

REGIONAL STYLES FROM COAST TO COAST

OCEANTM HOME

The Luxury Coastal Lifestyle Magazine

APRIL • MAY 2024

Memory Making

 ON THE COVER
Brandon
Architects
designs a
house in
Los Cabos,
Mexico

CREATE YOUR
DESTINATION.



OCEAN MASTER MAX CRESCENT

TUUCI.COM



TUUCI®

BRING LIFE TO LIFE



VIE L'VEN
ST. MAARTEN

Own a piece of paradise on the shores of
St. Maarten. Now selling from the \$800's

Contact Us Today to Inquire Further
721-544-1545 | sales@vielven.com **VIELVEN.COM**



Nestled within a tropical paradise, where the lush wilderness gives way to sandy shores and the calm waters of the turquoise sea, you'll discover Vie L'Ven, a collection of world-class resort residences, bringing a new level of luxury and privacy to St. Maarten.

Inspired By Nature.

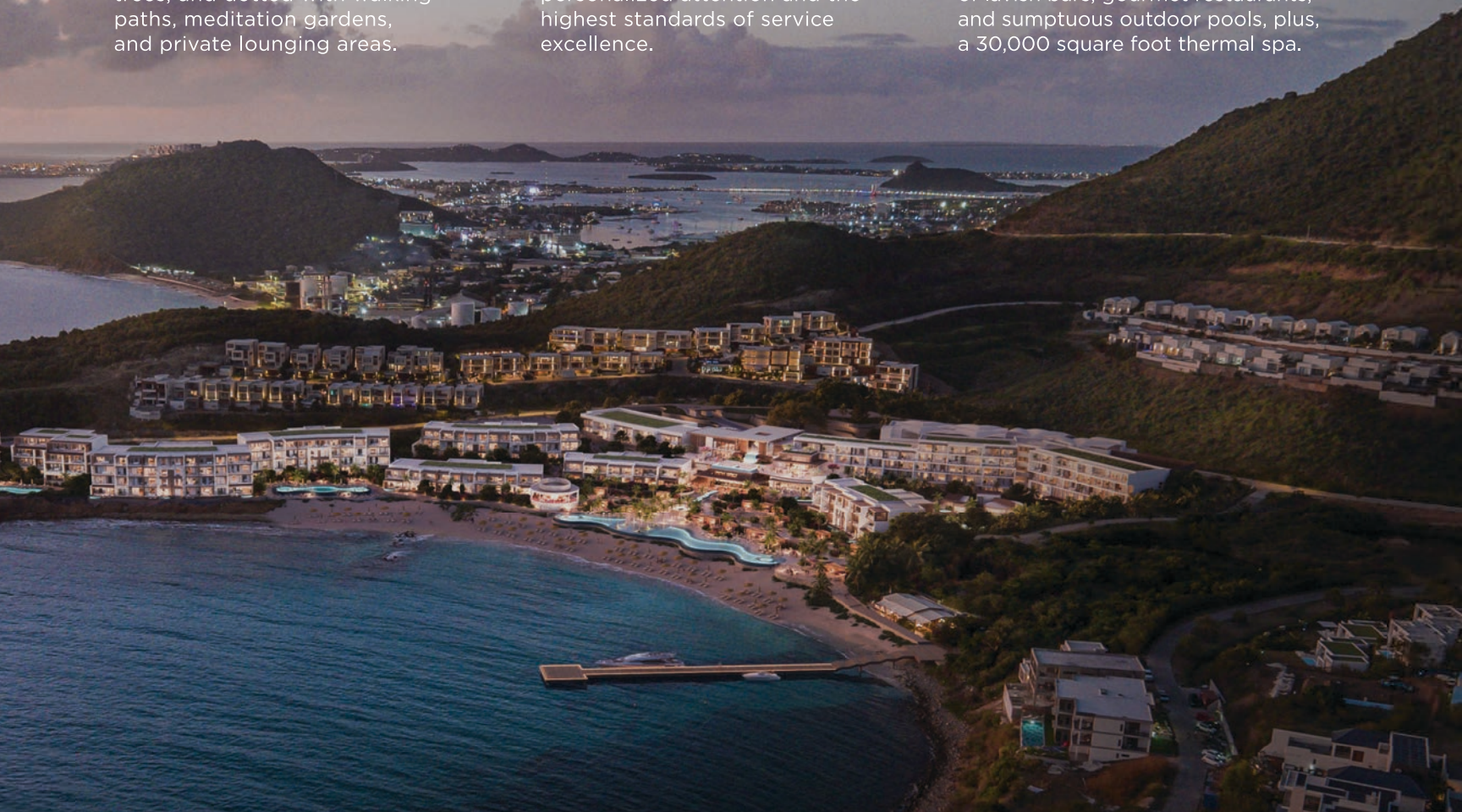
Embrace nature's profound beauty, from a location set amongst a majestic 6-acre conservation area, lush with indigenous plants and trees, and dotted with walking paths, meditation gardens, and private lounging areas.

Five-Star Hospitality.

As a member of The Leading Hotels of the World, Vie L'Ven joins a curated collection of incomparable hotels, delivering personalized attention and the highest standards of service excellence.

A Destination Like No Other.

