Studio, Bartow, Florida



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CULTURE AT THE COAST

An outdoor living room in Windermere, Florida, gets a global-inspired look with layered texture.

STYLED BY DONYEA "STAR" TOLLIE // WRITTEN BY JENNIE NUNN

1. Zuma Beach collection ZUM10-78 rug by Kaleen. "This was a 'have-to-have' with the perfect colors and boho feel. Even though it's an outdoor rug, it looks like a handmade Turkish rug. It gave the space authenticity. The rug looks like it's been there forever."

2. Dynasty Rocking Chairs, Skyline Design.

"We were searching for chairs for the longest and when we came across these, we fell in love with the nostalgic idea of a rocking chair on a porch, but mostly these chairs are pieces of art in and of themselves structurally. They went perfectly with the 'Wakanda chic' theme."

3. Dune outdoor round coffee table with char-

coal painted glass, Crate and Barrel. "We really wanted simple and elegant table. This provided just the right amount of sparkle with its glass top and stainless frame."

4. Teak Wood Nesting Side Tables, Chic Teak. "We didn't want to use matching tables in eclectic spaces such as this one. We

needed a natural element and this was the perfect option. We went with nesting for more versatility and function as the smaller table moves wherever it's needed."

5. Photograph by David Ballam. "It was the perfect foundation to set the tone for a 'Wakanda Forever' gesture from the movie. The meaning behind it is: 'I see you!'"

6. Blake white large sconces, City Furniture. "This was a lucky HomeGoods find. We

needed a light element to add ambiance and match the energy of the wall art. These need to be art in and of themselves. We were so pleased to find a vendor right in my own backyard."

7. Custom pillows by Cush Living in Sunbrella 4661 Mudcloth Triangles; "Lagoon Rope" by Elaine Smith; "Spa Hula" by Elaine Smith; and "Ikat Diamond Onyx" by Elaine Smith. "We wanted a dynamic collection of color, texture, and culturally influenced designs.

Each one of these added personality."

8. Westport sectional by John Caldwell, Kingsley Bate. "The scale of this modular sectional allowed for so much versatility to create the perfect configuration."

9. Moroccan pouf, Etsy. "We chose a Moroccan pouf in green leather for pure function, but still blends cohesively with the look and feel. We needed a place for everyone to be able to have a place to prop their feet up for more relaxation."

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■ LANDSCAPE DESIGN

CAPE SCAPE

DAN GORDON REIMAGINES AN OSTERVILLE
LANDSCAPE FOR A FAMILY'S SUMMER COMPOUND.

BY NANCY A. RUHLING

PHOTOGRAPHY BY NEIL LANDINO AND CHRIS RUCINSKI



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With water on three
sides, this landscape by
Dan Gordon Landscape
Architects reflects the best
of its coastal setting.



Clockwise from top left, The pool terrace is enclosed by a fence of western red cedar. Plantings include purple geranium, feather reed and fountain grass.

The pool terrace, which features a shed, was turned into a beach bar.

The end of the infinity-edge pool is planted with butterfly bushes and fountain grass.

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Concealed behind a hydrangea and rose-clad stucco wall on Wianno Head is a compound that's so confident of its status that it makes itself one with its natural surroundings.

"This is one of the most magnificent properties in Osterville," says landscape architect Dan K. Gordon, the founder and principal of the firm that bears his name. "It has water views on three sides; it's wonderful to work on a site that has spaces with multiple water views."

The fact that the property is so exposed created constraints and opportunity, adds Peter Stephens, project manager and principal at Dan Gordon Landscape Architects. "We had to come up with ways to preserve the views while mitigating the prevailing winds."

At the owners' request, the outdated Mediterranean-style stucco house was renovated and modernized by Daniel H. Reynolds Design Collaborative in a classic New England shingle style, setting the groundwork for landscaping by the Gordon team.

"It's a landmark property," Gordon says. "The owners really wanted to develop the character of the house, and the property, into a seaside shingle vernacular. To that end, the landscape improvements were transformational."

Gordon and his team exploited the spectacular water views, overhauling the gardens on the 2.5-acre property to develop a design that incorporates spaces for maximum active enjoyment of the landscape.

The property, at the termination of a dead-end street, was pretty much a blank slate: A grassy back lawn opens to a vegetated dune that separates the maintained landscape from the seawall and ocean.

To protect the property from storm damage, the seawall was rebuilt and heightened, invasive vines were removed, and the dune was restored with native plantings. A deteriorating sunken garden at the rear of the house was removed and replaced with a pool and pool garden.

"There were mature trees growing throughout the property," Stephens says. "We worked to preserve the trees and



Charles Hilton

ARCHITECTS

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design

■ LANDSCAPE DESIGN

plantings, transplanting hundreds of shrubs—it was like re-arranging the furniture in a house.”

The edited plantings are bolstered by hundreds of new ones, creating layers of flowering shrubs and perennials, including hydrangeas, roses of Sharon and rhododendrons, ornamental grasses such as feather reed and fountain grass, and groundcovers, notably liriope.

The Gordon team reimagined the space as three hubs of activity: a firepit terrace, a pool terrace, and a dining terrace.

The redesign started with the driveway, whose looped parking court, deposited visitors at the guesthouse first before branching off to the main residence. The drive itself was redone, lined with cobblestones and filled with pea stone. Parking at the main house was screened by hedges and perennial plantings.

The drive’s layout was reworked, and an entry gate installed at the street.

“The compound is very hidden from the street, and there’s a planted buffer between neighboring houses,” Stephens says. “If you didn’t know it was there, you would not see it, which makes it intriguing.”

The stucco guest house, which was re-roofed to match the revamped main residence and which has its own kitchen, parking court, terrace, outdoor shower and dock, is now appropriately set back from the main drive.

The separation is emphasized by a privet hedge and plantings of Oakleaf and Limelight hydrangeas and Hayscented ferns as well as a secondary drive.

Next to the main parking court, Gordon’s team added a potting shed and vegetable garden for the family’s enjoyment. It’s enclosed with a cedar and wire fence that keeps rabbits out and creates a clean architectural edge to the parking court.

One of the key changes to the property was adding an infinity-edge pool at the rear of the house where the sunken garden had been.

“It’s a central feature of the landscape,” Gordon says, adding that there was no existing pool. “It’s slightly elevated from the lawn space to create a seamless connection between the main family living space and the



The classically inspired pergola has motorized shades to thwart high winds.

The infinity-edge pool, which includes a hot tub, is sunken to make it blend in with the hardscaping.



adjacent solarium. The elevated nature of the pool garden allows for shorter fences to be used for security around the pool while preserving the views.”

The new firepit terrace, with a cabana that has been rebuilt as a beach bar, also is at the back of the house. A custom pergola, complete with motorized screens at the bar, and glass fences at the dining terrace and pool help reduce wind in key areas.

The dining terrace, another family

gathering spot, is off the kitchen. It has a built-in grill and custom cabinetry and supports a private chef and serving staff for the family’s frequent entertaining.

“Our design is casual yet deliberate and transforms an outdated property into a refined family compound with modern amenities for contemporary living,” Stephens says. “We took what was there that was good and made it more usable. We developed spaces for people to enjoy outside.” ♦

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The front of the house is defined by a trio of arches around the front door.

PLAYFUL DESIGN

POLHEMUS SAVERY DASILVA CREATES A SHINGLE-STYLE HOME BY THE SEA. BY NANCY A. RUHLING // PHOTOGRAPHS BY BRIAN VANDEN BRINK

On the Osterville, Massachusetts, waterfront, surrounded by dunes and wetlands, stands Windswept, a new-construction summer residence whose sinuous Shingle-style design is a subtle salute to its seaside setting.

Gaze at the bell-shaped curve of its rooftop and what do you see? Is it a whale? A seagull? A manta ray? A wave? An ocean current?

John DaSilva, FAIA, didn't have a particular nautical image in mind when he designed the house, and he really loves the

idea that its true beauty lies in the eye of each beholder.

"Multiple readings enrich the architecture," says DaSilva, design principal of Cape Cod-based Polhemus Savery DaSilva (PSD), a fully integrated architecture and construction firm. "Different readings can come from different people."

Windswept, which gets its name from the beautiful ocean breezes that whisper seductively in its ears, was designed and built for a couple who have a profound love

for traditional architecture.

"They requested a new house to replace the marginally functional non-historic house that had been on their property," says DaSilva, adding that an existing guesthouse was retained and slightly renovated. "They also sought a somewhat formal character to contain a lifetime of collections of traditional furniture, artwork and antiques—but a formality mitigated by the need to also be a comfortable beach house for family togetherness and fun."

Windswept, whose dramatic bell-shaped curved roof is clad with red cedar shingles and whose sidewalls are covered in Alaskan yellow cedar, references the neighborhood's architecture and that of classic 19th- and early 20th-century New England seaside resorts.



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Photo: Yellow Productions



Top and left, Each side of the house has a different look and configuration of windows.

Middle, An arch in the back frames a picture-postcard view of the water.

In the living room, a coffered ceiling, a fireplace and three archways add traditional touches.



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“The neighborhood has some of the best Shingle-style houses on the Cape, so we took inspiration from them,” DaSilva says. “The style is relatively loose and malleable, so you can express shapes and geometry and images rather freely because the house is wrapped in a membrane of wood shingles, which unifies disparate elements.”

He points to the hand-crafted “playful eyebrows” at the porch openings, where the shingles pull away from the wall, curving in vertical and horizontal planes. “It’s an anthropomorphic detail with dynamic character,” he says.

Playing with scale to minimize perception of the size of the 5,191-square-foot house and “humanize it,” PSD selected larger shingles to create greater spacing between them and added oversize windows and muntins.

“The form we have made is its own,” DaSilva says. “The proportions and the way we used the shingle style aren’t a copy of any other house. Its unique to the client and the location.”

The front, whose entrance is framed by a trio of grand arches and a door that’s a bit off center to offer views of the grand staircase, which is curved like a seashell, and the bay beyond, has fewer windows than the back, which faces the water.

“This house is in a dance between the

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The home is designed in traditional furnishings.

Left, The butler's pantry connects the kitchen and dining room.

Above, The kitchen has traditional cabinetry and a central island.

