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FEBRUARY + MARCH 2024

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BY STANLEY DIXON

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PHOTOGRAPH BY JOE FLETCHER



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OCEAN MAGAZINE | TOP COASTAL
HOME ARCHITECTS 2023

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editor's letter

■ NOTES FROM THE COAST

HAPPY PLACE

Florida has the largest stock of second homes in the country. This is not surprising given the natural beauty, always-warm temperatures, crystal-clear waters, and long stretches of sandy beaches. Canaveral National Seashore alone has 24 miles of pristine coastal environment—a haven for wildlife and a surf-and-sand playground for visitors. In this issue, we celebrate Florida as a second home destination by showcasing gorgeous projects from talented designers, architects, builders, and art consultants.

Designer Monica Slodarz, principal of The Art of Design, based in Miami, created interiors for a waterfront condo in Fort Lauderdale, Florida, to reflect the blue hue of the ocean. Her inspiration for the design was rooted in the coastal surroundings and the desire to create a haven of understated luxury. Organic shapes and textures in the home, such as the gently curved furniture, seashell-inspired décor, and driftwood accents fill the space.

Designer Tara Cain's Minnesota clients fell in love with Naples, Florida, during a winter getaway—so much so that they had a contract for a 2,600-square-foot condo overlooking the Gulf of Mexico by the time they left to go home. The condo is open and airy with a SoCal coastal vibe and ocean views. The spaces are neutral, textural, airy, and layered with natural materials and finishes. Cain collaborated with Kathy Ganley, who leads the Midwest office of Mason Lane Art Advisory, to dress the condo in artwork. The result is a serene setting with interesting pieces of art at every turn.

Stephanie Halfen of SDH Studio Architecture + Design and her husband, Ricardo, of Treo Construction—she's an architect and he's a builder—teamed up for a reinterpretation of a Midcentury Modern house overlooking Sky Lake in Florida just 10 minutes from Miami for a family who love the



outdoors. Alanna Kleiner and Adriana Grauer—dual principals in a firm they call Agsia worked with the architect to create flawless interiors of terra cotta, green hues, and layered textures.

Architect D. Stanley Dixon designs a carefree yet elegant second home for his client on the Atlantic coast of Florida. The interior design has an Old Florida feel with black terrazzo floors and limewashed cypress walls. Colorful art and fabrics promote playful interiors. Inside and out, the eclectic styles of island architecture and interiors create a timeless sense of relaxation, happiness, and ease.

D. Stanley Dixon creates an inviting space on the Atlantic coast of Florida.

Nancy Berry

Nancy E. Berry, Editor
nberry@rmsmg.com

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■ MEET THE TEAM



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.



JENNIE NUNN

Contributor Jennie Nunn is a former staff editor at magazines including *7x7*, *California Home+Design*, *C Magazine*, and *Sunset*. Her work has appeared in numerous publications including *AFAR*, *The San Francisco Chronicle*, *Condé Nast Traveler*, *Luxe Interiors+Design*, *The Denver Post*, *5280*, *Fodor's Travel*, and *Ocean Home*.



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.

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■ ARCHITECTURE

TWO BY TWO

AN ARCHITECT, A BUILDER, TWO INTERIOR DESIGNERS, AND A CLIENT COUPLE CREATE A FLORIDA LAKEFRONT HOME.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY DAVID HENZ



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On Sky Lake, ten minutes from Miami Beach, Stephanie Halfen and SDH Studio Architecture + Design created a home in three parts, including this private bedroom wing.



The home overlooks Sky Lake, with a graded slope down to the water. Below, the home blends inside and outside, and makes the lake the main focus.

Good things come, an old Chinese proverb says, in pairs.

There's the balance between yin and yang. The contrast of salt and pepper. And the possibilities of pen and paper.

Then there's Stephanie Halfen of SDH Studio Architecture + Design and her husband, Ricardo, of Treo Construction (she's an architect; he's a builder) who teamed up for a new home overlooking Sky Lake in Florida.

The interior design team? Alanna Kleiner and Adriana Grauer, dual principals in a firm they call AGSIA.

The clients are a couple who share the Halfens' Venezuelan background and are their close friends to boot.

Together they envisioned, designed, and built a home on a lot overlooking a rare freshwater lake, ten minutes from Miami



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Interior designers Alanna Kleiner and Adriana Grauer created a family room at the heart of the project. Below left, The kitchen and dining side area are separate areas but there's a flow between them. Below right, The furnishings, ceiling fan and materials the designers selected help to bring the space to scale.



Beach. “There are practically no lakes here, and when there is one, alligators are in it,” Ricardo says. “This one doesn’t connect to the ocean system or salt water: there’s no marine life, so people can swim there.”

For this outdoorsy couple and their children, living outside was the *raison d’être* for their new home. So their architect aimed to bring in views of the lake, integrate inside

with outside, and blur their lines, but make it all functional too. That was no mean feat, given that the lot’s shaped like a trapezoid, and the prime view is off to the left.

Stephanie designed one wing of the 4,100-square-foot home with privacy for its bedrooms in mind. Another wing is semiprivate, for the kitchen and family room. The center space is the heart of the

home, designed for living and dining.

“They’re continually walking around in it, for the views and the landscape,” Stephanie says. “It’s a house that’s very cozy, and at the same time open to the outside.”

She achieved that with a center space that rises higher than the two wings, opening up to sky and water. She dropped down the rooflines for the kitchen and bedroom wings,



Clockwise from left: The aesthetic throughout is for an updated and reinterpreted midcentury modern design. Top right: The architect and interior designers worked hand in hand for a flawless presentation from outside to inside. Limestone-like tile and warm wood give even the baths a warm coziness.



for a more opaque effect. “The center is more impressive, but it’s cozier on the sides where the more intimate areas are,” she says.

Her design intent was to reinterpret the midcentury modern style, with flat, double-height rooflines that are slightly sloped but barely noticeable. What is noticeable is a malleable center space for entertaining and big gatherings. “They can open up the inside to the outside and meld them together,” Ricardo says. “And there’s the patio, pool, dock and lake. It all flows together well.”

The drop down from house to lake is a steep 10 feet, so the architect and builder graded it and created descending sections on separate levels. The main approach to the home is on the street level; overlooking the lake at the rear is a lawn, then a pool and deck, and finally the lake.

The descent from house to lake is designed as an enjoyable passage, with five platforms along the way. “They make the transition smooth,” Stephanie says. “Then, when you’re in the lake, there’s a very nice feeling of going up and down the whole circulation.”

Inside, Kleiner and Grauer used restraint as they worked with the architecture, the fixtures, and the furnishings, taking care to focus on the view of the lake and bring its darker tones inside. “There are natural

colors like terra cotta and greens, layered with a lot of textures,” Kleiner says. “The leather in the furniture is in natural colors, heavily textured, warm, and comfortable for the Miami weather.”

Interior spaces inside are narrow and tall, she says. To deal with high ceilings in the great room, the interior designers used accents with vertical lighting to bring them down to human scale. The kitchen and dining area are separated by a floor-to-ceiling partition, though there is a good flow between the two.

Along with using slabs of stone and limestone-like tile, the interior designers wrapped much of the kitchen in a manufactured wood that ties it all together. An engineered wood product, it’s three-quarters of an inch of white

oak, layered like plywood and then installed as tongue and groove. “It’s five millimeters on the back,” Ricardo says.

The new home is sited in a neighborhood that’s steadily upgrading its stock of about 40 homes built back in the 1970s. It’s the third that Kleiner and Grauer have updated on the lake. “They’re getting renovated, from traditional developers’ houses to personalized, upgraded homes,” Kleiner says. “Most are getting redone.”

Here, the two interior designers worked hand in hand with the architect, builder, and clients for a flawless design and presentation. “It’s hard to separate the architecture from the interior,” she says. “It’s very blended.”

That’s because good things so often come in pairs. ♦



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1. Audo Copenhagen Brasilia Ottoman by Anderssen & Voll, DWR, DWR.com

2. Lula Ottoman, O&G Studio, oandgstudio.com

3. June Ottoman in Blue by Eny Lee Parker, Lulu and Georgia, luluandgeorgia.com

4. Nantucket Criss Cross Ottoman, Jamie Young Co., jamieryoung.com

5. Dawson Ottoman, McGee & Co., mcgeeandco.com

6. Macaron Ottoman by Gal Gaon for Nilufar, The Future Perfect, thefutureperfect.com

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MOBILE MASTERS

Shapely ottomans perform double duty with extra seating and added interest in just about any room in the home.