Vie L'Ven is the most anticipated five-star resort in the Caribbean, offering a life of luxurious service and amenities that include an exciting array of lavish bars, gourmet restaurants, and sumptuous outdoor pools, plus, a 30,000 square foot thermal spa.



AL TREE



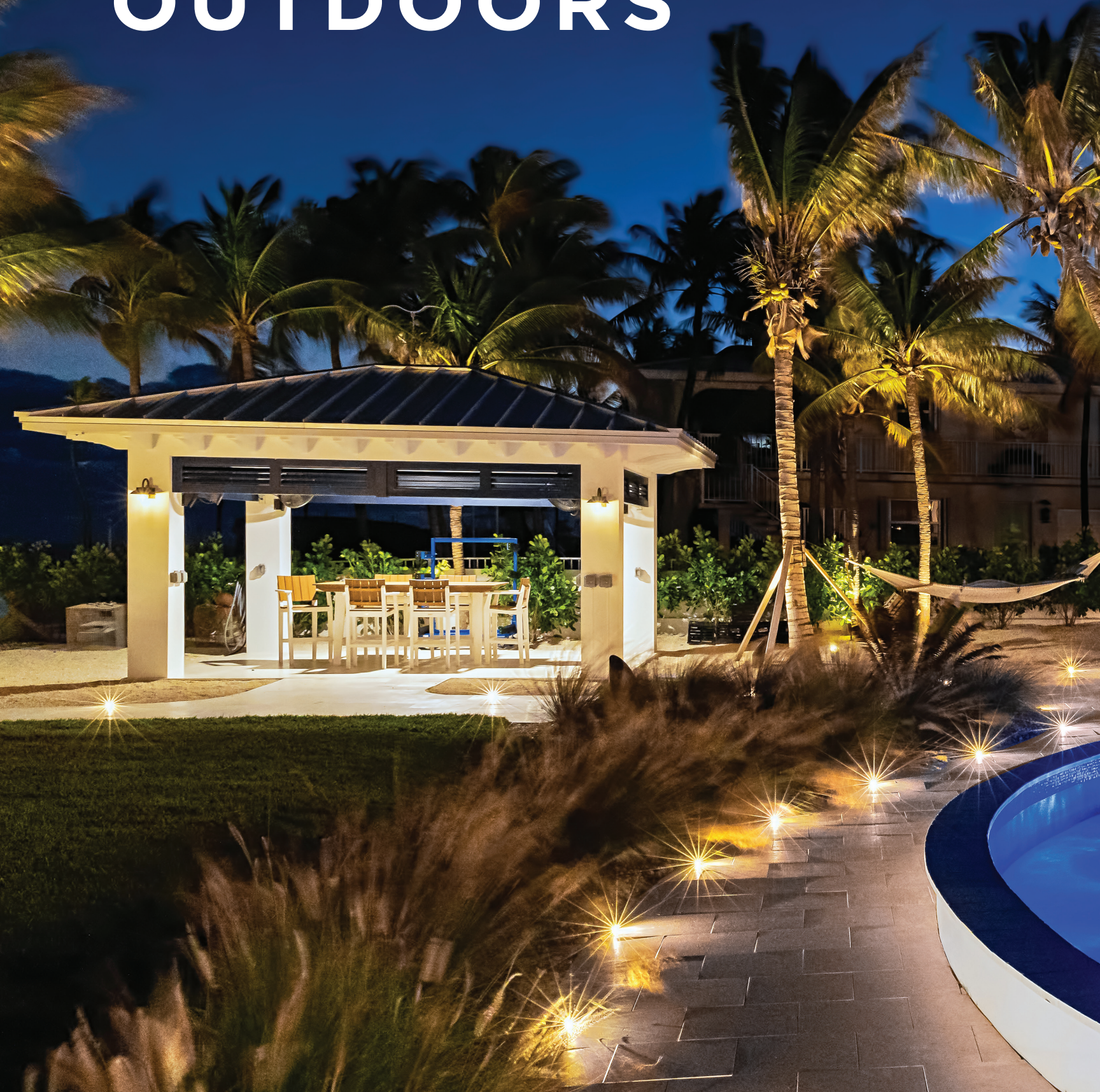
THE LEADING HOTELS
OF THE WORLD®

St. Maarten

Sotheby's
INTERNATIONAL REALTY

Brokers Protected. Exclusive Listing Brokerage St. Maarten's Sotheby's International Realty. St. Maarten Sotheby's International Realty is independently owned and operated. Specification are subject to change without notice. E. & O. E. Illustrations are artist concept only.

ENHANCE YOUR QUALITY TIME **OUTDOORS**





Coastal Source® has set the standard for excellence in high-performance Outdoor Lighting and Audio. Years of dedicated research and innovation qualify our products to endure the harshest of outdoor environments, while delivering the epitome of quality and sound.

Coastal Source patented Plug+Play™ Outdoor Lighting Systems set the stage for quality time spent with family and friends long after the sun goes down. Pair with our award winning Outdoor Audio Systems to create the ultimate outdoor retreat!



**COASTAL
SOURCE®**
[defy the elements]

Available through authorized dealers and contractors.
coastalsource.com | 800.719.1996

contents

April + May 2024

■ FEATURES

VOLUME 19 ISSUE 3

APR
+
MAY
2024

6



48

Pure Joy

Hutker Architects creates a dwelling on Martha's Vineyard that feels right at home.