Bottom, In the dining room, the ceiling is a handkerchief dome.



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formal and the informal,” he says. “The location of the front door is not strong enough to throw off the symmetrical balance, but it does weaken the formality.”

A two-story octagonal tower houses the breakfast room and library. It is connected to a one-story wing containing the family room and screened-in porch, each of which is defined by a soaring ceiling.

The wing’s undulating roof line suggests a nautical theme that’s open to interpretation. “Is it a boat or a sea creature?” DaSilva asks. “It’s evocative; it creates character.”

To satisfy the owners’ request for detail and tradition, DaSilva designed simplified classical pilasters, arches, ceilings and crown and dentil moldings that are in sync with the residence’s semi-casual look.

“I’m the molding queen,” the homeowner says. “I told him that the more he put in the happier I’d be.”

DaSilva more than obliged.

The living room, for instance, has a coffered ceiling and three archways that echo those at the front entrance, and the dining room and breakfast room are centered around dramatic handkerchief domes.

“The domes pop up in the center but also hang down at the perimeter,” he says, adding that they were chosen because “they add character in spaces where there was limited ability to go higher.”

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A living room archway frames the central staircase.

Above, The main staircase wraps the house in a warm embrace.

Below, The master bedroom offers views to the ocean.



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The classic architectural details, the homeowner says, “give the house charm and character.”

The house is sited so that all the major rooms have direct water views. The wing containing the family room and screened-in porch was angled to exploit the scenery.

The “classic but comfortable spaces are ideal for entertaining,” the homeowner says, adding that “we love sharing our house with friends and family.”

When asked about her favorite parts of the house, she lists every room. “There are special things about all of them, which I know is unusual,” she says.

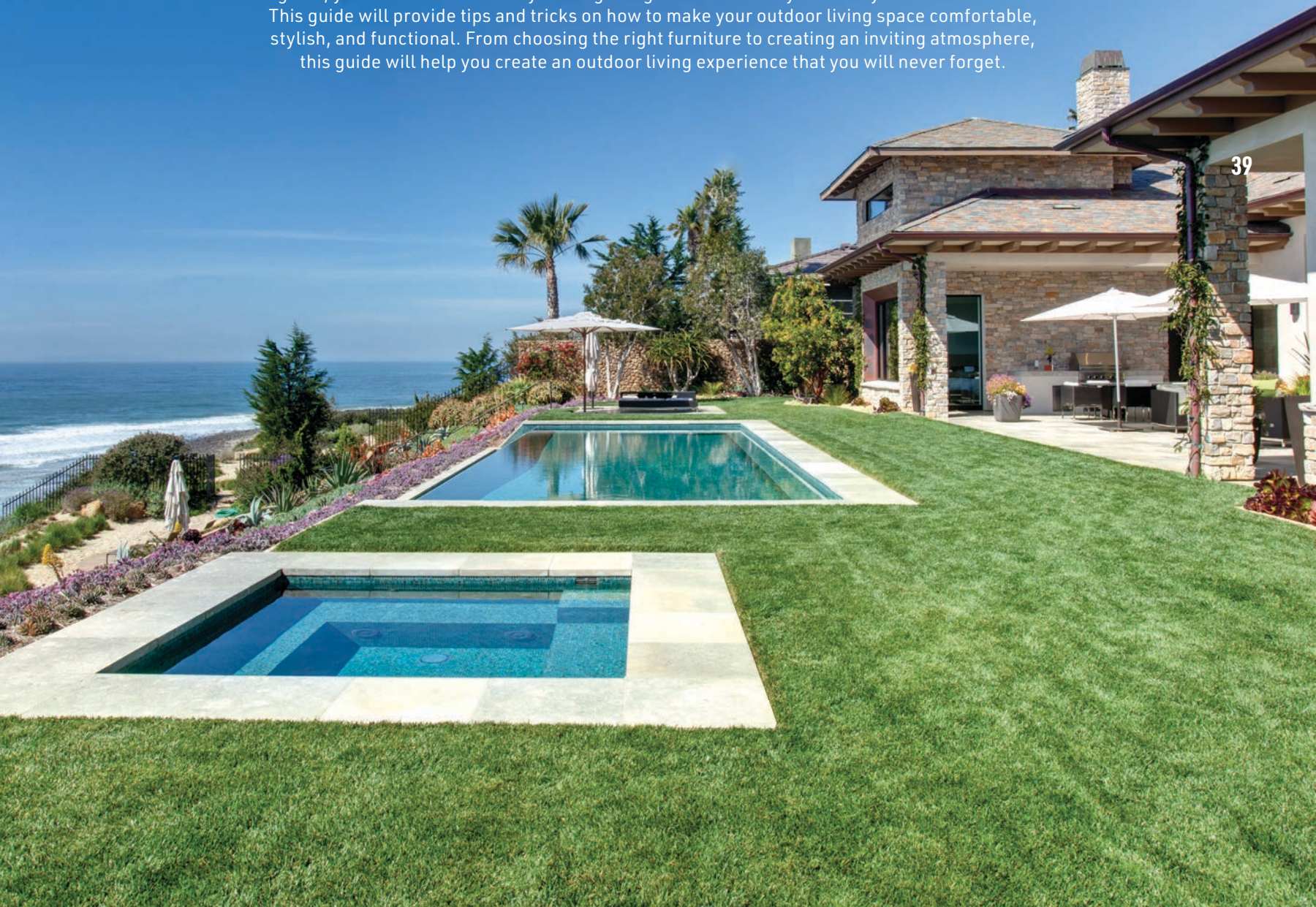
Indeed, the owners love the house so much that they keep delaying their departure for their winter home in South Carolina. “We are at Windswept in the spring and the summer and right through Thanksgiving,” the homeowner says.

“This is such a special house that will remain timeless,” says Aaron Polhemus, owner and CEO of PSD. “It is always enjoyable to see a project through our entire process—starting with permitting, then architectural design, landscape design, and overall construction. Completing a house and having the homeowners love it and their time there is the ultimate goal.” ♦

FOR MORE INFORMATION, VISIT psdab.com

Guide to OUTDOOR LIVING

Living by the ocean is a dream come true for many people. With the right outdoor living guide, you can make sure that you are getting the most out of your luxury oceanside house. This guide will provide tips and tricks on how to make your outdoor living space comfortable, stylish, and functional. From choosing the right furniture to creating an inviting atmosphere, this guide will help you create an outdoor living experience that you will never forget.



Guide to OUTDOOR LIVING

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Whether you're hanging out at the pool, sipping a Margarita at the bar, watching the splashing waterfall in the grotto, or relaxing in the whirling waters of a custom-built spa, outdoor living spaces offer the ultimate opportunity to experience a luxury-lifestyle vacation without the inconvenience of ever leaving home.

The combination of fire and water in outdoor living spaces brings drama and intrigue to the scene. One of the prime fire features is the fire pit or fire table, which is used to create a warm, cozy corner where everyone gathers in the glow as the sun sets.

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ARCHPOT, which specializes in products made of glass fiber reinforced concrete, creates with attention to detail to ensure high-quality design and functionality and often

works with architects, builders, contractors, and designers to bring creative visions to life.

ARCHPOT makes a variety of artistic styles of fire tables. It also creates high-tech fire bowls and fire-water bowls, which combine the two opposing elements in the same vessel.

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ARCHPOT, which also creates large-scale, architecturally inspired, hand-crafted planters and site furnishings, collaborates with architects, builders, contractors, and designers "to bring creative visions to life," he adds.

UNIVERSAL FURNITURE

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"For several years, outdoor spaces have been increasing in popularity," says Neil MacKenzie, Universal Furniture's director of marketing. "The backyard has become the new go-to spot for home entertaining."

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opulent as those inside the house, these five-star poolscape include a variety of must-have amenities ranging from flat-screen televisions, fully equipped chef's kitchens and swim-up bars that serve craft cocktails to infinity-edge pools, pergolas, fountains, waterfalls, and spas. Outdoor rooms,

regardless of their features, typically are appointed with high-end furnishings that are not only comfortable and chic but that also coordinate with the interior style of the house to create spaces that seamlessly flow together like water lapping lazily at pool's edge.



PHOTOGRAPH COURTESY OF UNIVERSAL FURNITURE

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UNIVERSAL EXPLORE HOME

A photograph of a high-end outdoor living space. In the foreground, there's a large, square, dark metal fire pit with a fire burning inside. To the left, two dark wooden lounge chairs with light-colored cushions are positioned. The patio is paved with light-colored stone tiles. In the background, there's a lush green lawn, a well-manicured hedge, and a view of the ocean under a clear blue sky. Two white columns support the roof of the patio area.

Guide to OUTDOOR LIVING

PHOTOGRAPH BY SHUTTERSTOCK

Weather- and water-resistant, these furnishings are made to sit in style at the poolside or under the pergola or even in the indoor living room.

Universal Furniture and its other brands, Miranda Kerr Home and Coastal Living, offer a wide selection of smart styles.

The 90-piece Coastal Living collection, launched in 2020 when the pandemic put the priority on outdoor entertaining, offers eclectic looks in a variety of materials from grade-A teak to cast concrete and all-weather wicker and aluminum that are used to create modern and traditional, outdoor living spaces.

“Our designs encompass varying subtleties within traditional, transitional and modern styles,” MacKenzie says, adding that

Universal, which develops case goods, upholstery, accent and outdoor designs under its three brand names, has won 13 Pinnacle Awards for design excellence from the International Society of Furniture Designers.

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Another popular water feature is the outdoor shower, which is used for everything from washing the dog and cleaning up after yardwork to rinsing off before and after swims.

Outdoor Shower Co., which manufactures and distributes stainless-steel show-

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er units for pools, beaches, vacation homes, multi-family developments, resorts, gardens, playgrounds, pet washes and campgrounds, has more than 200 styles in its collection.

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In 2010, Outdoor Shower Co. became the exclusive U.S. and Canadian distributor for a new line of products that are distributed through Caprea, a company in The Netherlands. These outdoor showers, valves, and accessories are manufactured in Thailand of quality 304 stainless steel with several styles and options. This line has several choices available in 316 stainless steel.