BY JENNIE NUNN



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"The homeowners purchased this new construction fueled by a desire for a fresh start in their retirement. Their goal was to declutter and rebuild, shaping a space that breathes simplicity, yet still reflects the layers of a life well lived. The location of the home is in a coastal area, but the owners wanted their house to have a four-season purpose and feel. The kitchen [as a family space] was designed for high-traffic weekend visitors and as a weekday sanctuary."

—Karen Wolf, founder and principal, K+Co Living



QUIET COASTAL

A New Jersey-based interior designer places her own spin on a kitchen and dining space for a family in Short Hills with a look that's both layered and effortless.

BY JENNIE NUNN / STYLED BY KAREN WOLF

1. Layton Upholstered Dining Chair, Pottery Barn. "The Layton has just the right shape to fit into almost any setting. Perfectly proportioned, the ivory linen and grey oak offer a casual ease that works beautifully in this bridge eating space between the kitchen and Great Room."

2. Barclay Butera's Malibu Rockpoint Rectangular Dining Table, Lexington Furniture. "With two leaves it seats an extended family, and it's just the right shade of natural oak to work with any wood tones."

3. Eva Large Round Vase in Cream, Arhaus. "It's the ideal vessel for florals to be themselves. The just-wide-enough mouth with a slight scallop and ample base has the right height and width for branches to fall into place naturally."

4. Chapman & Myers Antigua Medium Drum Chandelier in Polished Nickel and Natural Abaca, Visual Comfort & Co. "I love how the structured but natural form adds a formality to the relaxed vibe."

5. "Chantilly Lace" OC-65, Benjamin Moore. "It's our 'go-to' white with no undertones. It absorbs the energy around it like sunshine and natural light."

6. Blair Shaker Style in White Maple, Omega Cabinetry. "The client was looking for a classic design that will stand the test of time and also not limit design decisions in the open kitchen to Great Room."

7. Bronson Glass Wide Pendant in Pewter, Palecek. "A subtle nod to the home's coastal location, these handsome pendants feature a hand-blown rippled glass shade accented with wrapped grey cane matting."

8. Kitchen Vessel and Cutting Board, Karen Wolf's collection. One of a kind.

9. Portmore White 3-by-8-inch Glazed Ceramic Subway Wall Tile, TileBar. "We selected Zellige tiles because of the variance in the glaze that provides a subtle



level of tone and texture to the backsplash."

10. Calacutta Valentin Quartz, MSI. "This quartz selection is particularly beautiful. It has a warm, bright white undertone and subtle taupe veining

that has a very realistic pattern. It looks like it belongs to a space rather than jumping out at you."

11. Charley Counter Stool V67-CS, Vanguard Furniture, in Jerome Castle

fabric. "Sturdy but stylish, these swivel counter stools needed to have a long life. They are hand-joined and upholstered in North Carolina by one of the most reputable furniture companies in the industry."

12. Pre-finished White Oak Flooring in Oxnard, Brentwood Hills Flooring. "Not too orange, dark, light, or coastal, this wide-plank oak floor works as the perfect base for the room's wood tones and textures to bounce off of."

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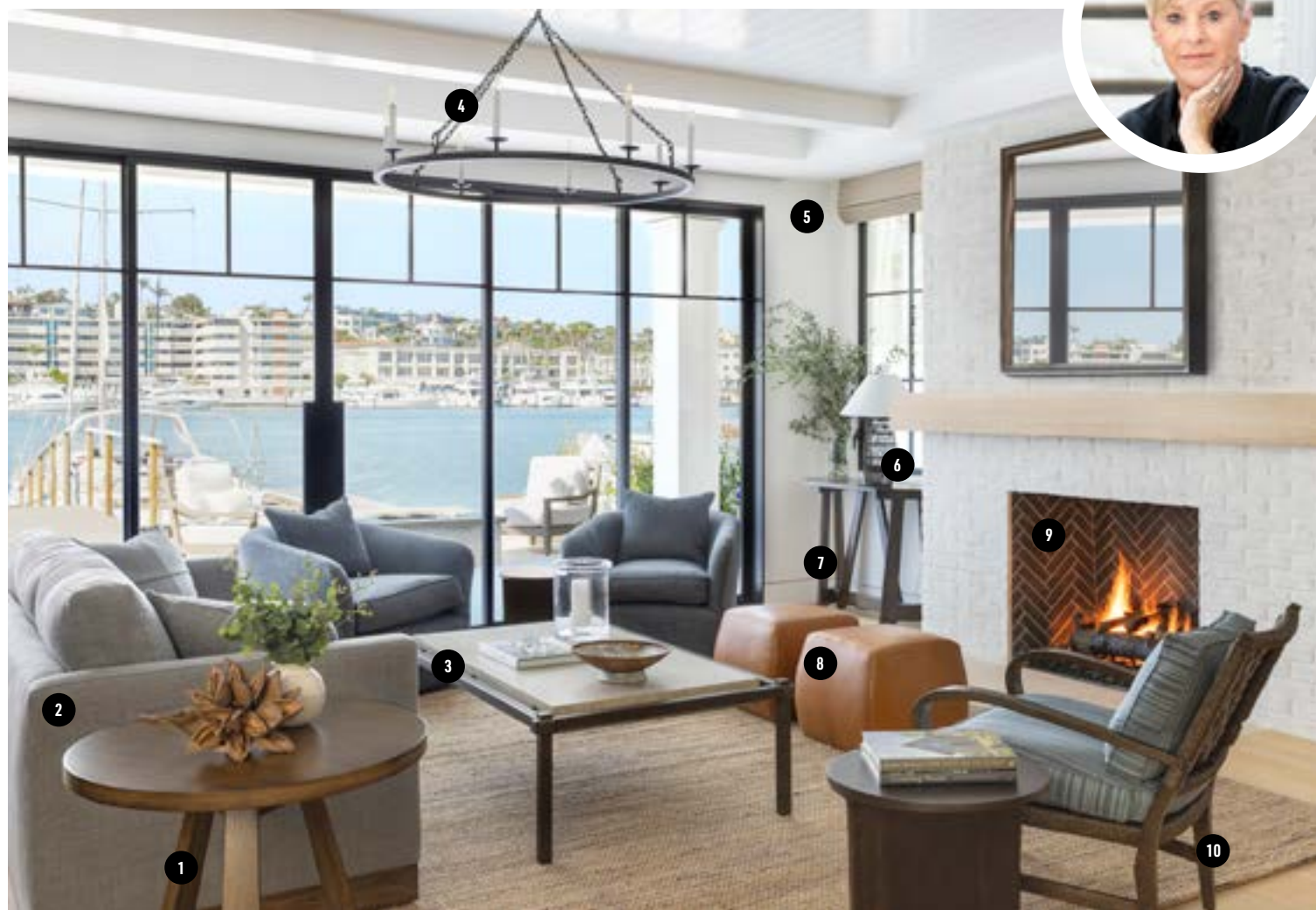
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—Jodi Fleming, founder, Jodi Fleming Design, Newport Beach, California



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Borrowing from a palette of calming blues and wood tones, a Newport Beach-based interior designer creates a tranquil living room for a couple and their growing family with practical and durable furnishings and fabrics.

For interior designer Jodi Fleming, founder of eponymous design firm in Newport Beach, a recent design for a couple and their expanding family felt very close to home. "I grew up on Lido Isle so this project was very special to me," explains Fleming. "I selected pieces that are simple and clean and allowed the view to be the focus of the room."

The busy couple, now empty nesters—who divide

time between Jackson Hole, Wyoming, and Newport Beach—needed to have a space that reflected their affinity for the ocean with sturdy and functional fabrics and accessories. “They enjoy spending days on their sailboat while they are in town,” says Fleming. “They have a growing family and a new grandchild so practicality was important when selecting materials. Using performance textiles in high-traffic areas is key to creating durable pieces.”