BY MARY GRAUERHOLZ

54

Baja Bound

Traditional but modern, a family's Los Cabos vacation retreat is all about the surrounding views.

BY J. MICHAEL WELTON

60

Lucky Strike

A New York couple fortuitously finds and builds a year-round retreat overlooking Shinnecock.

BY J. MICHAEL WELTON

ON THE COVER BRANDON ARCHITECTS DESIGNS A HOME IN LOS CABOS WITH BEAUTIFUL INDOOR/OUTDOOR SPACES TO WELCOME FAMILY AND FRIENDS. **Page 54** PHOTOGRAPH BY LUCY CALL

Crafting Dreams into Reality

Experience the Unmatched Quality of Acorn Deck House



Acorn
Deck House
Company



Custom designed
and fabricated
homes for 75 years

800.727.3325 | AcornDeckHouse.com

contents April + May 2024

DEPARTMENTS

APR
+
MAY
2024

8



14



28



44

SHELTER

14

ARCHITECTURE

Spanish Revival Redo

Architect Charles Hilton revives a 1910 Spanish Colonial to its former glory.

22

PRIME FINDS

Heading Outside

Rethink the outdoors with eye-catching accents from sculptural floor lamps to hammocks with scalloped trim.

24

GUEST DESIGNER

Coastal Zone

A Sammamish-based interior designer creates the ultimate, light-filled kitchen with a view of Puget Sound in West Seattle by removing an undesirable wall and creating purposeful zones.

26

INTERIOR INSPIRATIONS

New Beginnings

With the help of a Solana Beach interior designer, a Del Mar homeowner updates her abode with a quiet palette of soothing coastal colors for a new life chapter and family memories.

DESIGN

28

INTERIOR DESIGN

Sky Luxe

Set majestically in the seaport, The St. Regis Residences, Boston, is one of the city's most luxurious developments.

36

INTERIOR DESIGN

Texas Two-Step

A Gulf Coast home blends architecture and interior design for a look that glows, inside and out.

JOURNEYS

40

DESTINATION: **TURKS AND CAICOS**

Full of Grace

Grace Bay Resorts offers luxury resort stays as well as private home getaways.

44

DESTINATION: **MEXICO**

Beachfront Splendor at Costa Palmas

Redefining resort living on the East Cape of the Baja Peninsula.

47

OPENINGS + DEVELOPMENTS

Seaside Luxury Unveiled

The latest in oceanfront real estate and resorts.



22



IN EVERY ISSUE Editor's Letter **Page 10** / Contributors **Page 12** / Last Look **Page 80**

OCEANHOMEMAG.COM

PHOTOGRAPHS, CLOCKWISE FROM TOP LEFT, BY ROBERT BENSON, COURTESY OF THE MANUFACTURER, COURTESY OF COSTA PALMA, AND BY JARED KUZIA

+ DISCOVER THE COLLECTION

The ultimate expression of outdoor sophistication.



www.shademaker.com

SHADEMAKER
architectural shade

editor's letter

■ NOTES FROM THE COAST

REGIONAL STYLE

Here in the Northeast, spring is just starting to sprout. The purple crocuses are in bloom, and the bright yellow daffodils are just about to peek out of their winter slumber. It was a long winter, and I am grateful that spring is here. I am even more thankful to have escaped to a Caribbean paradise during one of the dreariest months of the year in New England—February. I had the chance to head to Turks & Caicos for some fun in the sun with a group of travel journalists. We had a ball boating, snorkeling, sipping rum punches, and enjoying the bright sunny days of this tropical paradise.

If you have not ventured to this group of small islands southwest of the Bahamas, you are in for a treat. I stayed at the luxurious Grace Bay Club. The rooms—all with balconies or terraces and ocean views—were spacious and beautiful; the service was impeccable; and the food, divine. I highly recommend a stay at the resort or one of the private villas on offer. Either way, you are sure to have a fabulous and rejuvenating stay.

Also in this issue, we feature ocean homes from around the country. On Martha's Vineyard, Mark Hutker Architects designs a year-round home for a family with modern sensibilities that fits perfectly into its natural surroundings.

We also visit Los Cabos for a second home by Brandon Architects that blends Old World charm with a modern aesthetic for a family from Dallas. The 12,000-square-foot space is perfect for a multigenerational getaway. Traditional Spanish design influenced the interiors, while the home offers lots of indoor/outdoor spaces to enjoy this pleasant climate and views of the ocean.

We also visit a home in Port Aransas on the Gulf Coast of Texas. The interiors favor a South Carolina feel, and a series of porches



offers ample outdoor living space and, of course, breathtaking views of the Gulf.

We also feature the stunning model condo at the St. Regis Residences in Boston's Seaport designed by the ever-so-talented Boston-based interior designer Eric Roseff. His thoughtfully curated interiors blend texture, color, art, and furnishings to bring the empty space to life.

We hope you enjoy this issue of Ocean Home, showcasing some of the finest ocean home architecture and interiors around the country.

Nancy Berry

Nancy E. Berry, Editor
nberry@rmsmg.com

A dreamy private villa
at Grace Bay Resorts.

APR
+
MAY
2024

10

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

f i p t @oceanhomemag

POLHEMUS SAVERY DASILVA
PSDAB.COM

ARCHITECTURE & CONSTRUCTION.
MASTERFULLY INTEGRATED.



contributors

■ 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*.