Three years later, Outdoor Shower Co. became the exclusive U.S. and Canadian distributor for a line of modern, high-end 316 marine-grade stainless-steel showers manufactured by Fontealta, an Italian company. With the recent addition of stainless-steel tub fillers and kitchen faucets, Outdoor Shower Co. is a one-stop shop for everything needed to enhance an outdoor setting.

Of course, no poolscape would be complete without the spa, which offers an immersive experience. There are a variety of

options, ranging from swim spas to hot tubs, that are either integrated into the pool, installed near it or sited solo.

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DOUBLE

48





A 19th-century property on Cape
Cod is redesigned for family
gatherings and personal solitude.

By J. MICHAEL WELTON // Photographs by CHRIS COOPER

Hacin Architects expand
a 19th-century Greek
Revival on Cape Cod.

DUTY



A renovation and addition to an 1850 farmhouse overlooking Oyster Pond in Chatham, Massachusetts, stands today as the definition of duality.

It's old and new, casual and elegant, and offers space for camaraderie and privacy.

"We wanted lots of opportunities to gather together with different generations," says owner Nancy Ferry. "Then we wanted places where you could gather your thoughts, have a quiet moment, and read a book."

It was inspired by an old and offbeat Sears fishing shack on the Jersey Shore, owned by Ferry's in-laws. Known simply as "The Shack," it may have sported astroturf and shag carpeting underfoot, but its location was prime. "It was near the boardwalk, so we'd go up and eat lunch—and this is set up the same way," she says. "You can be down on the beach and come up, leave your stuff, and have a sandwich on the porch."



The design is a blend of old and new on Oyster Pond in Chatham.

The rooms were opened up to be more functional and switched around for better flow. Floor-to-ceiling windows take in the dramatic views.



Casual? Sure, but this home's design was meticulously detailed. After all, Ferry studied at Cornell and Pratt Institute—and had worked in both interior and graphic design. Here, she called in a seamless team of architects and interior designers from Boston-based Hacin Architects.

One request was to maintain the front portion of the historic house and respect its integrity. But the rest of the assignment was wide open. “They asked us to rethink the entire site,” says David Tabenken, principal at Hacin. “They wanted to take advantage of the views—and to be in nature for meandering and discovery.”

An addition came along about 50 years after the original was built. Now both structures needed renovation and reconfiguration, especially the three bedrooms upstairs. “We took one bedroom out, moved a bath to another side, and added a laundry room,” Ferry says. “Now they're scattered, but they're a little bit bigger.”

They opened up a series of small spaces and switched their functions around. The dining room became the new kitchen, and the living area became the new dining room. “There's more space, but we kept the original footprint,” she says.

Hacin's new wing emphasizes the additive



and evolving nature of the existing structures, and links old and new with a glass connector for dialog between them. “The family grows, and rooms need to be programmed,” says David Hacin, founder and creative director of the firm that bears his name.

As the architects pulled away earlier renovations, they examined the home's original bones, thinking about how to replicate them for an authentic feel in the new addition. “We expanded that material,” says Jennifer Clapp, Hacin's principal for interiors.

Thus the brick walls doubling as piers in the new addition. The designers looked at brick in the old house and used it in a new way, with a soft white, Kalei finish. “It’s a lime plaster finish that breathes,” she says. “It doesn’t flake off.”

Designers used that finish for piers in a first-floor room called the halle, an Austrian term for a large hall and gathering space. Here, the halle is a comfortable lounge where people get together for cocktails—and views of the pond—by the new fireplace. “We spent a lot of time looking at site lines and different orientations of the house,” she says. “That’s how we arrived at the corner fireplace and boomerang-shaped couch, so we’re encircling the sunrise and sunset situations.”

Upstairs, new spaces like a media room take their cues from the cozy, modest scale of the older ones. Ceiling heights in the earlier structures are eight feet; in the new addition they’re just eight inches higher. “The small-scale rooms create a lot of nooks that people can escape to, and the larger spaces like the media room, the ‘halle,’ and the barn are for gathering,” she says. “There’s that dichotomy.”

The barn she’s referencing is new, replacing a 1990s garage/guest house on site. It was created for the younger generation, with an open kitchen on its first floor inspired by “The Shack,” and bunkroom above. It faces an existing swimming pool with a new hardscape by Matthew Cunningham, owner of the Stoneham-based landscape design firm that bears his name. At the pool, they added a spa and an Ipe deck bordered by granite.

It’s all part of a master plan Cunningham created for the landscape, to tie all parts of the estate together. “If you look at it in the plan it looks pretty awkward—but it gives a panoramic view of the whole viewshed,” he says.

He and his associate Jen Stephens also created an outdoor living space called the Enchanted Garden, with sofas and a fire pit. “After sunset, you see the glow of the house and enjoy the outdoor fire,” he says.

At once public and private, it’s one more duality for a home that sits up on a hill, overlooking Oyster Pond. ♦

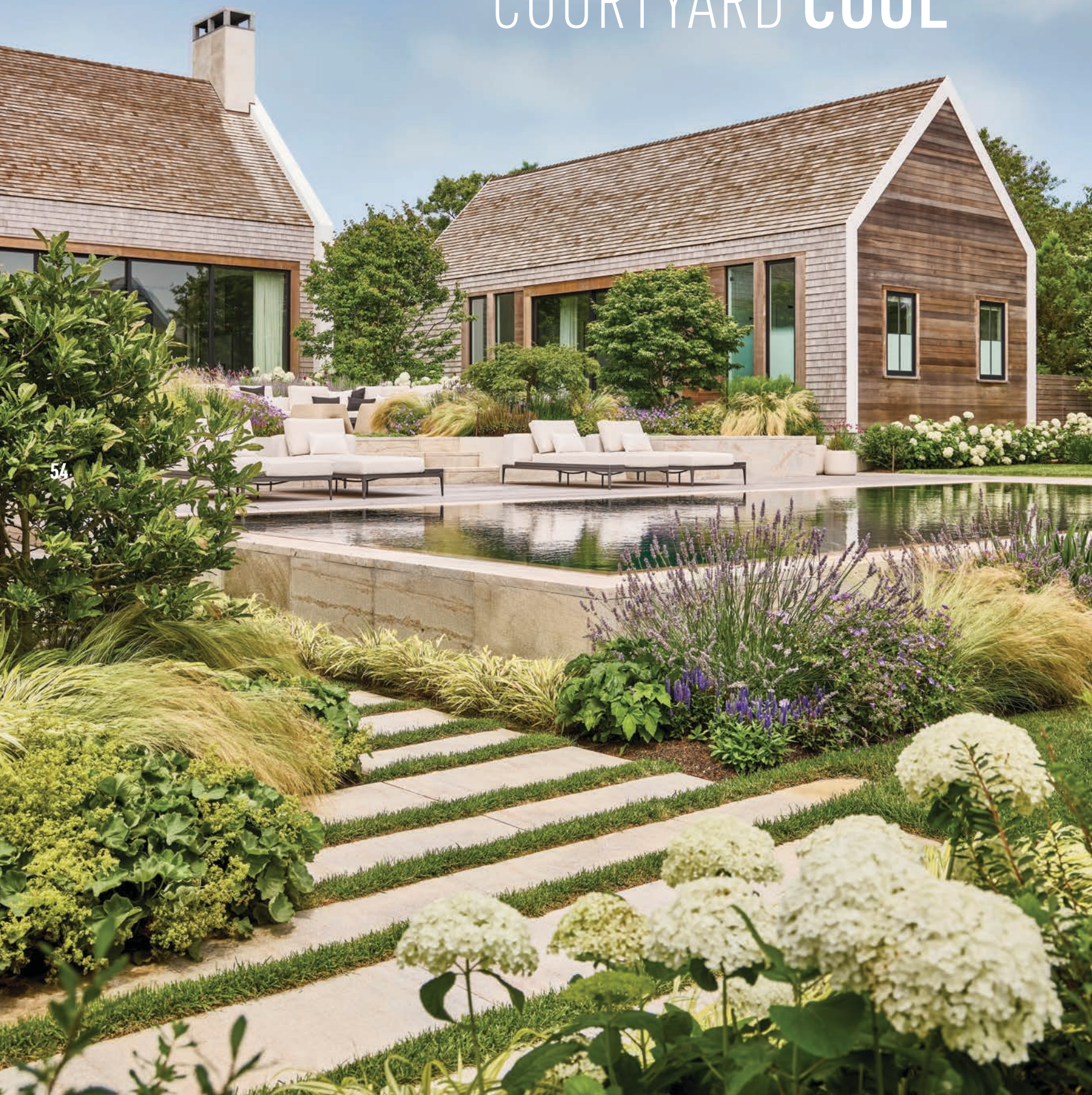




Above, Older portions of the house maintain their historical character. Below, outdoor spaces offer a hot tub and hardscaping. Left, The kitchen and dining room are now connected.



COURTYARD COOL



This family
compound
represents
a fresh,
deconstructed
take on
Nantucket
tradition.

By Jennifer Sperry
Photographs by Read McKendree





56 FOR ANDREW KOTCHEN, THE PROJECT'S DESIGN EMERGED EARLY ON, DURING THE INITIAL SITE VISIT.

Visiting at the request of his clients, pre-purchase, Kotchen saw right away that the Nantucket property—set back from the ocean and shielded from view by the surrounding natural landscape—represented a unique opportunity to push the boundaries of modern architecture on an island known for its historic Greek Revival and Quaker homes.

Kotchen had lived and worked on Nantucket before founding Workshop/APD with co-principal Matt Berman. Since its launch in 2000, the New York City-based firm has grown to include 85 architects, interior designers, and product designers: an impressive multidisciplinary team that adapts easily from luxury penthouses to relaxed seaside retreats.

Nantucket's famously strict building codes regulate the overall height, roof pitch, cladding, and even trim colors on



Workshop/APD designed this Nantucket compound as a series of pavilions.

Opposite, The buildings are cedar shingles, the ubiquitous cladding material used on Nantucket.





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Interiors are finished
in neutral tones.
Modern art is found
both inside and out.



new construction and renovations, with the goal of protecting the town's historic character. Since the clients' chosen site is well screened from public ways, Kotchen and team enjoyed more design latitude than usual. Taking full advantage, he dreamed up a uniquely modern series of pavilions encircling a vibrant courtyard garden.