Fleming also integrated colors and timeless elements from the adjacent waterfront to further accentuate and compliment the views. "The interior needed to relate to the materials, details, and overall attitude of the architecture which in this case was a clean and enduring look," adds Fleming. "We wanted the space to welcome the beautiful Newport Harbor views, and embrace the textures and colors of the exterior landscape. The clients appreciated well-made uncomplicated designs, especially pieces that could stand the test of time. They wanted a home that was inviting with shades of blue and warm wood tones."

1. Custom End Table,
Jodi Fleming Design,
jodiflemingdesign.com.
2. Custom Sofa,
Jodi Fleming Design,
jodiflemingdesign.com.
3. Suspended iron coffee
table with wood top,
Formations,
formationsusa.com.
4. Single-tier chandelier
design, Jodi Fleming
Design, jodiflemingdesign.com.
Fabricated by ADG
Lighting, adglighting.com.
5. "Chantilly Lace" OC-65
by Benjamin Moore,
benjaminmoore.com.
6. Custom ottomans by
Jodi Fleming Design in
leather by Rose Tarlow,
jodiflemingdesign.com
and rosetarlow.com.
7. Aurora table lamp,
Formations,
formationsusa.com.
8. Bastille Console,
Formations,
formationsusa.com.
9. Herringbone brick
fireplace liner, Mason-Lite,
mason-lite.com.
10. Courtens Lounge
Chair 5994 by Gregorius
Pineo in Fortuny fabric,
gregoriuspineo.com.

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■ INTERIOR DESIGN

NATURE MADE

THE ART OF DESIGN TURNS TO NATURAL
ELEMENTS TO GUIDE THE DESIGN OF A FORT
LAUDERDALE CONDO.

BY NANCY A. RUHLING
PHOTOGRAPHS BY YARA VIRREIRA



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A curvaceous couch in the main living area frames floor-to-ceiling windows. In the living space, a circular coffee table with leaves echoes the form of the curvaceous sofa.



Using nature as her guide, designer Monica Slodarz created interiors for a waterfront condo in Fort Lauderdale, Florida, that drink in the views, breathe in the gentle ocean breezes, and reflect the blue-hued beauty of the softly lapping ocean waves.

The condo, for a family with three young and vivacious children, is meant to be a lively yet tranquil retreat as well as a repository for a substantial collection of colorful and edgy contemporary art.

To give the art top billing, Slodarz, the principal of Miami-based The Art of Design, created a neutral backdrop that showcases the works as if they are on display in an avant-garde gallery.

“Our sources of inspiration were deeply rooted in the coastal surroundings and the desire to create a haven of serenity and understated luxury,” Slodarz says. “The fluidity of the ocean influenced the use of organic shapes and textures in the home, such as the gently curved furniture, seashell-inspired décor, and driftwood accents.”

The subtle color palette—whites, creams, and soft grays—was selected to amplify and reflect the natural light, making the scenery center stage.

“In a beachfront setting, where sunlight is

abundant, these colors make the interior spaces feel brighter, more welcoming, and reduce the need for artificial light during daylight hours,” she says. “The palette also creates a sense of openness that complements the wide, unobstructed vistas of the sea and sky.”

She adds that the “interior becomes a canvas that accentuates, rather than competes with, the outdoor views.”

Clockwise from top left, The kitchen is a study in serenity and simplicity. The dining room table, circular with a white marble top, complements the kitchen and the main living area. In a corner of the main living space, colorful contemporary artwork pops. A gray sectional takes a seat in the family room in front of the flat-screen TV, which is positioned like a piece of art.



Clockwise from above, In the bath, green tones evoke the waterfront. In the bedroom, blues, sandy tones, and seafoam greens bring the water theme inside. In one of the children's bedrooms, a colorful, cartoony contemporary artwork adds a bit of fun.



Those views led Slodarz to overlay a palette of soft blues, sandy neutrals, and hints of seafoam green to the spaces. “The azure waters and the rhythm of the waves served as a constant muse,” she says. “The palette reflects and complements the beauty of the surroundings.” The materials, too, were selected to accentuate the indoor-outdoor flow of the spaces, creating what Slodarz calls the look and feel of “timeless elegance.” She used a variety of natural materials, including stone, to bring pattern, texture and a sense of luxurious ease to the spaces. The floors, cabinetry, and furniture are made of warm-toned woods, including oak and teak; the draperies, upholstery, and bedding are linen and cotton; and wicker and rattan pieces add a touch of coastal charm.

The organic nature of the décor is aptly il-

lustrated in the main living space, where a wall of windows highlights a curvaceous sofa whose bulbous white boucle upholstery is as luscious as a marshmallow. Its sultry shape is echoed in the circular coffee table, whose wedged pie-like leaves are clad in natural rattan, another nod to nature.

The opposite wall is dominated by two large artworks that bring pops of color to the serene setting.

In the dining room, the curves continue. The dining table, topped by a slab of white marble that matches that of the adjoining kitchen island, is circular. The chairs, upholstered in the same white boucle as the living room sofa, have back rests that look like soft clouds of cotton.

The scene is illuminated by a Calder-style

mobile pendant, a dynamic piece that sways slightly to catch the eye.

The kitchen, elegant and efficient, is a study in white that’s punctuated by subtle accents of black in the sleek bar stools and the veins of the marble.

The most challenging part of the project, Slodarz says, was “finding the right balance between providing privacy, blocking the view of an old building next door to the south of the apartment, and maximizing the natural light coming from the exterior wall that was all glass. This required thoughtful spatial planning, the strategic placement of custom built-in furniture, and the use of innovative shading solutions that could be adjusted according to the time of day and privacy requirements.” ♦

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DAWN DESIGN

ROSEMARY HALLGARTEN DRAWS INSPIRATION FROM THE GODDESS AURORA FOR HER NEW LINE OF TEXTILES.

BY NANCYA A. RUHLING

“Designing, for me, is an emotional process,” says Rosemary Hallgarten. “It’s all about feeling.”

That’s a very astute comment considering that the British-born designer’s rugs and textiles are so tactile and textural that you can’t help but reach out and touch them, even if you view them only in photographs in the pages of a magazine.

Hallgarten, who established her eponymous company a little over two decades ago, creates two collections each year. Her to-the-trade designs are sold in showrooms around the country.

Her newest launch, which she christened Aurora after the Roman goddess of the dawn, in comfort-cocoon hues of chocolate,

cognac, blue-gray, and olive-green, draws its inspiration from summer’s waning light, the Baroque era, and the cathedral-like domed ceilings that held her eye during a recent trip to Puglia in Italy’s high-heeled boot.

“I always like to combine the ancient with the new,” she says, adding that Aurora “bumps up the sense of texture, warmth, and coziness.”

When you see Aurora, which Hallgarten says “speaks to a sense of Italy and its rich decorative history,” you can’t help but feel transported to the ancient towns of Puglia, where sunlight plays hide-and-seek in the arch of every wall and the curve of every doorway.

Hallgarten’s Ombre Glacier rug, whose



organic pattern appears to cascade over its wool base, features what she calls a “shimmer” of gold highlighting the high-pile silk that mimics the light. The contrast of flat wool and high-pile silk in the Glacier series becomes a warm embrace that invites you to wrap yourself in luxury. “That’s the feeling I want to create—they are soft and comfortable enough to wear,” she says. Her Ombre Arch

PHOTOGRAPHS BY CHRIS EVERARD, BY MARCO RICCA (TOP RIGHT)



Clockwise from left, ombre rug set, ombre Nightlife set, and cognac Antoinette



rugs, designed to complement curved furniture, are defined by a subtle, oh-so-soft-to-the-touch arch pattern.

Some of Hallgarten's designs, such as Shiitake, skillfully create textural landscapes through the gradation of a single solid color.

When she's designing, Hallgarten always starts with contrasting textures and materials—undyed alpaca fibers, sheep shearling, and brushed baby alpaca fibers—and builds her big ideas upon "little thoughts."

She makes sketches, and then produces samples until "everything comes together," a process she likens to blending all the ingredients together much as a pastry chef does when baking a complex cake.

Long before sustainability was de rigueur in the fashion and design worlds, Hallgarten embraced it, commissioning craftspeople from Peru, Nepal, Brazil, and Turkey to bring her creations to life.

"When I started my company in 2001, I wasn't thinking about sustainability per se," she says. "I wanted to do something that no one else was doing. I fell in love with Peru and its history and its rich traditions. I saw it as a challenge to take the skills of these craftspeople, who were making traditional-

style products for tourists, and translate their skills and designs to create a wider audience to keep them working."