MARY GRAUERHOLZ

Mary is a freelance feature writer who focuses on architecture, style, sustainability, and health. In her previous career as a journalist, she won many awards for project management, editing, and writing. Since then, she has written for a variety of magazines, newspapers, and websites, including the *Boston Globe*.

OCEAN HOME

The Luxury Coastal Lifestyle Magazine



President and CEO
Rick Sedler

Executive Vice President
Hugh Malone

Chief Revenue Officer
Paul Reulbach

Chief Financial Officer
Mark Brown

Editor-in-Chief
Nancy E. Berry

Creative Director
Ryan Jolley

Production Manager
Chelsea Watson

Contributing Writers
Mary Grauerholz,
Jennie Nunn,
J. Michael Welton,
Nancy A. Ruhling

Contributing Photographers
Robert Benson,
Lucy Call,
Molly Culver,
Jared Kuzia,
Marc Fairstein,
Michael J. Lee,
Tim Lenz

Publisher
Paul Reulbach

Managing Editor
Melissa C. Gillespie

Senior Media Manager
Lynn Kimball

Strategic Media Managers
Bill Besch,
Lori Castle,
Kyle Sedler,
Richard Taw

Digital Content Manager
Paxton Sedler

Digital Media Specialist
Christina El Khoury

Accounting Controller
Pamela Sedler

Accounting
Shelly Kochanski

Advertising: sales@oceanhomemag.com

Phone: 978-824-2806

Subscriptions: subscribe@oceanhomemag.com

Phone: 978-623-7055

Subscriptions: For subscription questions, renewals, change of address, gift subscriptions, or new subscriptions, contact us at subscribe@oceanhomemag.com; or subscribe online at oceanhomemag.com/subscribe. Rate for one year (6 issues): \$29.95/US; \$95/Canada and other foreign subscribers. Payment must be in US funds.

Website: oceanhomemag.com

Inquiries: 21 Middle St., Newburyport, MA 01950

Phone: 978-623-0019 **Fax:** 978-824-3975

Ocean Home™ is published by RMS Media Group, Inc. Please send all editorial comments or questions to Attn: RMS Media Group, Inc., 21 Middle St Newburyport, MA 01950. All advertising subject to approval before acceptance. *Ocean Home* reserves the right to refuse any ad for any reason whatsoever. Only actual publication of an advertisement constitutes acceptance thereof, but does not constitute any agreement for continued publication in any form. *Ocean Home* assumes no responsibility for claims made by advertisers. Views expressed in all articles are those of the authors and are not necessarily those of *Ocean Home*. All letters and their contents sent to *Ocean Home* become the sole property of *Ocean Home* and may be used and published in any manner whatsoever without limit and without liability to the author thereof. **Postmaster:** Please send change of address notification to RMS Media Group, Inc., c/o *Ocean Home*, 21 Middle St Newburyport, MA 01950. © 2023. All rights reserved. Reprinting, photocopying, or excerpting passages is forbidden except by permission from the publisher. All content in this magazine, including but not limited to text, photographs, illustrations, and design, is protected by copyright. No part of this publication may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of the publisher. Any unauthorized use is subject to legal action. Printed in the USA.



FOR MORE INFORMATION VISIT oceanhomemag.com

OCEANHOMEMAG.COM

APR
+
MAY
2024

12

BUILT BY
KORAL

SOUTHAMPTON, NEW YORK
KORALBROS.COM
631.283.0033

— *Est.* **1920** —

shelter

THE BEST IN COASTAL ARCHITECTURE & INTERIOR DESIGN

■ ARCHITECTURE

SPANISH REVIVAL REDO

ARCHITECT CHARLES
HILTON REVIVES A 1910
SPANISH COLONIAL TO
ITS FORMER GLORY.

BY NANCY A. RUHLING
PHOTOGRAPHS BY ROBERT BENSON

APR
+
MAY
2024

14



APR
+
MAY
2024

15

The renovated
entry hall preserves
the original exposed
ceiling beams.

The Spanish Colonial house, built in 1910, has commanding views of Long Island Sound.

Below, The living room is centered around the fireplace, which visually links it to the dining room.

APR
+
MAY
2024

16



It was the views of Long Island Sound that seduced them.

The New York City couple had come to Larchmont, New York, looking for a place to rent that was an easy commute to their Manhattan jobs. Their plan was to test the waters to see whether they liked the community enough to buy.

But the minute they stepped through the front door of the 1910 Spanish Colonial house, they knew that it would be the perfect place to raise their two young sons.

“When we saw the sea, it was clear that this was a special property,” says the husband.

“The view,” the wife adds, “is expansive.”

Because they had never owned a house before, they really didn’t know what they were getting into. But it didn’t matter because they were smitten.

They moved in immediately and hired





OASIS POOLS
EXPERTS IN OUTDOOR LIVING

618.655.9510 (IL)

WWW.GETOASIS.COM

314.522.3394 (MO)



Clockwise from top left, Cheetahs are leaping in the formal powder room. In the dining room, wallpaper features flying cranes. Color connects the kitchen to the family room. Banquette seating creates a cozy breakfast nook.