"Our clients ultimately hire us for our modern point of view, executed through a progressive vernacular voice," explains the design principal. "This site presented us with an opportunity to create something exciting—something completely different—and we were fully onboard."

The architects honored Nantucket's historic character while creating something completely new and fresh.





Light-filled glass spines connect living and sleeping pavilions.



The home's layout defines indoor-outdoor living, with light-filled glass spines connecting the living and sleeping pavilions (uniting them as one "home") and maximum glazing framing courtyard views. Meanwhile, along the perimeter, the structures appear quieter and are purposefully restrained, with smaller window penetrations. Overall, the pavilions' shingled, gable forms refer to the island's earliest Shaker structures.

"We reduced the elements to their simplest forms; it's almost as if we draped a blanket of shingles over each building. The magic is that the pieces feel recognizable but different—that's the balance we were striving to achieve," notes Kotchen.

The primary pavilion—the largest of eight total—houses the kitchen, dining area, and living room. From this 80-foot axis, two wings, one containing the primary bedroom suite and another the teenage boys' bedrooms and media area, flank either side of the courtyard. Three additional standalone pavilions—a studio/work space, guesthouse, and garage—dot the property's northern end.

Inside, cool, minimal interiors stand in direct contrast to the bright hues of the garden outside. Neutral tones (what Kotchen jokingly refers to as "50 shades of beige") predominate. The palette, a mixture of wood, natural stone, and dark metal, is luxurious but still approachable.

Oriented on a theme of "livable modernism," most furnishings are custom made and thoughtfully curated for each space. "Our goal is to recommend pieces that tell a story, that ultimately feel collected," says Kotchen of his team's ability to complement architecture with a bespoke approach to interior design.

On summer days, the primary pavilion's 40-foot folding door opens to create a decadent indoor-outdoor experience. Just beyond, al fresco spaces for dining and lounging step down to a zero-edge pool; its black interior finish maximizes the water's reflective qualities. Sandy beige Phoenician granite and weathered ipe decking keep the poolscape feeling light and bright.

Minimalism defines the kitchen, awash in honed Blue de Savoie marble. A 15-foot Borgo



sofa by Dmitriy & Co. lines the island's back side. "We decided to completely rethink island seating here, opting for a softer choice than stools," says the designer. An artistic assembly of intertwining Elma chandeliers by Trueing matches the Usona Home dining table's scale.

While contributing visual interest via form or texture, the furnishings ultimately defer to the property's centerpiece landscape by island-based Miroslava Ahern. "I would describe it as a seaside garden with lots of movement. It's filled with traditional island plantings executed in a very clean, unique way," says the landscape architect.

Beach grasses, hydrangeas, allium, Veronica, Russian sage, "Rozanne" geraniums, and Japanese maples thrive within an overall sea of green. "Every

specimen has something special to contribute, whether via bark, shape, or blossoms," Ahern says. "You can have a beautiful house, but the landscape must support it—a unifying language is key."

The completed compound reacts to site and lifestyle while expressing timeless modern forms. "That became the project's story: a home that's contextually relevant to place but with a stronger point of view," says Kotchen.

"A courtyard-style home like this, with everything on one floor and pavilions requiring a certain amount of circulation, is a leap of faith initially," continues the designer. "But our clients love the process of journeying both between and through the architecture. At the end of the day, our goal is to create experiences, and that's exactly what this house delivers." ♦

The compound reacts to site and lifestyle while expressing timeless modern forms.

Nesting Place

62





The vanishing-edge swimming pool at the main house hints of the water beyond.

Hutker Architects
creates the perfect
summer getaway on
Martha's Vineyard.

By Nancy A. Ruhling
Photos by Joshua McHugh



The life room of the main house includes the living and dining spaces and the kitchen. The asymmetrical vaulted ceiling opens up the view, and the double-sided fireplace, clad in marble, adds warmth and a touch of tradition.

The main house's kitchen features sliding glass panels that may be closed to mute sound when meals are being prepared. The owners wanted a clutter-free space; everything is behind doors or in drawers. The marble backsplash matches the surround of the fireplace.





Clockwise from left, The main staircase, which has a glass guardrail, appears to be floating. The steps form a geometric pattern. The cottage is clad in traditional cedar shingles. Modern artwork fills the home. From the main house, you can see the cottage.



Set sedately on a hillside on Martha's Vineyard, the waterfront retreat is a generational summer spot for family and friends to gather.

The three structures on the one-and-a-half-acre property descend to the water's edge like matryoshka dolls: the large main residence, followed by the cottage and, at the dock, the boathouse.

The compound, designed by Hutker Architects, pairs "regional vernacular familiar forms with a modern sensibility," says project architect and partner, Jim Cappuccino, AIA, whose team included firm founder Mark A. Hutker, FAIA, and associate Mackenzie Pratt, AIA. "The assemblage of structures shares the same spirit, and they are well integrated into the property."

The owners, a couple with three teenage children who have had a vacation home on

the island for many years, envisioned the compound as a place for entertaining large groups as well as an intimate space for family time.

"The cottage provides everything the homeowners might need when they are visiting alone or retreating from the day's activities," Cappuccino says, "while the main house provides all the amenities of a boutique inn, with large spaces for cooking, gathering, working or celebrating—all with the privacy and convenience of their adjacent locations."

He adds that creating three separate spaces made the retreat site-appropriate, and "with the main house's four separate bedroom wings, one in each corner, sections can be closed off for privacy or opened up for more people."





The Hutker team designed the main house, renovated the cottage, and refurbished the boathouse, which is sometimes used for sleepovers.

Kris Horiuchi of Horiuchi Solien in Falmouth, Massachusetts, was the landscape architect; Rosbeck Builders of Edgartown, Massachusetts, was the general contractor.

“We flipped the orientation of the main house and the guest house, with the smaller ‘Bluff Cottage’ built closest to the water and directly on the view,” Cappuccino says.

Weathered-wood vertical board siding, wooden shingles, and walls of waterfront-facing windows, quintessential New England design elements, tie the three buildings together architecturally.

Although the main house isn’t on the water, its vanishing-edge pool, cleverly tucked on one end, hints at what lies ahead.

The property’s panoramic views—of Katama Bay, Chappaquiddick Island, Edgartown, and Vineyard Sound—are showcased in its expansive floor-to-ceiling windows.

And a bumped-out breakfast room that looks like a conservatory makes it part of the natural surroundings.

The asymmetrical vaulted wood ceiling in the “life” room—a kitchen, living area, and dining space—is reminiscent of the bottom of a boat; its sleek stainless-steel tie-rod supports give it a modern edge.

Other elements update tradition: A two-sided fireplace, clad in marble that matches the kitchen’s backsplash, opens to a screened porch.

The house also has a ground-floor gym, a bunkroom, and a games space with a billiards table.

The cottage, originally two stories, is now one: The soaring ceiling expands the water views.

“The high height of the windows in the two houses elevates the sense of connection to the landscape,” Cappuccino says. “They are designed to capture the sky, which bleeds between the forms. The way the light moves across the site is magical.”

The synchronicity continues with the interiors, which feature comfortable custom curvilinear furniture and a beachy-serene color



Windows in the bedroom take advantage of the view.



A deck overlooks the pool and the water beyond.

palette of soft blues, teals, grays, and greens.

“The owners like colorful artwork and unusual, bold items,” says Heather Wells, whose eponymous interiors firm is based in Boston. “The interiors have color but sit back from the art and the view.”

To give a warm, cozy feel to the main house’s life room, Wells and her team furnished it with a pair of semicircular velvet sofas, one in seafoam green, one in sand white. (A third one has taken up residence in front of the floor-to-ceiling windows in one of the bedrooms.)

The one by the kitchen wraps around a circular dining table with an oak top. “The owners didn’t want a classic dining room,” Wells says. “They wanted something that looked loungey, where they can eat and play games.”

The curvilinear theme is repeated in the cottage, where Wells appointed the main living space, which has whitewashed plank walls, with a curvy sofa in pale gray

counterposed with a larger rectangular one in light green and a circular Corian-topped coffee table comprised of four “pods” in different watery hues.

To further the relaxing beach theme, she added a high-style hammock by the windows and hung from the ceiling a collection of illuminated hand-blown bocce balls that resemble bubbles.

From its floating loft that serves as a bedroom to its kitchen island that’s shaped like a grand piano, the cottage is a more casual interpretation of the main house.

“The interiors of both houses are bright and varied, a fun and modern mix to the more traditional island architecture,” Cappuccino says.

The owners, who have several homes, including ones in California and Montana, are so thrilled with the retreat that they find they are spending more time there.

“The first thing they did was throw a party,” Wells says. ♦

j

journeys

LUXURY TRAVEL, RESORTS & DEVELOPMENTS

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68

Park Hyatt St. Kitts' Great House fire bowl is the perfect spot to watch the stars come out.

■ DESTINATION: CARIBBEAN

ISLAND TIME

A QUIET, LUXURIOUS GETAWAY ON ST. KITTS IS A HIDDEN GEM OF THE CARIBBEAN. BY NATALIE GALE

On the drive from the airport to the hotel, our taxi driver, Alvin, pulled over at the top of a hill the car had just climbed. Below us stretched one of the most beautiful views I'd ever seen. To the left, the cobalt Atlantic crashed onto the northeast shore of St.

Kitts' southern peninsula—to the right, the Caribbean Sea stretched along the lush coast, turquoise and lagoon-like.

In the distance, clouds shrouded the Nevis mountain peak, while the road in front of us wound down the mountain and

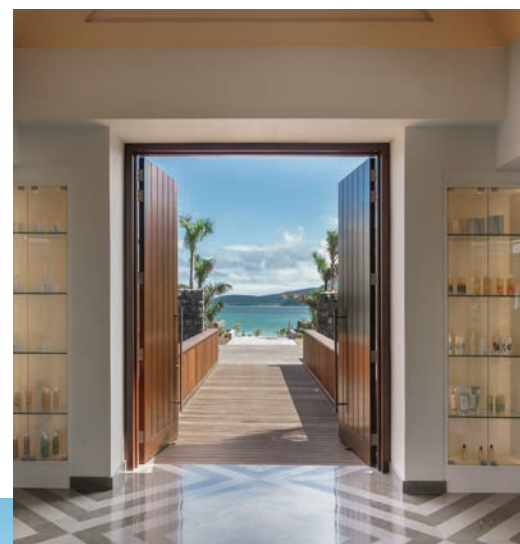
disappeared behind a hill. At the end of the road sat our destination, the Park Hyatt St. Kitts.