Feeling the hand of the artisan at work is what makes Hallgarten's designs so special. It is, she says, "the difference between an oil or acrylic painting and a print—the print doesn't have soul."

In addition to supporting indigenous cultures, Hallgarten uses sustainable materials, including Peruvian alpaca fibers (the fleece has many colors), Tibetan wool (Himalayan sheep grow one of the more luxurious wools in the world), Tibetan cactus, nettles, and hemp (featured in her Botanical Collection), and Brazilian cotton, wool, rustic silk, banana, leather, jute, and sisal (no Amazon rainforests were harmed).

Hallgarten is a second-generation

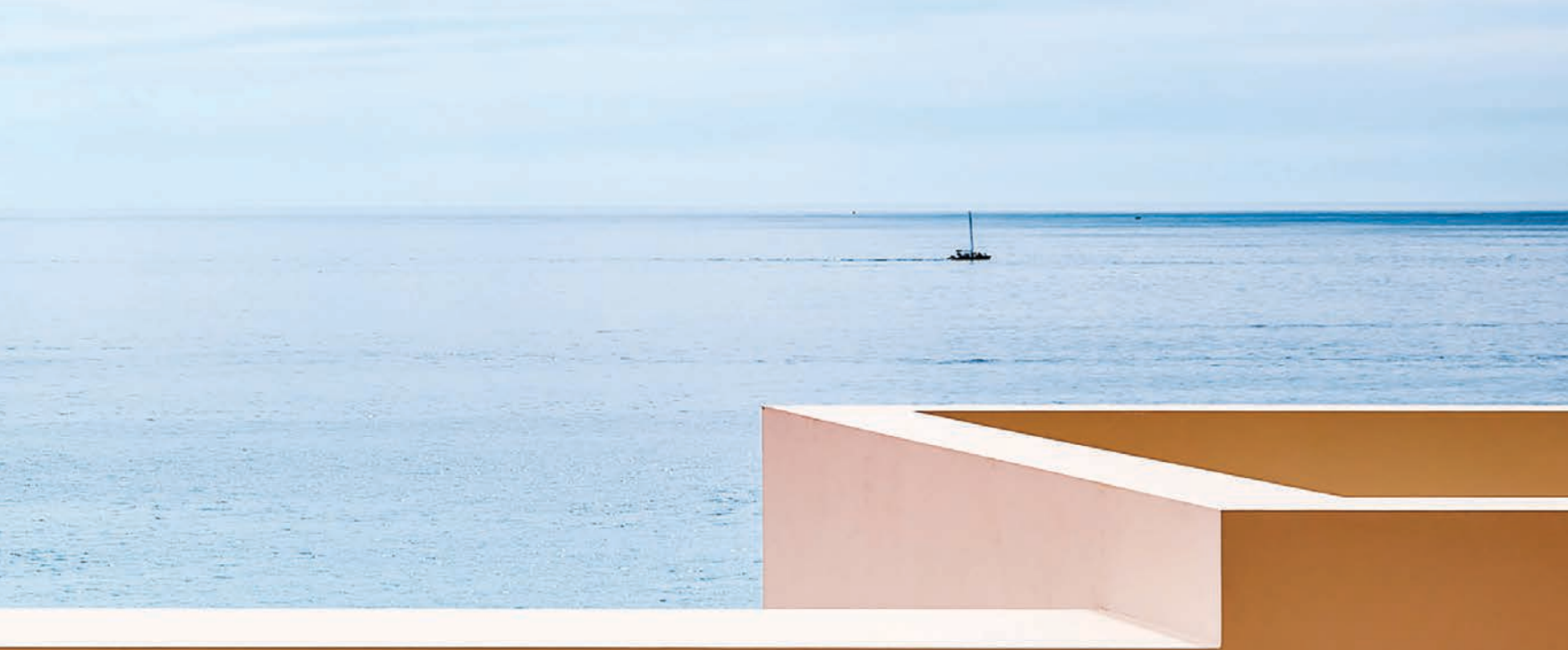
craftsperson. Her mother, Gloria Finn, turned the paintings of Milton Avery, Theodoros Stamos, Hans Mueller, and Anni Albers into floor coverings.

Early in her career, Hallgarten focused on jewelry; her first rugs, Falling Leaf, were inspired by her original creations. "Jewelry and rugs and textiles all have texture," she says. "I've always loved chain mail, and it led me to jewelry. But I wanted to design something softer and to play with color." Hallgarten, who is based in Connecticut, keeps in close contact with the artisans in her fold, visiting them often; she's worked with many of them for decades.

"Everything I do comes from passion," she says, adding that she creates designs that "are what I want in my own home. I feel lucky that I can keep on doing it." ♦

Architect Abigail Turin was aiming for a simple and chic versatility in her design for this Cabo penthouse. Opposite top: Her color palette pulls from terracotta tones in nature, with pops of red from cactus flowers.





A Moveable Feast



Kallos Turin designs flexibility into a
Cabo San Lucas penthouse, inside and out.

By J. Michael Welton
Photographs by Joe Fletcher

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Turin's choice in furniture is more typically for European ceiling heights; the floors are all travertine and the wood is all local.

Halfway between Los Cabos and Cabos San Lucas, atop a four-story residential building peering out to Santa Maria Cove, lies a portable jewel-box paradise.

Not that the penthouse itself can be moved, of course. No this is a 5,000-square-foot, five-bedroom idyll that heartily embraces the Italian concept of *mobili*. That is, its walls stand still, but its high-style furnishings are flexible. They're ready to move at the drop of a hat.

"It cultivates a sense of looseness and ease, but it's still elegant," says architect Abigail Turin, cofounder of the international firm of Kallos Turin. "It fits with coastal living because it gives you the feeling of being easy and relaxed, not formal."

Turin and her cofounder Stephania Kallos met while working in the London office of rockstar architect David Chipperfield. From him, they learned how to collaborate with architects around the globe. "His model was

to work all over the world, but without offices all over the world," she says. "That became our model. We've worked in Austria, France, and South America with architects of record who've become our collaborators."

After a year with Chipperfield, Turin moved to New York and remodeled four floors of Gordon Bunshaft's groundbreaking 1952 Lever House, while Kallos remained in London. They formed their own firm in 2003; Turin is now based in San Francisco, and Kallos remains in England.

"We started out by faxing sketches back and forth, when that wasn't being done much—it was before the pandemic," Turin says. "Today, Stephania is still in London, and we work remotely."

The firm's Cabo penthouse is the product of a wide and deep understanding of the minimalism the firm embraces. Here, Turin worked overtime to blend modern and local languages in a way that's fresh, elegant, and spirited. It is at once of its place, and new in its presentation.

She started with her own take on what it really means to have a vacation house at the tip of the Baja peninsula. Her first statement came from Le Corbusier's Tabouret Wood Boxes from the 1940s, the Swiss architect's definition of flexibility itself. "There are little handles on two sides so you can pick them up and move them," she says. "They can be used as side tables or benches or stools and can be easily reassembled."

In pursuit of chic and simple versatility, Turin then took aim at other furnishings that could be easily moved and realigned, for the feeling of freedom that's inherent with travel and a laid-back sentiment. The best case in point might be a bar in the living area that's actually a Poltrona Frau steamer trunk in disguise. "It's an elegant but informal reconfiguration," she says.

Her eclectic material palette reflects a near-genius sense of possibilities, with help from artisans who ply the craftsmanship of the region. A low table in the living area came from a slab of wood salvaged from a tree that fell

This page, For a dining room backdrop, the architect created a mosaic from Fireclay Tile. Below left, In the living room she used natural oak, raw oak, ebonized oak and walnut. Below right, Graphically designed rugs from a local mill reflect the landscape, while hat hooks were made from different woods.



Terracotta planters and the cactus in them were inspired by the desert hills of the Baja Peninsula.

Opposite, clockwise from the left, The low table in the living area was created from a nearby fallen tree; the bar is a steamer trunk. The penthouse overlooks single family homes below to Santa Maria Cove. It's a living space that's a stone's throw away from the water, but very much above it.





nearby. Terracotta planters were traditional and locally sourced, handmade rugs were woven at a nearby mill, and handcrafted furnishings were created by local makers.