APR
+
MAY
2024

18

Charles Hilton Architects, which is based in Greenwich, Connecticut, to restore, renovate, and reshape the house to suit their lifestyle.

The house, which is in a historic district, did, indeed, need work. The floors sagged, the walls lacked insulation, and demolition revealed unanticipated water damage and rot.

The Spanish-tile roof, the exterior stucco façade, and all the windows, doors, millwork, and trim had to be replaced as did the outdated mechanicals, the electrical system, and the decades-old kitchen and baths.

What's more, the unstable sunroom was demolished and reconstructed, and the two original first-floor bay windows and two second-floor bay windows, which were later additions, were replaced with larger windows to bring the light—and the view of the Sound that so enchanted the owners—into the family room, living room, primary bedroom suite, and boys' study.

"We took the lead from the house's century-old architecture and enhanced it," says architect Chuck Hilton, adding that the stucco façade and wood trim were replaced with more durable PVC that looks like the real thing. "At the same time, we took the opportunity to rework the circulation of the floor plans for the first and second floors to



SPEND MORE TIME ENJOYING
YOUR OUTDOOR SPACE

HANOVER[®] PREST[®] BRICK

Outdoor living spaces are an essential asset, increasing the value of a home and reclaiming unused lawn areas. Hanover's extensive Prest[®] Brick line will complete your home and landscaping. With a wide range of custom and standard colors, sizes, and textures, design possibilities are endless.

Appian[®] Random with Tumbled Finish
Gettysburg Gray





Clockwise from top left, The soaking tub in the primary suite comes with a water view. The primary suite is on the second floor. Off the primary suite, there's a private balcony.

APR
+
MAY
2024

20

be more efficient and better meet the owners' needs."

To that end, the kitchen, pantry, and mudroom were reconfigured, and the dining room was converted into a family room. Dining now takes place in what was the old study.

Perhaps the most significant alteration was the removal of a chimney and its three fireplaces, creating a different configuration in the core of the house that allowed for a more generous closet and bath in the primary suite and a larger playroom for the boys.

Original details, including the exposed ceiling beams in the living room, entry hall, and family room, were preserved and paired with new built-in cabinetry and a new fireplace surround whose design reflects the style of the house.

"We kept asking ourselves what the house wanted to be," says Charles Hilton Architects project manager Jason Wyman. "The house reflects the personality of the owners."

That personality—colorful, exuberant, and multicultural—is echoed in the décor by Jenny Wolfe Interiors of New York City.

"We didn't want a traditional or modern style," the wife says, adding that they selected a palette of "pleasing watery blues and greens that transition from room to room. We wanted everything to be transitional and

to pay homage to our heritage—I'm from India, and my husband is from Spain."

It is the extensive use of wallpaper, by request of the homeowners, that defines the interior spaces.

Enormous white cranes wing their way across the dining room, cheetahs leap playfully around the formal powder room, and a map of the world in the boys' bedroom opens their eager eyes to endless possibilities.

One of the wife's favorite spaces, an office in the sitting area of the primary suite, features a

mural of a scene from her native India.

"It's a work of art in and of itself," the husband says.

The new-old house is designed to last for generations, and the couple feels so at home that they cannot imagine living anywhere else.

"We're a five-minute walk from the park," the husband says. "We love the community."

And, the wife adds, "every room is so special that I can't choose a favorite—I love them all." ♦

FOR MORE INFORMATION, VISIT hiltonarchitects.com

CUTTING-EDGE CARBON EPOXY CONSTRUCTION

FASTER STRONGER MORE FUEL EFFICIENT



530 LXF

S-CLASS



The 530 LXF is meticulously crafted with cutting-edge Carbon Epoxy Construction (Carbon Fiber/E-Glass is the main material used in the Epoxy Infusion process) and the highest-performing dual Scout Stepped Hull Technology, while simultaneously pairing it with the finest sophisticated blend of appointments and technologies.