At the southern tip of the island, the five-star hotel rests within the Christophe Harbor development on the most secluded part of St. Kitts. It's the only Park Hyatt in the Caribbean, and features 126 guest accommodations—78 guest rooms and 48 suites.

Guests enter the property via a floating walkway above koi ponds and through a breathtaking open-air lobby, which opens out to the resort's beach, postcard perfect



The hotel has plenty of outdoor spaces to enjoy the breathtaking views of the island.



palm trees hanging over black sand and crystal clear water.

The property sprawls over twenty acres, comprising a private beach and multiple pools. While you can grab a golf cart ride anywhere, nothing is further than a short walk away. Guest rooms and suites are spread between several buildings, a few accommodations per building, with lush trees and gardens throughout, irrigated with an on-site reverse osmosis water plant. Suites are mostly on the top floors, and many have private rooftop plunge pools and sundecks—trust me, it’s worth the splurge. Speaking of splurges, the resort also has an all-inclusive option you can choose at the beginning of your stay.

All accommodations, rooms and suites, have private terraces or balconies, and most have ocean views. Rooms are spacious and airy, with simple, sophisticated design like clean lines, natural materials, and neutral colors. Le Labo Santal 33 bath products add another layer of elegance (and a nice souvenir as a reminder in my shower at home).

Despite its high room count, the resort feels surprisingly roomy. The rampart pool, for adults only, the vast lagoon pool, for anyone, and the quarter-mile private beach make for almost endless lounging-by-the-water capacity, so you won’t need to rush to your chair in the mornings. Up the ante by booking a private cabana as a home base

from which to enjoy the water and grab a poolside lunch. Keep in mind that the resort's busy season is November to mid-spring, and their slowest months are August, September, and October.

At the on-site Sugar Mill Spa & Sanctuary, maze-like with its many treatment rooms and a fitness center, the resort offers customized massages, facials, and body treatments. The fitness center is open 24/7, and the men's and women's changing rooms each have their own pools, saunas, steam rooms, and outdoor showers, open to any resort guests. The replica stone sugar mill, where they hold yoga and meditation sessions, pays homage to the island's sugarcane industry roots.

In fact, much of the resort's architecture alludes to St. Kitts' colonial history. Original brimstone was found when excavating the property, and more brimstone arches were added to the hotel's striking design. St. Kitts, shortened from Saint Christopher, along with neighboring island Nevis comprise one country that gained independence from the U.K. in 1983.

The resort, which just celebrated its five-year anniversary, has three on-site restaurants: the Great House, which serves breakfast, lunch, and dinner with both indoor and outdoor dining spots, the Fisherman's Village, a breezy, overwater lunch and dinner spot serving fresh seafood, and the Stone Barn, a fine dining adults-only dinner spot. Other food and beverage experiences include live cooking demonstrations, included in the resort fee, and wine tastings with a local expert.

If you have the chance, try indulging in Park Hyatt's destination dining experience. You can choose a three-, four-, or five-course tasting menu prepared by the chef and served in a stunning onsite location like a poolside pavilion or under the stars by the beach. The tasting menu highlighted local flavors beautifully—fresh conch ceviche, soursop and guava sorbet, and spiny lobster were all stars that we'd never be able to find at home. That's what a vacation is all about, isn't it? We learned that the Caribbean's crabs and spiny lobsters, or rock lobsters, taste different from ours in the northeast—they have a meatier, butterier flavor than our more delicate cousins.



The Sugar Mill Spa & Sanctuary offers massages, facials, and body treatments.





The design exudes a relaxed vibe.

Besides a local food emphasis and architectural design that highlights the island's history, the resort further immerses guests in a sense of the local culture by encouraging folks to head off property. In the immediate vicinity are a few fun beach bars and eateries within walking distance—we paddle boarded to a beach bar one afternoon.

The Park Hyatt also partners with Greg's Safaris on three different "journeys" through the island. Greg, a St. Kitts native, brings guests in his tiered Land Rover on a "Journey to the Wild Side," including a trek through lush rainforest and a coastal scenic drive; "Journey to Sweetness," highlighting the legacy of the sugar industry on St. Kitts with a tour of old plantations and sugar mill ruins; or "Journey off the Beaten Path," including an off-road drive through the rainforest and mountains, and down to a scenic beach for a swim. Each tour includes a true flavor of St. Kitts—a picnic of local snacks like starfruit, mango, and lady finger bananas.

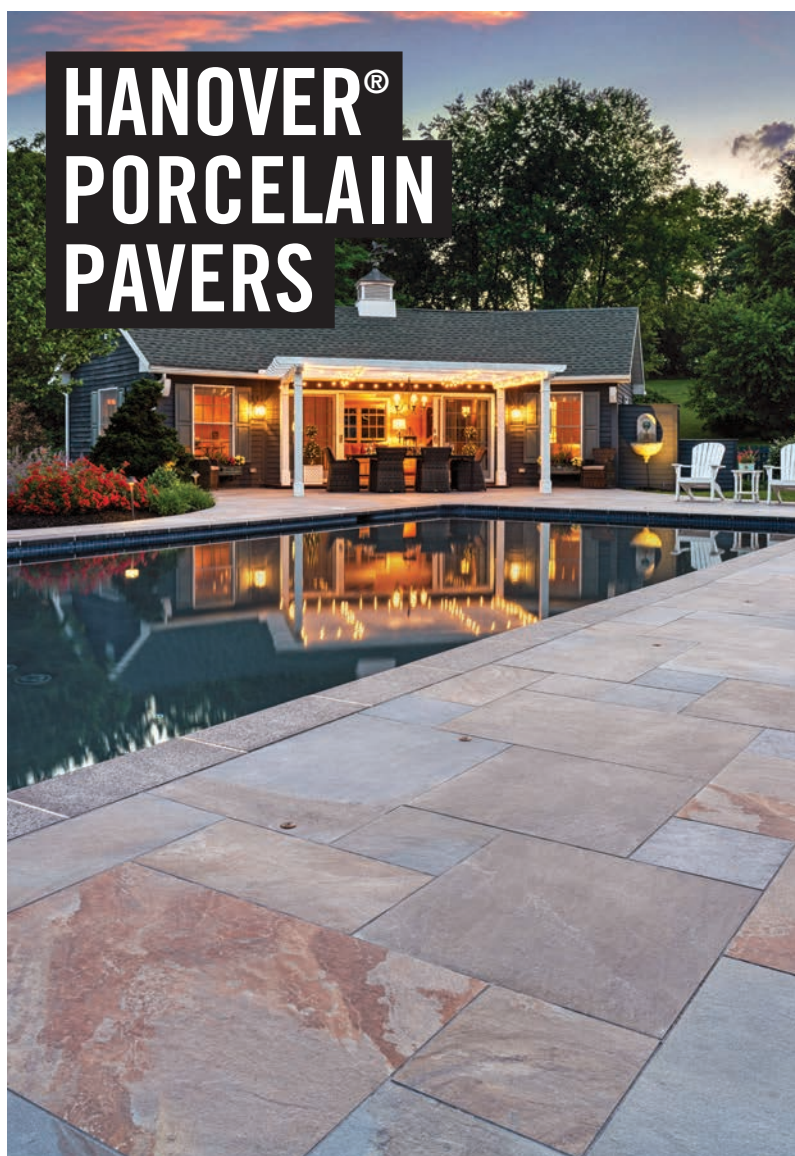
You can island-hop, too, taking a quick boat ride from the Park Hyatt property over to Nevis, an even quieter island with hiking, hot springs, beaches, and great dining destinations. The locals on Nevis are just as friendly as those from St. Kitts. If you're venturing off property, keep in mind that while the country's currency is the Eastern Caribbean Dollar, many spots will accept U.S. dollars.

Back at the resort, there's still more than enough to do. Paddleboard from the beach, hit the steam room, or, my personal suggestion—soak up the last rays of the setting sun as you plan out tomorrow's adventure. ♦

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

PHOTOGRAPH BY MICHAEL STAVARIDIS AND TADEU BRUNELLI / COURTESY OF THE PARK HYATT ST. KITTS

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PRETTY IN PINK

HAMILTON PRINCESS BERMUDA OFFERS THE ART LOVER THE PERFECT GETAWAY. BY NATALIE GALE

Arriving at the Hamilton Princess & Beach Club in Bermuda was a royal experience—the stately flamingo pink building towers above its surroundings and the harbor, and inside bellhops and well-dressed guests bustled to and fro, clacking along the marble-tiled floor. Something delicious and expensive-smelling wafted through the air.

The Hamilton Princess is a five-star, pri-

vately owned, Fairmont-managed property in Hamilton. The hotel first opened in 1885, the year after Queen Victoria's daughter Louise visited and became the inspiration behind the building's "princess" name.

The Princess's current owners bought it in 2012 and have been slowly renovating it ever since. Now, the luxe hotel features newly redone guest rooms, two outdoor pools,

three on-site restaurants, a spa, a 60-berth marina, a retail corridor, and a private beach just a short ride away.

The Warhol-esque portraits of Queen Elizabeth behind the check-in desk turned out to be real Warhols as I came to grips with the magnitude of the art collection at the Princess—a Picasso in the lobby, a Haring on the way to the restroom.

And the art collection throughout the hotel is world class. The private collection of the owners, the compilation could belong to a gallery—but here, the works are presented in a lived-in way. Pieces from other modern and pop art giants like Henri Matisse, René Magritte, David Hockney, Banksy, Anish Kapoor, KAWS, and Takashi Murakami make this one of the most impressive art collections you can find outside a museum.

The hotel is large, with 400 guest rooms in total, including 45 suites and 13 junior suites. Guest rooms, while all newly renovated and similarly outfitted, come in variations—Fairmont rooms have bathtubs, while Garden View, Harbor View, and Bay View rooms all have private terraces. The top tier Fairmont Gold rooms and suites are in their own private wing and come with a designated concierge service and access to the private Fairmont Gold Lounge, which includes a patio and daily continental breakfast, afternoon tea, desserts, and an honor bar.