A mosaic of handmade tiles on the wall of the dining area came from Fireclay Tile in California. Floors are all travertine marble, and the woods for the living area are a mix of raw, natural, and ebonized oak, along with walnut. “The entry hall wall is terracotta-colored, with hat hooks that are all different kinds of woods,” she says.

Besides breathtaking views of Santa Maria Cove above unseen single family homes below, the penthouse looks out also to the desert and hills of Baja’s wilderness. Other developments there—erected behind gates and walls—seek to create a lush, non-native tropical environment that’s essentially a wannabe reality.

But here, the developers and their architects wanted to preserve, protect, and promote the existing landscape, like cacti and succulents, rather than look to foreign plant materials that gobble up precious water. So the color palette at Maraville Resort is olive green and terracotta from the nearby flora, with pops of red from cactus flowers.

“The color palette works well there; it plays around with vibrant jolts,” Turin says. “It’s the same as the artisanal work, with hot shots of color.”

It’s a motif and a melody that extend even to the open-air deck that overlooks the cove, where sea and sky merge into shades of blue. “It’s a stone’s throw from the water, but way above it,” Turin says.

Inside, it may be portable, but outside this penthouse is at one with nature. ♦



SNOW ON THE BEACH

BY MARNI ELYSE KATZ
PHOTOGRAPHS BY JANE BEILES
STYLING BY MATTHEW KRITIS

Tara Cain transformed a dated 1990s four-bedroom condo into a light and airy retreat for a Minnesota family using a neutral palette and natural materials with a timeless, coastal feel.

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TARA CAIN AND KATHY GANLEY REMAKE A GULF COAST CONDO RETREAT
IN SOCAL STYLE FOR AN EMPTY NESTER COUPLE FROM MINNESOTA.



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TARA CAIN'S CLIENTS SO ENJOYED THEIR THREE-MONTH WINTER ESCAPE TO NAPLES, FLORIDA,

that by the time they headed back to their Minnesota home on Lake Minnetonka, they had a contract for a 2,600-square-foot condo overlooking the Gulf of Mexico. Construction began within months, and by Christmas the couple, who have two twenty-something kids, were again soaking in the sun. “We

touched every space to make it feel more elevated,” Cain says.

The designer encouraged the couple to fashion the getaway in a style different from their traditional Twin Cities home. The condo is open and airy with a coastal vibe and ocean views at every turn. “It feels more

SoCal than Florida,” Cain says. “The spaces are neutral, textural, airy, and layered with natural materials and finishes.”

Entry is into a tiny space that Cain defined with a trio of Allied Maker grooved wooden flush-mount light fixtures that have presence overhead. White oak flooring installed in a



herringbone pattern spreads underfoot throughout, for a sophisticated but not formal or fussy look. The walls are painted Benjamin Moore Chantilly Lace, making the entire space bright, white, and light.

Although the team removed the wall between the kitchen and living area to create a unified great room, there is a 32-inch-wide portion that provides some separation between the entry and the main event. As such, rather than declaring its presence full force up front, the ocean view is partially obscured, resulting in a more gradual unfolding. That small slice of the bright-blue view pulls you in. “You naturally gravitate

Top right, Tara Cain (left) collaborates with art consultant Kathy Ganley (right) on most of her design projects.

Bottom right, A mixed media artwork by Maura Segal from Addison Gallery in Delray Beach, Florida, hangs in the living room.





toward the windows and sliders to the lanai,” Cain explains.

The wall, which Cain paneled along with other walls for a cohesive, elevated effect, presents the first opportunity for artwork: a whitewashed pine sculpture by Caprice Pierucci. The elongated, three-dimensional, lacy twist of wood has the look of a vertebra that might have washed up on the beach. “As you walk around it, you see different shapes and shadows depending on where you stand and the time of day,” says Kathy Ganley, who leads the Midwest office of Mason Lane Art Advisory.

A comfy sectional in chalk-colored performance fabric sits atop a Stark rug made from natural fibers, hugging a pair of faux bois resin coffee tables with fossilized shell tops. The juxtaposition of forms and finishes renders the monochromatic area interesting. A skinny, white oak floating console with caned insets inconspicuously anchors the television on the main wall, to which Cain also added paneling. White pleated linen sconces subtly dress up the vignette and hint at the finely reeded white oak wet bar beside it.



An organic sculpture made from pine with a white latex paint wash from Walker Fine Art in Denver, a focal point from the entry, foreshadows the look and feel of the overall design.

Opposite page, To ensure her clients had a cozy spot (with captivating views of the Gulf of Mexico) to comfortably entertain in their Naples condo, Tara Cain designed a banquette that seats eight to ten.



In the primary bedroom, a mixed media piece from Kenise Barnes Fine Art in Kent, Connecticut, mimics the saturated tones of the ocean.

Opposite from top left, In the primary bathroom, a sculptural soaking tub from Signature Hardware sits between his-and-her white oak vanities. The tone-on-tone scheme in the primary bedroom is soft and serene. A rhythmic abstract artwork by Alexander Jowett hangs in a guest bedroom. Adding French doors on one end of the primary bath pulls in light from the window and provides an ocean view from the tub.

The kitchen and dining areas stretch along the wall behind the sectional. Cain nestled into the corner a U-shaped banquette sporting marine-grade faux leather cushions with channeled backs. While the side wall boasts a picture window with an unobstructed ocean view, the back wall is held by a quietly compelling artwork by Lilian Crum. The piece features calligraphic markings made with sumi ink on paper that floats in a white wood frame. “The organic marks mimic the movement of the water outside,” Ganley observes.

To the left, a custom steel and glass shelf bridges the banquette with the kitchen, providing graphic contrast and display space without heaviness. White cabinetry does its job without encroaching upon the space visually; the quartzite countertops invigorate and tie it to the wet bar. Rattan pendants and leather stools at the island enhance the coastal tableau. “That things are durable and hardworking is especially important in a vacation home,” Cain says. “Leather looks even better as it patinas.”

A small abstract painting with a muted palette by Joanna Cutri is an intimate touch at the island, best taken in up close. “The owner was intrigued by Cutri’s work, so we found a spot for this,” Ganley shares. “She wanted work by female artists; this is a conversation piece that fits in well with the collection.”

Three bedrooms with king-sized beds, en suite baths, and a shared lanai ensure comfort for friends and family. The primary suite, with its commanding view and spa-like bath—now suffused with light thanks to a second set of doors from the bedroom—provides respite for the owners.

The home’s sole spot of color, an artwork of tinted polymer poured on aluminum panel by Susan English, hangs over the bed. “The husband asked for some color in the bedroom, so we gave it to him in ocean hues,” Ganley says. In talking about the procurement of art pieces, she and Cain note that the clear vision and collaboration contributed to the project’s success. “I like to bring the right people together to make the magic,” Cain concludes. ♦



The house's indoors and outdoors were created as a whole—nothing was designed for either space without considering the effect on the other. When the living room's sliding pocket doors disappear, the lawn becomes an extension of the space.

D. Stanley Dixon writes about his Florida project in his new book, *Home, The Residential Architecture of D. Stanley Dixon*.

BY D. STANLEY DIXON
PHOTOGRAPHS BY ERIC PIASECKI/OTTO
STYLING BY HELEN CROWTHER

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Tropical OASIS



IN ARCHITECTURE,

mystery can be a powerful tool—creating memorable spaces and eliciting memorable emotions. This house we designed on the Atlantic coast of Florida, provides a wonderful example. You experience it long before you even lay eyes on it. A long, serpentine driveway—flanked by lush and mature sea grapes, royal palms, and ficus hedges—keeps guests from seeing too far ahead as it twists and bends. They arrive in a gravel courtyard, surprised to find a relatively demure facade that defies any distinct categorization, yet encourages curiosity for what lies beyond. The approach is a feast for the senses: the scent of brine and misty salt spray from the ocean waves in the distance, the crunch of pea gravel underfoot and the rustle of tropical foliage in the wind. These subtle gestures sweep you away.





Opposite page, clockwise from top, The house is adorned with a series of fanciful, scalloped gables and large, ocean-facing windows; A stepped ziggurat roof reminiscent of a Bermudan butterfly caps the entry pavilion; Our firm designed the entry's Moroccan-inspired lanterns. The open-air pavilion functions as a de facto foyer.