LEARN
MORE



SCOUTBOATS.COM

Scout

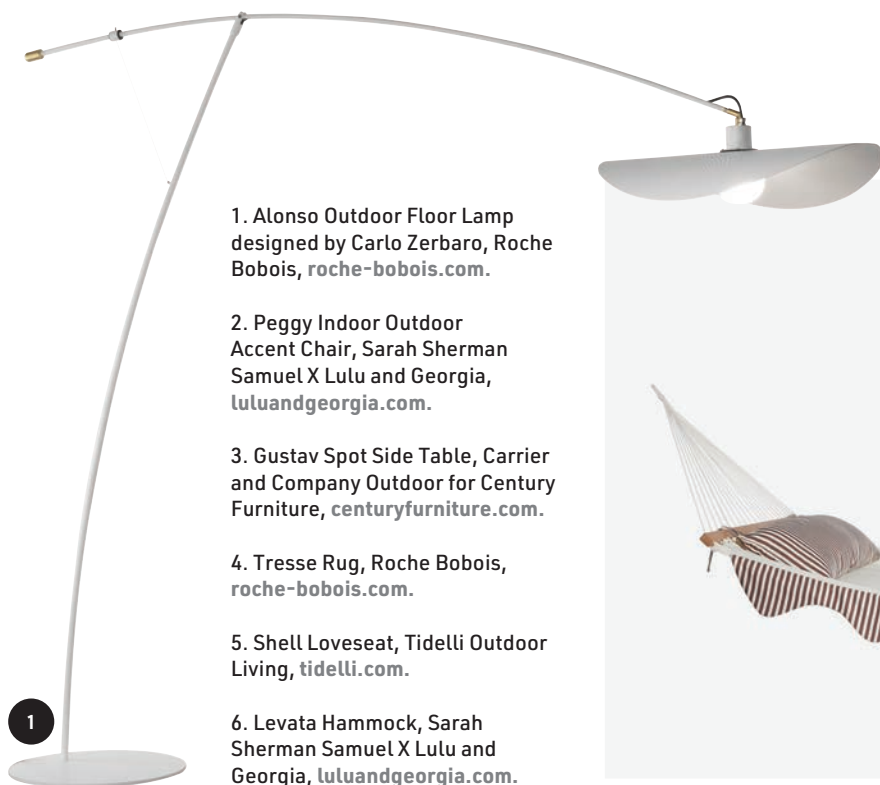


APR
+
MAY
2024

HEADING OUTSIDE

Rethink the outdoors with eye-catching accents from sculptural floor lamps to hammocks with scalloped trim. **BY JENNIE NUNN**

22



1. Alonso Outdoor Floor Lamp designed by Carlo Zerbaro, Roche Bobois, roche-bobois.com.

2. Peggy Indoor Outdoor Accent Chair, Sarah Sherman Samuel X Lulu and Georgia, luluandgeorgia.com.

3. Gustav Spot Side Table, Carrier and Company Outdoor for Century Furniture, centuryfurniture.com.

4. Tresse Rug, Roche Bobois, roche-bobois.com.

5. Shell Loveseat, Tidelli Outdoor Living, tidelli.com.

6. Levata Hammock, Sarah Sherman Samuel X Lulu and Georgia, luluandgeorgia.com.



FOR MORE PRIME FINDS, VISIT oceanhomemag.com



A Genuine Work of Art

Like a masterpiece created in your own home, a Rumford Fireplace will add a unique element of resplendent beauty.

At Superior Clay, we are proven leaders in the fireplace industry, sharing generations of wisdom to create structural clay fireplace components that promise optimal performance, safety, and style for an inviting home and lifetime of treasured memories.

740.922.4122 | 800.848.6166
PO Box 352 Uhrichsville, Ohio 44683
www.superiorclay.com



"I love the amount of color and different materials we used in these spaces and how they flow together seamlessly. Our clients weren't afraid to commit to color since they loved how all the materials and finishes worked together [once they saw the design elements] in the renderings."

—Emily Ruff, Principal Designer, Cohesively Curated Interiors, Sammamish, Washington



APR
+
MAY
2024

24 COASTAL ZONE

A Sammamish, Washington-based, interior designer creates the ultimate, light-filled kitchen with a view of Puget Sound in West Seattle by removing an undesirable wall and creating purposeful zones.

BY JENNIE NUNN / DESIGNED BY EMILY RUFF, COHESIVELY CURATED INTERIORS / STYLED BY COZBI JEAN

1. One-of-a-kind vintage runner, Heir Looms Rugs + Interiors. "I love to use vintage runners in kitchens, and this one had the perfect colors and was the ideal size for this kitchen."

2. Perles knob and Mission drawer pull, Rejuvenation. "We went for unlacquered brass fixtures throughout and love the way it patinas over time."

3. Majestic induction range, Ilve; Custom hood, RHH Construction, plastered by Dawn Bassett. "This cream range with brass knobs

was the perfect neutral to balance out all of the color in this kitchen. We wanted the hood to feel special, and plaster is a way to add texture and depth without adding a competing focal point to the range."

4. Calacatta Monaco Quartz Countertops, MSI Surfaces. "Our clients initially wanted marble, but were concerned about the maintenance so they elected to go with quartz. This quartz is one of the most natural-looking quartz options we've found."

5. Modern PLP Pulldown Faucet, Waterstone. "We loved the simple and modern feeling of this plumbing collection for the faucet, pot filler, and filtered water dispenser at the sink."

6. Custom flush inset shaker cabinets, Superior Cabinets. "The cabinets are painted in Benjamin-Moore's Sea Glass. It's a chameleon color that is sometimes blue, and sometimes green. The island is alder with a custom stain to match the floors."

7. 2-by-6-inch Zellige in Aegean teal, Zia Tile. "Our clients had an inspiration photo with floor to ceiling tile and we knew this wall was the best place for a statement. Zellige is very irregular, and this wall took lots of patience from our tile installer to execute."

8. Hood Classic pendant in unlacquered brass, Rejuvenation. "This is an older home so we wanted to add some classic elements to the design, and these pendants have a vintage feeling to them."

9. Custom ceiling beam, Pacific Northwest Timbers. "The steel beam that was required in order to remove the wall between the two spaces couldn't go into the ceiling as much as

we anticipated due to the framing of the upstairs. We decided to wrap it in reclaimed wood with a shou sugi ban treatment. It ended up being a happy accident."

10. Pure White SW 7005, Sherwin-Williams. "This is one of our go-to bright white colors. We like to use it on ceilings and trim and then choose a warmer white for the walls."

11. Eastmoreland sconce, Rejuvenation. "We wanted to add sconces above each of the windows to add another layer of lighting around the room with the pendants. This sconce is a favorite for its classic feel and clean lines."