Accommodations have upscale modern amenities like walk-in showers, Nespresso coffee machines, and bluetooth speakers. I loved starting my mornings off slow with a coffee on the private balcony of my Signature room overlooking the harbor. Another elegant touch—the bathrooms have Le Labo toiletries in the scent Rose 31 (remember the pink exterior of the building?).

The Princess is an easy five-minute walk from pedestrian-friendly downtown Hamilton. About the size of downtown Newport, Rhode Island, Hamilton has endless attractions like restaurants, shopping, and nightlife—but you'll only have to leave the property if you really want to.

Choose from three on-site dining options in the summertime—the breezy 1606 Restaurant & Marina Bar, offering a seafood-heavy lunch and dinner menu, closes for the off-

season. Other dining spots are the casual all-day eatery Crown & Anchor, a contemporary venue with both indoor and outdoor dining that serves a buffet breakfast all the way through a late-night menu, and the newest dining concept, Intrepid, an upscale steak and raw bar spot.

Intrepid was named after one of the hotel's more prominent guests: Sir William Stephenson, Ian Fleming's inspiration behind James Bond. During World War II, Stephenson, code name "Intrepid," headed the Allied Forces' Atlantic censorship station located in the Hamilton Princess. Now a refined steakhouse with elegant Art Deco decor, Intrepid served my most memorable meal of the trip—a flavorful hamachi crudo, a super fresh halibut filet, and a lemon cheesecake for dessert.

Since the hotel is located in the heart of Bermuda's capital, they don't have a beach on site—a drawback they remedied in recent years with the purchase of a private beach club in Southampton. The hotel's jitney shuttles back and forth from the beach several times a day, and the exclusive beach club has restrooms, umbrellas, towels, cabanas, seasonal food and drink service, walking trails, a white sand beach, and a crystal clear cove for swimming.

The jitney to and from the beach takes about 15 to 20 minutes, and the benefit of the commute is the quiet seclusion when you get out to the seashore, and getting to see a bit more of the beautiful island. In November the water was chilly, but the picturesque turquoise water and the bright sunny weather made it all worth it.

Because of its central location right in Hamilton, the Princess sees a ton of business travel. They have several function rooms ranging from traditional ballrooms with chandeliers to smaller boardrooms, and are currently adding four more function rooms geared towards events with 40 to 80 guests. Besides a steady flow of business guests, the Princess welcomes an increasing number of couples and families, drawn to its upscale amenities and great location.

More on amenities: One of the hotel's pools is an infinity pool with a hot tub, and the other is adults only—both are heated with



The Princess Hotel in Hamilton is a five-star accommodation in Bermuda.



harbor views. The adults-only pool is right outside the fitness center and spa area. The Exhale spa offers fitness classes and a full spa menu of facials, massages, body scrubs, and nail services.

Between the hotel's restaurants open to the Bermuda public, and the marina with dozens of berths, the property feels like a bustling, comfortable community meeting

space. But head to one of the pools, sit in a cabana overlooking the harbor, or relax on your room's terrace, and you'll feel worlds away from the hubbub of daily life. The hotel provides a perfect jumping off point to easily explore the rest of Hamilton or the entire island, but I had everything I needed at my fingertips to just unwind quietly at the Princess. ♦



Reef Beachfront Villas, Baja California, Mexico



Jack's Bay, Eleuthera, the Bahamas



Casa Chablé, Tulum, Mexico



El Mangroove, Autograph Collection Residences, Guanacaste, Costa Rica



Waterfront Villas, Dominica, the Caribbean

LIVING ON THE EDGE

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

Cove Club at Cabo Del Sol recently unveiled its newest collection of residences, the **Reef Beachfront Villas**. Each of the eight villas includes an infinity pool, a spacious outdoor living area, and floor-to-ceiling windows. The five- and six-bedroom villas start around 4,800 to more than 6,000 square feet of interior space and range in price from \$12 to over \$19 million. Cove Club at Cabo Del Sol will ultimately have 375 homesites and residences. It is home to the Four Seasons Resort and Residences Cabo San Lucas at Cabo Del Sol (opening late 2023) and features Jack Nicklaus's famed Cove Club Course. coveclubcabodelsol.com

JACK'S BAY, ELEUTHERA, THE BAHAMAS

Jack's Bay, an exclusive club and residential community in the Bahamas that already is home to a 10-hole short course by Tiger Woods, broke ground in April on a first-of-its-kind offering: a Nicklaus Heritage® course design. It will be the first property in the world to have a Nicklaus Heritage and Tiger Woods golf course. Real estate offerings at Jack's Bay are available through its Founder's Program and include a total of 24 beachfront and ocean view homesites ranging in price from \$1 to nearly \$3 million. Other amenities planned for

Jack's Bay include a beach club, spa village, fitness and wellness program, and sports pavilion complex.

jacksbayclub.com

CASA CHABLÉ, TULUM, MEXICO

Casa Chablé is the first eco-resort in the Sian Ka'an Biosphere Reserve, a UNESCO World Heritage Site. With remoteness central to its charm, Casa Chablé is an intimate retreat with just five standalone beachfront bungalows and a main villa housing five guest rooms, each with its own private terrace or balcony. The property also includes a lobby bar, thatched-roof gourmet restaurant,

swimming pool off the main house, oceanfront wellness cabana, gym, rooftop lounge and bar with a plunge pool, and private beach dotted with canopy daybeds and hammocks.

chablehotels.com

EL MANGROOVE, AUTOGRAPH COLLECTION RESIDENCES, GUANACASTE, COSTA RICA

Set for completion in December 2023, **El Mangroove, Autograph Collection® Residences**, include 13 eco-conscious homes adjacent to the El Mangroove resort. Costa Rican architects Garnier Arquitectos and Ronald Zürcher designed the

three- and four-bedroom, single-family, villa-style residence features to reflect a contemporary aesthetic inspired by the surrounding flora, fauna, and ocean views. The 4,106-square-foot four-bedroom, two-story villas offer a pool, terrace, upper deck, and BBQ

area. Turnkey four-bedroom residences start at \$1.95 million. elmangrooveresidences.com

WATERFRONT VILLAS, DOMINICA, THE CARIBBEAN

The Residences at Secret Bay has unveiled a limited collection of sustainable

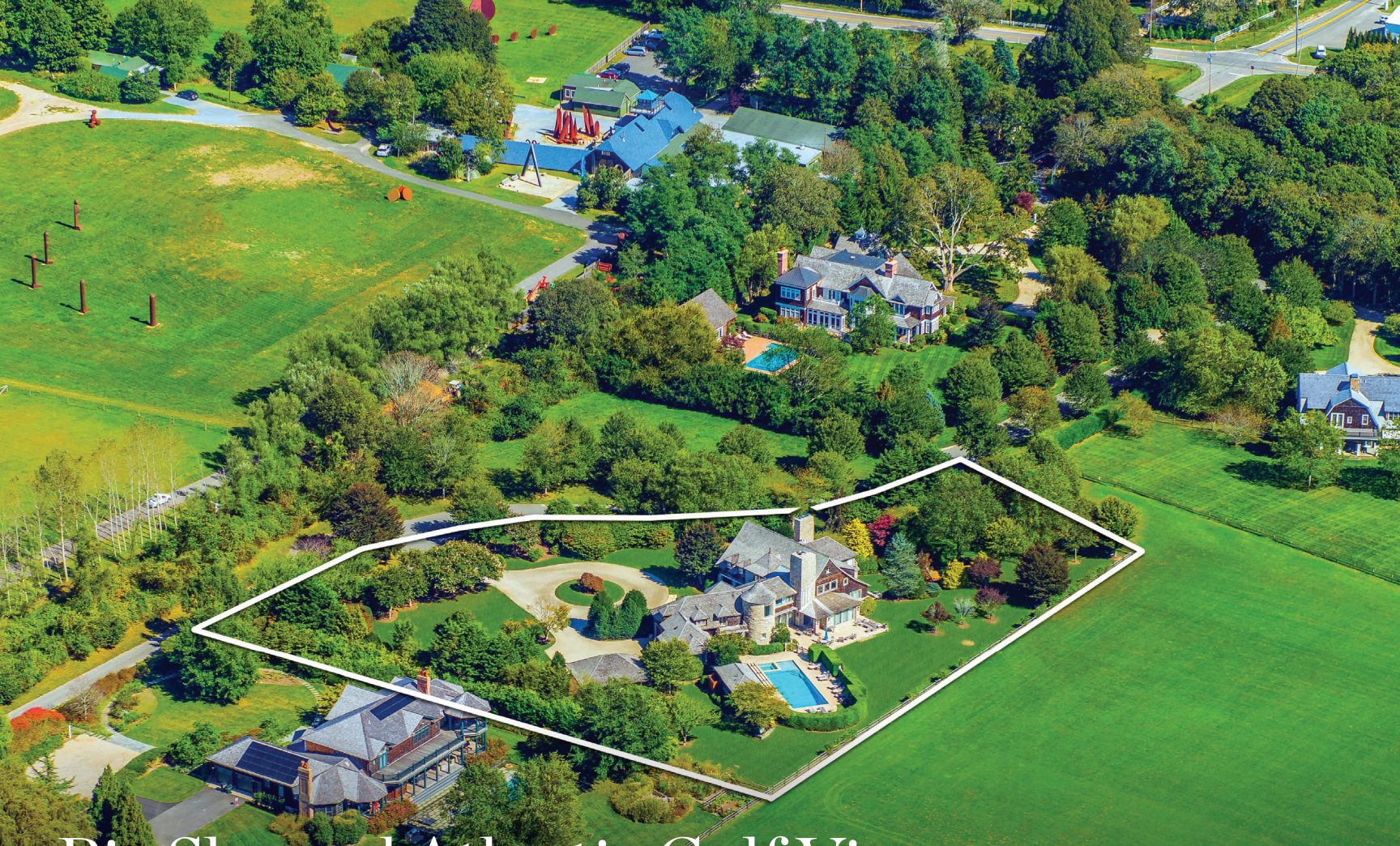
residences, the **Waterfront Villas**. Located within Secret Bay—Dominica's all-villa rainforest resort—the 10 new jungle-meets-the-sea villas are expected to be completed in 2025. Comprising 1,378 square feet of indoor-outdoor living space, the Waterfront Villas feature an open-air covered gourmet kitchen, private plunge pool with covered outdoor living spaces, and outdoor rain shower. The villas are available for purchase starting at US \$1.39 million or fractional ownership with the option to include Citizenship by Investment (CBI) starting at \$212,000. secretbay.dm/residences