This page, top to bottom, The pool's water features produce a resplendent, relaxing sound that wafts across the property. The residence acts as a barrier to the Atlantic, protecting the pool and courtyard from the wind and salty air. Activities and gatherings often spill down the terraced lawn; The loggia hosts long lunches by the pool, afternoon naps, evening cocktails, and even perches for playing games.



My client, with whom I had collaborated previously on her primary residence, grew up spending her winters in Florida. Those fond memories drew her to create an escape here for her young family. She purchased a 1970s ranch-style home on two acres of the same coast she collected seashells on as a child. With her primary home being a bit more formal, she wanted something carefree—but still elegant—and a place to express her love of unabashed color and pattern.

The original layout was a rambling, one-story plan with a weathered wood-clad exterior, cypress walls, and terrazzo floors that were pleasantly cool to bare feet—Old Florida touchstones that both the client and I loved. She astutely lived in the house for a couple of winter seasons to get a better understanding of the space before embarking on the renovation, which eventually became a complete transformation. Collectively, we thought about what the house could be and conclusively landed on a vernacular that draws inspiration from coastal locations around the world, including Bermuda, Greece, and Morocco. The *mélange* of architectural details includes stepped ziggurats, scalloped gables, extensive courtyards and loggias, and even Chippendale fretwork screens evocative of British colonial design. The consistency of materials and color allowed the disparate shapes and forms to work in unison.

Once inside the louvered entrance, a large exterior pavilion takes the place of a traditional foyer. A long outdoor passageway connects the main house to the pool house—surrounded by a lush courtyard, which becomes an extension of the house, designed for entertaining and gathering. A loggia guides you to the entrance hall, which frames postcard-worthy views of the beach. The various wings of the house allow us to produce a series of intimate conversation and lounging areas. Even when the house is full of guests, there's always a cozy spot where one can steal away for a bit of privacy. The interior design of the house maintains the Old Florida feel with black terrazzo floors and limewashed cypress walls. Colorful art and fabrics promote a



joyful and playful atmosphere. Inside and out, the eclectic styles of island architecture and interiors prevail to create a timeless sense of relaxation, happiness, and ease.

There is a nostalgic quality to this home. Its mystery and eclectic beauty harken back to the imaginative and playful naïveté of childhood. ♦

Top, The entry hall encapsulates our client's love of glamour, color, and a bit of humor. Black terrazzo floors run throughout much of the house. Interior designer (and my wife) Shannon Dixon and I collaborated on the interiors.

Bottom, The family starts every day with breakfast around the stainless steel kitchen island. The diagonal louvered doors and crenelated tops of the kitchen cabinets evoke fanciful design elements found throughout the Caribbean.

Clockwise from top, The house's indoors and outdoors were created as a whole—nothing was designed for either space without considering the effect on the other. When the living room's sliding pocket doors disappear, the lawn becomes an extension of the space. The living room is the heart of the home. With walls of windows facing east and west, you can watch the sun rise over the Atlantic Ocean and set across the verdant lawn; The shape of the primary bedroom's custom headboard emulates the forms of the scalloped gables on the exterior; A vibrant guest bedroom filled with color, pattern, and texture exudes a fanciful yet welcoming spirit.



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LUXURY TRAVEL, RESORTS & DEVELOPMENTS

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■ DESTINATION: MEXICO

MAYAKOBA: THE CROWN JEWEL OF RIVIERA MAYA

THE DEVELOPMENT'S FAIRMONT RESIDENCES ARE THE FINAL OWNERSHIP OPPORTUNITIES IN THIS EXCLUSIVE COASTAL RESORT COMMUNITY IN MEXICO. BY MELISSA C. GILLESPIE

As someone who has traveled the world visiting coastal resorts and residences, I am often asked how I define luxury.

To me, luxury is time spent in a setting that fosters a sense of connection and tranquility. It embodies a meticulously crafted experience where every detail is thoughtfully considered and executed.

Recently, I spent a few days immersed in luxury at Mayakoba, a resort enclave located just north of the seaside village of Playa del Carmen, Mexico.

Imagine a sprawling 600-acre paradise where lagoons, lush jungles, and pristine beaches combine in a symphony of natural beauty. At the heart of this exclusive, gated oasis are its four award-winning hotels: Andaz, Banyan

PHOTOGRAPH COURTESY OF RLH PROPERTIES



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Tree, Fairmont, and Rosewood, each offering a distinct combination of carefully curated experiences and amenities.

But Mayakoba is more than just a temporary vacation retreat. It invites you to make it your home with its array of branded private residences, including the elegant Rosewood Residences Mayakoba, the serene Fairmont Residences Mayakoba, and the exclusive Fairmont Heritage Place Mayakoba.

FAIRMONT RESIDENCES: A RARE REAL ESTATE OPPORTUNITY

Fairmont Residences Mayakoba represents a pinnacle of design in this exclusive community—and the last opportunity to own a piece of this paradise.



With three newly constructed buildings, the final phase of homes offers a range of private residences and signature penthouses.

The thoughtful design and architecture of the homes at Fairmont Residences Mayakoba honor the natural environment surrounding them, with ample outdoor space and private plunge pools that perfect the indoor-outdoor lifestyle. The new interior design package, courtesy of Room 1804, infuses contemporary aesthetics into these homes. Each home features upgraded, fresh designs, with three- to four-bedroom homes ranging from 2,559 interior and 1,292 exterior square feet. Only two three-bedroom full-ownership residences remain, starting at US \$2.19 million.

“When you purchase a home at Mayakoba, whether full or co-ownership, you buy a piece of an extraordinary resort destination. Buyers fall in love with Mayakoba the minute they step foot onto the property and are drawn to the exclusive luxury lifestyle the destination provides, from the homes’ impressive design and architecture to the world-class amenities, making it the perfect place for a vacation home,” says Tomas Capella, sales manager at Mayakoba.

LIVING THE MAYAKOBA DREAM: MORE THAN A HOME

Over the last three years, Mayakoba has been transformed through a significant \$120 million refurbishment, enhancing the resort’s offerings and amenities. This upgrade by owners RLH Properties is a major event in the development’s history.

“Mayakoba is a destination where you can always find something new and exciting. We recently unveiled a fresh and contemporary redesign of the interiors at Fairmont Residences Mayakoba,” says Kappner Clark, chief marketing officer of RLH Properties. “The renovations and upgrades we make throughout the property allow Mayakoba to stand out among other resort destinations, continuously providing an experience like no other. In addition to the physical improvements to our properties,” Clark says, “we also always strive to innovate our programming offerings in order to explore new ways to engage guests and residents of



all ages, such as the recent concert series with A-list Latin artists like Ricky Martin and Luis Miguel.”

Mayakoba offers an array of amenities like world-class restaurants, a LIV golf course, high-design spas, and multiple pools. And while I thoroughly enjoy the indulgences of spas, beach clubs, and lounging on daybeds, my Mayakoba favorites are centered around the natural beauty of the property’s many outdoor amenities.

I love the simple joy of grabbing one of the many beach cruisers available and pedaling around the resort, kayaking through the lagoons nestled in the mangroves, or whizzing around the shores on a sea scooter. The experience is almost

dreamlike—one moment you’re enveloped in the lushness of the jungle, and the next, you’re feeling the sand between your toes.

Owning a residence in Mayakoba is not just about the property; it’s also about embracing a lifestyle. Wake up to birdsong, wander on sandy beaches, and immerse yourself in a community that values luxury and nature.