12. Minka textured pot, Anthropologie. "This vase has such a fun texture. It was the perfect piece to put on the island."

13. Silver Orchid Fein oval dining table by Wade Logan, Way-fair; High Back dining chair in black stain, Rejuvenation. "The space between the island and dining nook is narrow so we selected an oval pedestal table to maximize seating space without obstructing the walkway."

14. Meru Counter stool, Mindi, The Citizenry. "We love the unique shape of these counter stools. They tuck all the way under the counter so they don't block the view."

FOR MORE INFORMATION, VISIT cohesivelycurated.com



FORMULA

THE NEW 457 CENTER CONSOLE – *Your Destination for Bold Adventures!*



457CCS

THE FORMULA 457 CENTER CONSOLE WILL BE YOUR OFFSHORE ADVENTURE DESTINATION!

Introduced at the Miami International Boat Show, the 457 Center Console Sport and Fish models will push the boundaries of design, engineering and construction in the offshore center console world, celebrating the finish and amenities of Formula's renewed entry into the CC market.

The center console world – media, builders, and consumers alike – were stunned and impressed by Formula's recent introduction of the 387 Center Console Sport and Fish models, executing the ultimate in performance, ergonomics and amenities in the center console market. Continuing the excitement, at 45'7" with a 13'9" beam, and powered by triple Mercury 600 Verados, the Formula 457 is impressing all comers.

Built to your preference, from upscale sport cruising to hard-core fish, or a little of both, the 457 will match your boating style. Opt for a sculpted aft lounge and spacious swim platform

for sporting adventures or foldaway aft seating and pressurized baitwells for a fishing battlewagon – we

will build a boat to suit your wants and needs. You will love the twin or triple 22" monitor dash and air-conditioned three-position helm. You can add AC to the second row and aft-facing seating for total crew comfort. Choose the entertainment-ready cockpit galley or bait station/wetbar to your needs. And all will enjoy the highly styled bow seating with elevated sun lounge and wraparound seating with power-adjust table.

Below, the cabin brings you 6'6" of headroom with a full aircraft galley with microwave, fridge, sink and abundant counter and cabinet space, as well as U-lounge seating with a table for dining or entertaining, convertible to a two-person berth. A well-appointed, spacious head features a separate, stand-up shower.

Visit formulaboats.com to learn more about this elite game-changer. Then, contact us to make plans to climb aboard the first 457. You will love what you see – we can't wait to impress you.

THE ALL-NEW 457 CENTER CONSOLE – *Make it Your Destiny!*



**The Formula 457 will join
the 387 CCS & CCF!**



2200 West Monroe St. • PO Box 1003
Decatur, IN 46733 • 800.736.7685

www.formulaboats.com

 Facebook  Instagram  YouTube 



“The homeowner, a recent widow, wanted to remodel her home in a way that maintained its warmth and comfort while also feeling elevated. She envisioned a space that would be comfortable for her grandkids and feel like a big hug.”

—Susan Wintersteen, CEO, Principal, and Creative Director, Savvy Interiors,
Solana Beach, California



APR
+
MAY
2024

26

NEW BEGINNINGS

With the help of a local interior designer, a Del Mar homeowner updates her abode with a quiet palette of soothing coastal colors for a new life chapter and family memories.

BY JENNIE NUNN / DESIGNED BY SUSAN WINTERSTEEN OF SAVVY INTERIORS

Following a major life transition, a homeowner in Del Mar, California, turned to local interior designer Susan Wintersteen of Savvy Interiors in Solana Beach to help reinvent her home with a warm and inviting environment for her children and grandchildren. "When we designed this space, we

wanted to honor the client's late husband and transition to a new chapter of grandchildren," says Wintersteen. "We were mindful of choosing performance-based and sustainable fabrics and rugs. Our goal was to create plenty of seating opportunities and make the family feel welcome and comforted."

While the previous space was well designed with influences from the late husband's passion for surfing, it was dated and didn't accentuate the ocean views. "Originally, the space felt much darker, even with all of the expansive windows," recalls Wintersteen. "With the beautiful view beyond, we didn't want any of the design or furniture to get in the way of the windows, so we designed a custom sofa that stopped perfectly at the bottom."

Swapping existing dark and bold colors with neutrals and soft blue tones, Wintersteen wanted to evoke a peaceful,

spa-inspired retreat. "The darker and bolder colors were distracting from the view beyond, so we worked to neutralize the palette and materials so that your eye was naturally taken outside," explains Wintersteen. "This also naturally made the space feel lighter and brighter—almost like a fresh, clean start for the family to make new memories in this space."

1. Custom cut and bound rug,
Prestige Mills,
prestigemills.com.

2. Custom sectional sofa, Inside by Savvy, savvyinteriors.com.

3. "Campfire Ash"
N320-1, Behr Paint
Company, behr.com.