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Big Sky and Atlantic Golf Views

Exclusive Representation

A stunning stone and cedar shingle-style house bordering a 20 acre reserve is now available for sale in Bridgehampton. Nearly 12,000 SF of living space on 3 finished levels built with top-quality materials by a renowned Hamptons builder. Custom details are throughout this home which features rooms which face south and boast dramatic views of open fields and The Atlantic Golf Club. The floor plan is thoughtful with rooms full of volume and detailed construction amenities. Arrive through the stunning main entrance to experience the first floor with a great room, stone fireplace, dining room, large open kitchen with adjoining breakfast room all opening to the large stone terrace, library/media room with fireplace, Guest suite, and family room with fireplace with access to the terrace and pool area. The second floor covers over 3,600 SF and features a large primary suite with an adjoining private office, 4 guest suites make for easily entertaining during long weekends throughout the four seasons. The lower level comprises some 4,400 SF and includes a home gym, golf simulator, billiards room, entertainment area, and playroom. Other customer features include the attached two-car garage, separate but attached caretaker's "cottage", detached 2-car garage, and pool house. The swimming pool is 50' long and beautifully positioned on the property. Private viewings available by appointment. **\$10,950,000 WEB# 900515**



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Sensational Mecox Bayfront

Exclusive Representation

Enjoy panoramic stunning waterfront views from this classic Hampton shingle style home quietly listed and available for the discerning buyer who understands the value of purchasing a turn-key house in near perfect condition. With most rooms bathed in light and spilling out to the 46' wide waterside terrace, the 10,000 SF floorplan offers rooms for entertaining and enjoying family and friends during all four seasons. Six bedrooms in the main house including a primary suite of over 1,200 SF. Interior features include, waterside dining room with hydraulic walls of glass, 2 large rooms for entertaining, several fireplaces, a fantastic indoor and separate outdoor kitchen, two private offices, billiards room, temperature controlled wine room, gym with adjoining bath. Private balconies and decks, secret gardens and terraces soak in sun and the sea air for your quiet enjoyment. Exterior features on this fully landscaped parcel include 220' of bulkheaded frontage with dock, a waterside pool with adjacent sunken spa, outdoor shower, firepit. Separate one bedroom guest house (two) 2-car garages all hidden from public view behind security gates and established landscaping. Co-Exclusive Offering. **\$38,950,000 WEB# 901533**



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– Jennifer Willms



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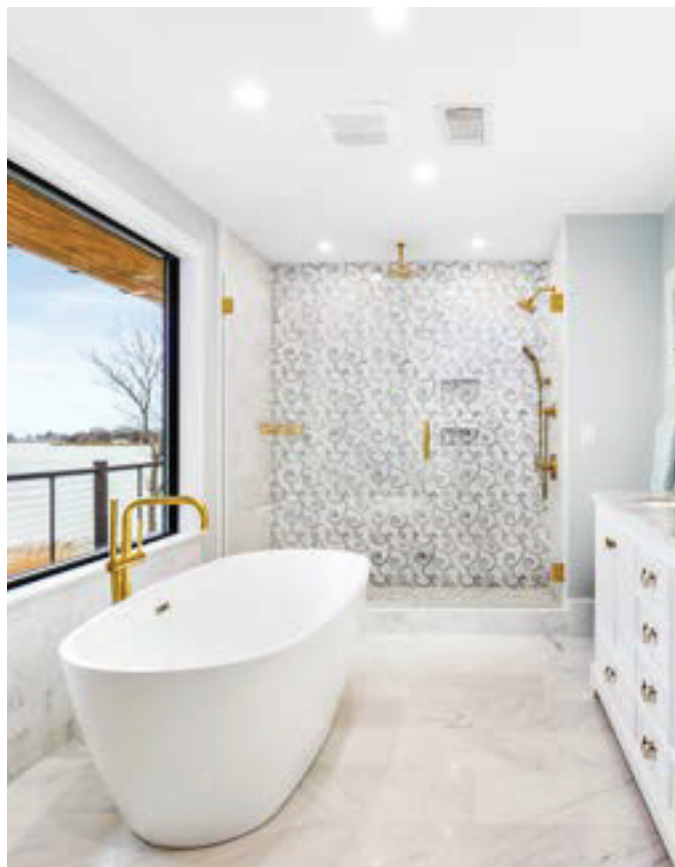


20 Wood Island Road, Scituate

5 BED | 5F 1H BATH | 7,503 SQ FT | 6.1 Acres | **\$5,995,000**

Experience the epitome of luxurious waterfront living in this masterfully renovated 5BD/5.5BA residence featuring a full guest apartment, elevator, and panoramic harbor, ocean, marsh and woodland views. Nestled on 6.1 acres on a peaceful cul-de-sac, this designer showplace is ideal for indoor-outdoor living and entertaining, surrounded by a sports court, putting green, saltwater pool and a cabana. Inside, lavish formal living, dining, family, billiards and sunroom spaces boast fireplaces and abundant windows framing jaw-dropping views in every direction. A gourmet open kitchen, wet bar, office, powder room and mudroom complete the main floor. Above, wake up to water views in the massive owner's retreat featuring a spa bath and balcony. A junior suite, two beds with a Jack-and-Jill bath and guest quarters complete the second floor, with another bed, bath and rec room above. Unfinished basement, great storage, three-car garage and motor court. Close to Scituate and Cohasset beaches and amenities and accessible to Boston in just 45 minutes via commuter boat or train.

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Truly Paradise

5131 BLACKPOINT PLACE | HONOLULU, HAWAII

\$7,200,000

Dramatic oceanfront location at the end of Black Point Place with an amazing history. Named “The Crest” and created by Earl Nisbet, a protégé of Frank Lloyd Wright, designed a home way ahead of its time. Mr. Nisbet understood how magical the ocean is and designed the home with views of it from almost every room, additionally there is a large courtyard for parking the many guests who will want to enjoy the views and sounds of the ocean with you. The homes original design still shines through and with the detailed renovation in 2017 makes it “one of a kind” for the Black Point area. A short walk gives you access to the ocean fed community pool, additionally there are several walkways to the ocean for swimming, snorkeling or surfing. Enjoy wonderful ocean views and security in this gated community.

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24 Marion Street *Hingham, MA*



24Marion.com | Hingham, MA | Price upon request

The moment you enter this STUNNING seaside home on a quiet street in coveted Crow point you will be captivated by the jaw dropping, panoramic views of Hingham Harbor and all its magical beauty. The original home was fully renovated, inside and out, and expanded in 2017/18 to create the exquisite home that exists today. The living spaces are spectacular, but inviting. Walls of glass across the entire back of the house capture the stunning views. Custom finishes throughout, wide plank white oak floors and custom millwork. Magazine quality kitchen with a story volume ceiling, a cupola for generous light and a 9.5' island opens to a spacious dining room, fabulous living room with fireplace, and an office. Upstairs there are 3 bedrooms, including a primary suite with "to die for" views. The lower level offers a cozy family room and 4th bedroom with full bath. The multiple decks off the back of the house maximize your enjoyment of the outdoors. An amazing spot to relax and watch the boats pass by!



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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.



CISCO | \$11,985,000

This exquisite custom home has undergone a complete renovation down to the frame, resulting in a brand-new home with modern systems, windows, and a roof. The home is in the highly sought-after Cisco area near popular attractions like Bartlett Farm, Cisco Brewers, Miacomet Golf, and stunning south shore beaches.



MADAKET | \$4,550,000

Sweeping ocean views, spectacular sunsets and authentic Nantucket charm located at 36 Sheep Pond Road. This beach retreat, abutting conservation land, offers four bedrooms in the main house and a separate finished studio with a full bath and kitchenette. Two additional structures allow for extra storage and studio space.



MADAKET | \$2,995,000

Fabulous opportunity to own a property on almost two acres. This expansive post and beam home offers the perfect combination of privacy and convenience. Its generously appointed open plan kitchen and living dining area with multiple doors to the outside makes for easy indoor/outdoor living.

GARY WINN, BROKER

gary@maurypeople.com | 508.330.3069

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LUXURY PROPERTIES



BOCA RATON | FLORIDA
MLS# RX-10865950 | \$16,950,000
Nick Younker | 440.867.3930



CHATHAM | MASSACHUSETTS
MLS# 22300106 | \$16,500,000
John Burke | 508.245.2322



FAIRFIELD | CONNECTICUT
MLS# 170524136 | \$14,000,000
Jackie Davis | 203.258.9912



DARIEN | CONNECTICUT
MLS# 170499768 | \$5,180,000
Fay Goebert & George Flagg | 917.916.1693



GROTON | CONNECTICUT
MLS# 170522541 | \$3,200,000
The Hillyer Team - Edward Hillyer | 860.235.3424



PALM BEACH | FLORIDA
MLS# RX-10877573 | \$2,600,000
Wahkuna Vega | 561.345.0456

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RAVEIS.COM

184 Atlantic Ave Cohasset, MA



184AtlanticAve.com | Cohasset, MA | Price upon request

Extraordinary landmark estate with nearly 2 acres of property sited majestically on the coastline where the Atlantic Ocean meets Little Harbor. Enjoy exceptional views, gorgeous sunsets and direct water access. This classic 1920's residence was masterfully renovated to meet the needs of today's buyer. The main house offers over 6400SF of beautiful living space and there's a spectacular 1800SF Pool house with full kitchen, bath and sleeping loft. Elegant grounds with sweeping lawn, gorgeous pool, blue stone patios, outdoor fireplace, multiple terraces, and steps down to your own private dock. This home offers an incredible waterfront lifestyle with a sandy beach just a short stroll away or a short walk to Cohasset village for shopping or dining. Rarely do homes of this caliber come on the market. Accessible to Boston in just 45 minutes via commuter boat or train.