A FINAL CHANCE AT PARADISE

The last few residences at Fairmont Mayakoba represent more than just real estate; they are the final gems in this crown of luxury. For those seeking an exclusive, nature-intertwined sanctuary, Mayakoba awaits. ♦

FOR MORE INFORMATION, VISIT mayakoba.com, rlhproperties.com



Four Seasons at Cabo Del Sol,
Cabo San Lucas, Mexico



Indigo at Pier Sixty-Six Residences,
Fort Lauderdale, Florida



Vie L'Ven, Indigo Bay, St. Maarten



Alba Palm Beach,
West Palm Beach, Florida

NEW ON THE COAST

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

Four Seasons Resort and Residences at Cabo San Lucas at Cabo Del Sol will open in early 2024 on the southern coast of Mexico's Baja peninsula. The modern hacienda-style village in the private community of Cabo Del Sol will feature 96 guest rooms and suites, plus 61 residences, villas, and estates. Amenities include the Cabo Del Sol golf course, a full-service spa, water activities from the swimmable beach, and world-class dining from the pioneer of contemporary Latin cuisine, Richard Sandoval.

fourseasons.com/residences/private_residences/cabo-del-sol

INDIGO AT PIER SIXTY-SIX RESIDENCES, FORT LAUDERDALE, FLORIDA

The final inaugural ownership opportunity at **Pier Sixty-Six Residences, Indigo**, features 30 exquisite waterfront condominium residences starting at \$5.5 million. With plunge pools on every private terrace and

floor-to-ceiling windows, the residences embrace seamless indoor/outdoor living. The 11-story building offers four unique 2,900-square-foot open-concept floor plans featuring three bedrooms and three and a half bathrooms. Exclusive owner amenities include The Club Room, a private

restaurant and lounge, a VIP pool and bar, and a private fitness studio. Indigo's completion is estimated for late 2024. piersixtysixresidences.com

VIE L'VEN, INDIGO BAY, ST. MAARTEN Developed by Altree Developments, **Vie L'Ven on Indigo Bay** features 280 units, 190 of

which are hotel keys and 90 are private residences. With sales and marketing led by St. Maarten's Sotheby's International Realty, the residences will range

from one-, one-and-a-den, two-, and two-and-a-den-bedroom suites that will span from 600 to 6,000 square feet. Vie L'Ven provides resort

living complete with three restaurants, a spa, boat access, three swimming pools, a fitness center, and 24-hour concierge. vielven.com

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OPENINGS + DEVELOPMENTS



La Clara, West Palm Beach, Florida

LA CLARA, WEST PALM BEACH, FLORIDA The **La Clara**, a 25-story waterfront condominium development in West Palm Beach, features 83 one-, two-, and three-bedroom residences ranging from 1,500 to 3,000 square feet and priced from \$3.6 to \$28 million. Amenities include a fitness center, yoga studio, a lap pool with day beds, a wine cellar, a chef's kitchen and tasting room, Onblonde Pet Spa + Boutique, private concierge, and valet parking. Stantec served as the architect, interior designer, and engineer of record, alongside real estate developers Great Gulf and Terrace Mountain, with design by Hariri Pontarini Architects. laclarapalmbeach.com

ALBA PALM BEACH, WEST PALM BEACH, FLORIDA **Alba Palm Beach** is a collection of 55 boutique luxury residences

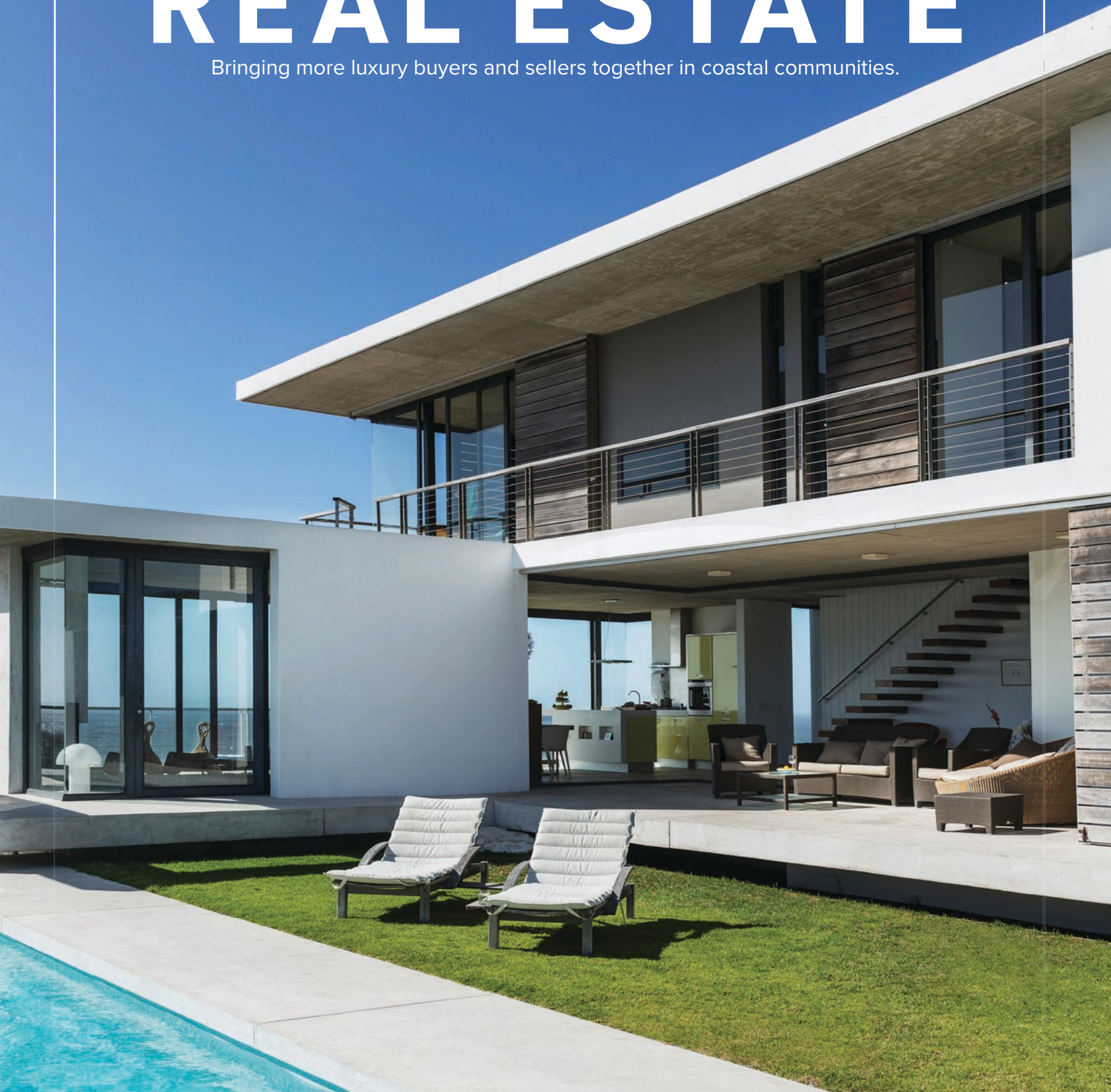
starting at \$3 million, including a limited collection of four unique two- and three-story townhomes. Each residence features floor-to-ceiling hurricane impact windows and sliding doors, and oversized glass-framed terraces with summer kitchens. There are a limited number of residences per floor, with private elevators and vestibules. Alba Palm Beach's amenities include a day dock with slips available for residents, sunrise and sunset pool decks and expansive water views, and a Technogym fitness room that includes a yoga studio and Pilates reformer. As a unique buyer's gift, Alba Palm Beach owners receive an exclusive one-year complimentary membership to the Palm Beach Yacht Club and Magellan Jets membership. Alba Palm Beach is scheduled for completion in 2025. albapalmbeach.com

FOR ADDITIONAL PHOTOGRAPHS AND OPENINGS, VISIT oceanhomemag.com

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WEB# 880263 | \$59M

corcoran



SOUTHAMPTON
WEB# 903906 | \$27.75M



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WEB# 900515 | \$8.95M

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SOUTHAMPTON
WEB# 905821 | \$4.995M



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WATER MILL
WEB# 33192 | \$12M



SOUTHAMPTON
WEB# 905749 | \$6.999M

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WATER MILL
WEB# 899087 | \$8.98M



SOUTHAMPTON
WEB# 901820 | \$35M



OSTERVILLE \$13,000,000

Spectacular 5.98 acre estate overlooking West Bay, this home features beautiful views, carriage house, private beach and deep water dock.
Robert B. Kinlin | 508.648.2739



EDGARTOWN \$25,000,000

Rare opportunity on Edgartown Harbor! Refined three story residence with harbor views, waterfront clubhouse and 500' of private deep-water dockage.
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OSTERVILLE \$12,500,000

Waterfront estate on an elevated 2.45-acre location with guest house, deep water dock, private sandy beach and expansive yard.
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CHATHAM \$7,300,000

Rarified and distinctive waterfront estate.
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OSTERVILLE \$12,900,000

Magnificent waterfront estate with unparalleled water views, a substantial deep-water dock, private sandy beach, 1.06 acres and 300 feet of water frontage.

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OSTERVILLE \$9,950,000

Waterfront estate in the private golf community of Oyster Harbors, featuring stunning five bedroom home, beautiful in-ground pool and private deep water dock.

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FALMOUTH \$5,990,000

Resort style living with private guest quarters, spectacular views and saltwater pool.

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WEST FALMOUTH \$13,250,000

Coastal living at its finest in this spectacular oceanfront residence overlooking Buzzards Bay with 360 degree water vistas and 900 feet of private sandy beach.

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WEST HARWICH \$3,800,000

Atten: Boaters! 4-BR Cape on two lots with development potential, private deepwater dock and immediate boating access to Nantucket Sound.

Fran Schofield | 508.237.0006

Unique Opportunity in Historic Edgartown on Martha's Vineyard





25 DOCK STREET, EDGARTOWN, MARTHA'S VINEYARD, MA

OFFERED AT \$25,000,000

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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



Cohasset, MA | 45 Joy Place | \$1,375,000

This WATERFRONT property on Little Harbor in Cohasset offers an exciting opportunity. With 3 beds, 1 bath, and a 2-car garage, it's a project home that holds immense potential. Conveniently close to The Village and within walking distance of Sandy Beach, its location is a major advantage. This property allows you to personalize it to your preferences and turn it into your dream home. The combination of its waterfront setting, nearby amenities, and scope for renovation makes it a promising prospect for those seeking character and investment opportunities. Close to the Commuter Rail and Hingham Ferry into Boston. Includes recent architectural plans for 4 bedroom 2 and ½ baths with 1st floor primary bedroom suite. Perfect for entertaining and family living in the heart of downtown Cohasset.



Hull, MA | 1 Longbeach Ave - Unit 302 | \$1,949,000

This stunning property boasts unobstructed, panoramic views of miles and miles of the sparkling Atlantic Ocean, picturesque Hingham Bay, World's End, Nantasket Beach, City of Boston Skyline and Boston's North Shore. Imagine waking up to the gentle sound of the waves & the sight of sailboats gliding by, all from the comfort of your home. With weather-resistant glass walls throughout, and a 650-sq ft private terrace, this one-floor living home, remodeled in 2018, provides the perfect vantage point to take in spectacular sunsets and the ever-changing seascape.



Hull, MA | 155 Nantasket Ave | \$629,000

Berkley Place, At the Straight, perched in the heart of Hull's Boardwalk. This one plus bedroom 2nd floor unit features modern design with a coastal flair. Stunning views of Nantasket Beach, the Atlantic Ocean and Boston Light. Beautifully designed and thoughtfully planned, you will love to call Berkley Place HOME. Walk the long stretch of white sandy beach and relax on your own private balcony. The kitchen features beautiful quartz countertops and a large island with pendant lighting, stainless appliances including a gas stove. This bright kitchen opens to a spacious living room with gorgeous windows, spectacular views and a gas fireplace.

Frank Neer | FrankNeer@comcast.net | 781.775.2482

Coldwell Banker, 1 Stagecoach Way, Cohasset, MA 02025





a
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710 S. County Road, Palm Beach

Fantastic 1.3+/- acre Estate Section property with fabulous clay tennis court and two separate guest houses. Sunny and bright Quintessential Palm Beach Estate with stunning detailing throughout. Immaculate grounds are gorgeously landscaped. Gorgeous domed skylight and marble flooring in foyer. Beautiful living room with hardwood flooring, soaring ceilings, and French doors. Stunning lattice detailing surrounds formal dining room. Large first floor Primary Suite with stunning bath. Beautifully remodeled tennis house. Fabulous outdoor spaces include gorgeous loggia, beautiful pergola, fountains, patios, and balconies. Pool, office, and family room with fireplace. | **Exclusive Offering**

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Christian J. Angle

C 561.629.3015

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cjangle@anglerealestate.com

179 Bradley Place, Palm Beach, Florida 33480



Nantucket Waterfront



47 HULBERT AVENUE, BRANT POINT

6 Bedrooms | 5.5 Bathrooms | \$15,995,000

The beach is your backyard. This Brant Point waterfront property has private beach access and outstanding water views. A calm water beach is yours to enjoy boating, swimming, or just gazing at the mesmerizing views. An inviting and comfortable home with classic style. Gracious entry into large foyer with beautiful formal staircase. To the left is a lovely office and den with comfortable seating area and fireplace. The living room at the rear of the home has a fireplace surrounded by built-ins and access to a furnished sun porch and the private deck beyond. Adjacent is the beautiful dining room with French doors to the deck facing the harbor. The kitchen has a breakfast nook with built in seating, granite countertops and high-end appliances. There is access from the kitchen to a private covered porch with shaded seating al fresco. The first floor also has a side entrance that leads to a single bedroom that doubles as the laundry room and has a full bath. The second floor has a large stairway landing providing access to four bedrooms. In the front is a single bedroom en-suite. In the center of the second floor is a wing with a king bedroom and a twin bedroom that share a private bath. To the rear is the primary suite with oversized private bath and access to balcony. The third floor is a twin bedroom, private balcony, and private bath. One step off the back deck, and your toes are in the sand.



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Nantucket Island



1 FARMVIEW DRIVE
Cisco | \$9,975,000
5 Bedrooms, 5.5 Bathrooms



32 MONOMOY ROAD
Monomoy | \$5,750,000
6 Bedrooms, 5.5 Bathrooms



17 LILY STREET
Town | \$4,995,000
4 Bedrooms, 4.5 Bathrooms



59 ORANGE STREET
Town | \$4,995,000
5 Bedrooms | 5 Bathrooms



36 SHEEP POND ROAD
Madaket | \$3,998,000
4 Bedrooms | 2 Bathrooms



1 SMOOTH HUMMOCKS WAY
Cisco | \$2,975,000
14,781 Square Foot Lot



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Above: This award-winning outdoor living space by DDLA Design Landscape Architecture seamlessly blends the elegance of a transitional modern home with the natural contours of the sloped terrain. Photograph by Jeremiah Dearing, Driven Media. Main photograph: Ryan Hughes Design, photograph by Jimi Smith

NEAR GREEN TURTLE CAY, ABACO



Island Oasis

Private Island | 5 Acres | \$19,250,000

Main + Guest Hse, 7 BR, 9 BA, 10,280 sf. Protected Marina, Gym, Oceanside Pool.

Property ID 87521

Lana.Rademaker@SIRbahamas.com

+1.242.457.0406

Mitzi.Pearce@SIRbahamas.com

+1.242.577.5438

WINDERMERE ISLAND, ELEUTHERA



Sea Turtle

173' Beachfront | 2.4 Acres | \$14,000,000

Private Island, 5-mile pink sand beach. 6 BR, 6/2 BA, 10,000 sf. Gated.

Property ID 56143

Mark.Hussey@SIRbahamas.com

+1.242.424.9193

WINDING BAY, ABACO



Sugar Cay, Lot 26 The Abaco Club

6 BR | 5/1 BA | 8,000 sf | \$10,000,000

Coastal Luxury, Sandy Beach, 1.656 Acres. Golf, Private Club, Gated.

Property ID 54247

George.Damianos@SIRbahamas.com

+1.242.424.9699

EXUMA



Vista Del Mar

90' Dock | 5 BR | 5 BA | 3,485 sf | \$3,750,000

Luxury Waterfront Oasis, Infinity Pool, 78' wide Verandah, 0.82 Acres.

Property ID 55516

Jacqueline.Lightbourn@SIRbahamas.com

+1.242.359.2225



\$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



\$6,950,000

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

BAREFEET BEACH VILLA

Queens Highway, Exuma & Exuma Cays

This spacious 5 bedroom, 5.5 bath oasis is the perfect second home. The luxurious master bedroom has 24' vaulted ceilings and a stairwell up to a private beachfront view balcony. The villa features an outstanding outdoor living space with infinity pool overlooking the ocean and soft outdoor seating. The infinity edge pool has a sun shelf and walk around ledge for little ones and seating. MLS #53136.



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WEB



IGRAM

A modern staircase with light-colored wooden treads and a glass railing system. The railing consists of a silver-colored metal handrail and a clear glass panel supported by stainless steel posts. The staircase is set against a dark grey wall. In the background, a living room is visible, featuring a dark piano, an acoustic guitar, a framed picture, and a window looking out onto a bright day.

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