TC
TARA COVENEY
COLDWELL BANKER REALTY

Tara Coveney
#1 Realtor Hingham
617.823.9781



COLDWELL BANKER
REALTY



\$1,495,000



\$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 #50234



\$3,995,000



\$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.





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BIDDEFORD, MAINE OCEANFRONT

Seldom does an opportunity of this significance become available to have deeded private access and ownership of your sandy beach leading to 230' of waterfront. Waterviews from all points of the property.

Andi Robinson 207.604.2479

Elaine Prendergast 207.604.0449 | \$3,750,000



BREMEN, MAINE OCEANFRONT

Built by John Aspinwall in 1917, this classic Maine three-season retreat is truly one of the most beautiful island properties in the mid-coast region. The property is peaceful and secluded with 5500' of water frontage and owns 113 acres with spectacular views from all sides of the peninsula. Aspinwall is a sailor's dream with three brand new moorings, a substantial deep water dock and granite pier with views northward over Flying Passage and out to Muscongus Bay. Main home, new barn with apartment, two cottages.

Linda Painter 207.592.3214 | \$3,200,000



BIDDEFORD, MAINE OCEANFRONT

120' of pristine Atlantic frontage, open ocean views, a sparkling in-ground pool. Launch your canoe or kayak for a quick paddle to Goose Rocks Beach. Four bedrooms await you in a unique layout that ensures privacy for owners and guests. Amazing sunsets. Perfection has an address.

Bill Gaynor 207.468.3002 | \$3,500,000



KENNEBUNKPORT, MAINE

This meticulously maintained woodland home offers exceptional privacy and serenity while being only steps to the acclaimed Ocean Avenue overlooking The Atlantic.

Andi Robinson 207.604.2479

Elaine Prendergast 207.604.0449 | \$2,970,000



FREEPORT, MAINE OCEANFRONT

Stunning Shingle-style home built in 2014 boasts views of the islands of Casco Bay. Features include a gourmet kitchen, 3 fireplaces, 4 bedrooms/4 baths, AC, movie theater, ocean front dock, large private back yard with pavilion. Convenient to Portland Jetport (PWM) and Boston.

Alexa Oestreicher 207.329.9307 | \$2,900,000

A Contemporary Masterpiece Located on Manasota Bay!



7340 Manasota Key | Rd Englewood, FL | \$8,399,900

Gulf to bay four bedroom five bath estate with office, gym, pool & dock!

Deborah Funari Healy | debihealy.com | 941.468.5872



FREEPORT, GRAND BAHAMA



Acquamare

8 BR | 8/2 BA | 12,505 sf | \$10,600,000

300-Ft. Beachfront Property, 100' Canalfont, 3 Homes, 2.9614 Acres.

Property ID 51139

Jacqueline.Lightbourn@SIRbahamas.com

+1.242.359.2225

DOLPHIN BEACH ESTATES, GUANA CAY, ABACO



New Heights

8 BR | 8/2 BA | 4,700 sf | .4 Acres | \$2,950,000

Luxurious, contemporary residence on a pristine island. Direct ocean views.

Property ID 52599

Christopher.Albury@SIRbahamas.com

+1.242.359.6885

CURRENT, ELEUTHERA



Bahama Breeze

4 BR | 3/1 BA | 1,200 sf | .75 Acres | \$2,950,000

Waterfront home, seamless indoor-outdoor living. Breathtaking views.

Property ID 48741

Colleen.Carey@SIRbahamas.com

+1.242.818.6038

EMERALD BAY, EXUMA



Ocean Ridge Estates Lot 40

Golf | Gated Community | \$1,399,000

0.2489 Acres. Oceanfront Luxury Living. Restaurants, Beaches, Amenities.

Property ID 52500

Ashley.Brown@SIRbahamas.com

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67 Uncle Alberts Drive, Chatham

4 BD 5F 2H BA 5,578 SF \$4,950,000

This stunning family home is a coastal paradise that will leave you in awe. Located on a tranquil cul-de-sac, it boasts breathtaking water views of both Oyster River and a shimmering pond from almost every room. Built by Eastward Companies and featured in Cape Cod Home, the house exudes playful sophistication with effervescent accents in its interior design by Nautique. The elegant grasscloth and striking wall covers are punctuated with unexpected bursts of vibrant color, especially in the custom-painted stairway runner that leads from the mudroom.

The main level features an open and flowing layout that includes a great room with a dining area and adjoining family room, as well as a chef's kitchen complete with a large island and butler's pantry that opens to a mudroom and laundry room. The primary suite wing is truly exceptional, offering an elegant bath with a soaking tub and a sitting room that opens to a fenced-in yard and the water's edge. Upstairs, you'll find three en suite bedrooms with spectacular views, a bonus room, and a cheerful family room with a fireplace and outdoor living area, perfect for hosting guests and enjoying the surrounding wildlife.

The lower level of the house is a fantastic entertainment retreat, full of personality and charm. All in all, this Cape Cod sanctuary is a one-of-a-kind gem, unmatched in its splendor and beauty.

PINE ACRES REALTY

pineacresrealty@compass.com
pineacresrealty.com

938 Main Street, Chatham
508.945.1186

509 Main Street, Chatham
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Come Up For Air!

Central Coast of CA between Santa Barbara and Carmel



This 'Haven in Harmony' - in Harmony, CA, is a beloved property with every detail for a peaceful living experience made right. These **40 acres** of choice land offer 360 degree views of the Pacific Ocean, Ranchlands, Morro Rock, Hearst Castle, the Bay, hills and mountains. Set as a gemstone on the Harmony Coast, its easy proximity to SAN LUIS OBISPO, CAMBRIA, BIG SUR, PASO ROBLES, WINE COUNTRY and so much more make it a true wonder in respect to **Location, Location, Location!**



A coveted combination, this property offers **PRIVACY...SECURITY... VIEWS!!...a Fortress of a LOG CABIN home...a PARK SETTING...** Pristine & Abundant **WATER via 4 wells...EXCELLENT WIFI... SWIMMING POOL / SPA.... PONDS.... 500,000-1 mil gallon RESERVOIR...ORGANIC ORCHARD...SOLAR POWER +Grid Electrical...Several TINY HUTS.... BEAUTIFUL TREES...EASY ACCESS** 365 days a year...40+/- mins to SBP airport & Room for a **HELICOPTER PAD...Horses** are welcome. A blessed property where you witness the moon rise and the sun set at the same time.

HavenInHarmony.com

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FLIGHT

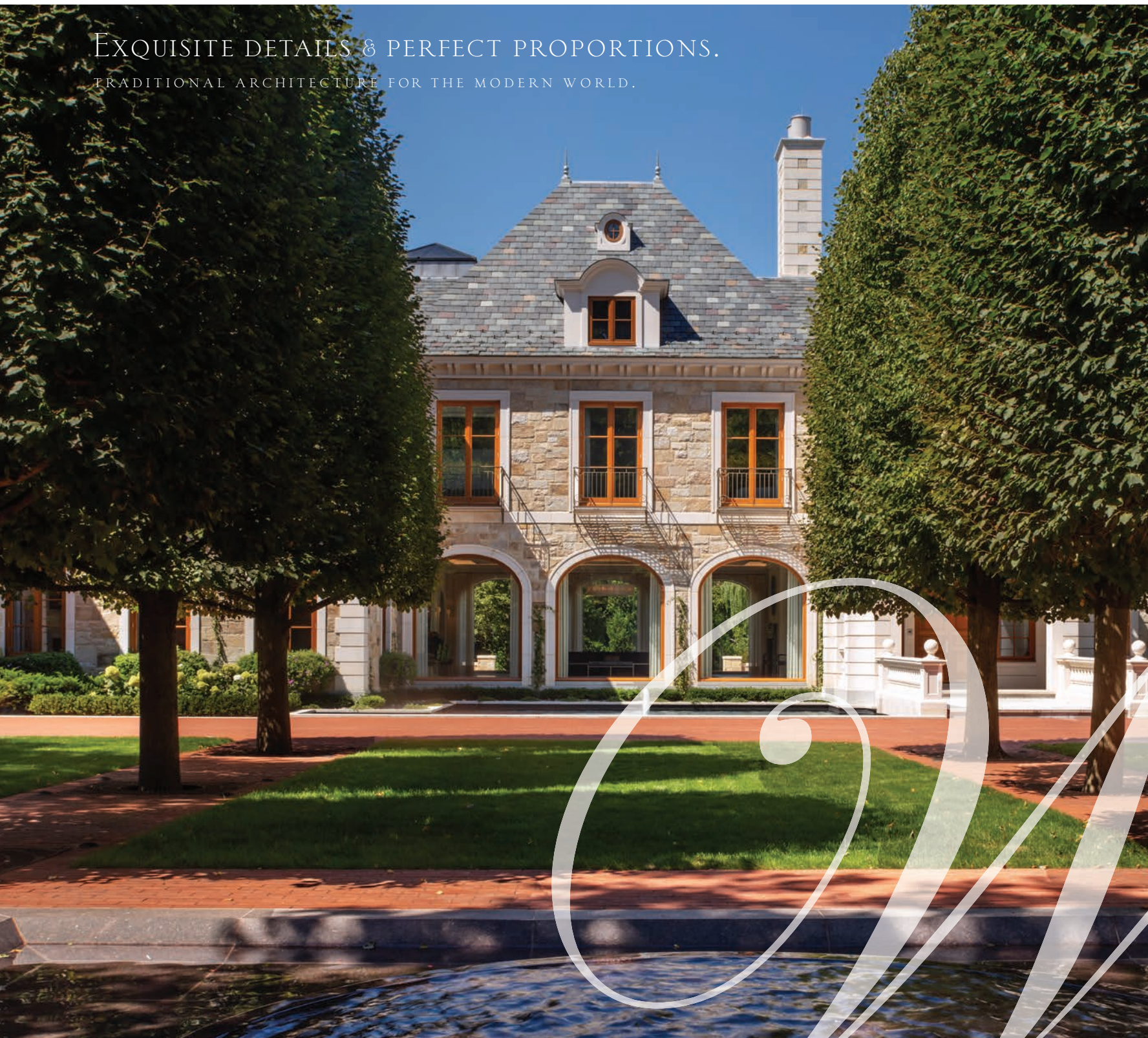
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