4. Drapes and Roman shades, owner's existing, Hunter Douglas, hunterdouglas.com.

5. Vessels, Inside by Savvy, savvyinteriors.com.

6. Crusoe Ikat Sky
Two-Sided Cotton
Pillow, Schumacher,
chairish.com.

7. Mineral Fabric, Landry, fabricut.com.

FOR MORE INFORMATION, VISIT savvyinteriors.com.



luxury
LED



Retracting, Folding & Fixed Screen Models



STEALTH

StealthAcoustics.com

- ▶ INCREDIBLE LED TVs
- ▶ INVISIBLE Speakers
- ▶ ENVIRONMENTAL Speakers

design

APR
+
MAY
2024

28

■ INTERIOR DESIGN

SKY LUXE

BOSTON-BASED INTERIOR
DESIGNER ERIC ROSEFF
TRANSFORMS A MODEL
CONDO AT THE NEW ST. REGIS
RESIDENCES IN THE SEAPORT.

BY NANCY A. RUHLING
PHOTOGRAPHS BY JARED KUZIA



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.

APR
+
MAY
2024

29



Clockwise from top left, The cocktail/coffee table is in two pieces that are designed to be used together or apart. Large enough to seat six, the oval dining table is made of Italian Arabescato Rosa marble that has a striking color and pattern. The living room is furnished with curvaceous, sculptural pieces, including 1970s Vladimir Kagan sofas from 1stDibs. The wing arm chairs are vintage, and the rug, designed by Eric Roseff, was fabricated by Kyle Bunting. The kitchen bar stools, which are new, are upholstered in painted cowhide that has a leopard-spot pattern.



Set majestically in the seaport, The St. Regis Residences, Boston, is one of the city's most luxurious developments.

Designed by Elkus Manfredi Architects, the towering glass structure, which opened in 2023 and houses 114 condos on 22 floors, looks like a boat afloat with sails fully unfurled in the wind.

With units starting at \$1.85 million, the development offers everything residents desire: a health club, a lounge and library, a swimming pool, a Jacuzzi, a business center, a spa.

And a model unit by Boston-based Eric Roseff Designs that embraces and elevates the architecture's aesthetics and showcases the spectacular views center stage.

"Most model units are neutral and vanilla white," says Roseff. "I wanted people who see it to feel like it's someone's home done thoughtfully over time. I've added a lot of personalized pieces to make it cross the finish line."

The resident he envisioned, well-traveled and sophisticated, enjoys entertaining, collecting art, and dining out.

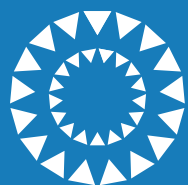
"I thought of the owner as a couple or a single person who had left a larger home in the suburbs and really embraced city living," Roseff says. "That's why the dining area is small, and there's only one TV."

Although the developers gave him carte blanche, there were inherent restrictions.



OUTDOOR LIVING REIMAGINED

Come experience the Casual Market, now located at AmericasMart Atlanta in partnership with the International Casual Furnishings Association (ICFA). Discover the latest trends in casual furnishings and outdoor furniture among seven floors of permanent showrooms and temporary exhibits.



CASUAL
MARKET
ATLANTA



July 15–18, 2024
September 16–18, 2024
CasualMarketAtlanta.com



Clockwise from top left, The den, the unit's only square room, has a rectangular sofa and a circular coffee table. A pair of tubular floor lamps from Lucia Lighting imbues the space with a soft glow. The dramatic photo over the sofa is by Greg Lotus through Nisi B Home. The den, a cozy space, features the TV, a brass sideboard, and a wing chair. A neon sign, designed by Eric Roseff, with the development's slogan is one of the first things prospective buyers see.

Because of the building's shape, every unit has a different, unconventional configuration.

"With many angles, simply lining a piece of furniture up along a wall creates a challenge," he says of the 2,589-square-foot unit that has three bedrooms and 3.5 baths. "It took a lot of custom engineering to design everything, including custom window shades and draperies. And because this is a model unit, I couldn't add built-ins or change any major components in the kitchen or baths."

To accentuate the unit's sharp angles,

Roseff selected furnishings that are soft and sculptural and upholstered them in neutral fabrics so they don't distract from the views.

"The visual interest comes from texture and shape, not color," he says, adding that the ceilings are mirror-like Venetian plaster, a reflective treatment that subtly merges indoor and outdoor spaces. "The color comes from the artwork and curated accessories, including pillows and glass vases. When you walk in, your eye goes where it should—straight to the outside scenery."

Roseff boldly throws his first curve in the entry, where a large circular artwork by Shay Kun dominates.

It's a preview of the main living space, which is defined by an irregularly shaped custom rug, designed by Roseff, that resembles ocean waves. The room is appointed with a pair of 1970s Vladimir Kagan sofas that look as though they want to embrace each other and a pair of similar-vintage chairs whose wing-like arms conjure images of seagulls in flight. The center coffee/cocktail table is

SHIBARI

HOTEL  TULUM

Discover a secret Tulum from our luxury resort. Immerse yourself in the crystal-clear waters of our natural cenote and enjoy the grandeur of the Mayan jungle like never before.

#UntieYourKnots
#ShibariTulum



20°09'18.3''N 87°27'26.4''W

+52 984 9800 177
shibaritulum.com



Above, The primary suite dresser from Bernhardt, one of a pair that serve as nightstands, is upholstered in cowhide. The wallcovering is a Phillip Jeffries wool herringbone, the carpet is Moroccan, from Landry & Arcari, and the fun faux fur bedspread is from The Thomas Collection. The ceiling fixture looks like a string of pearls, and the artwork over the bed is by Damien Hirst, via DTR Modern Gallery.

Right and below, The guest room, in deep blues, is a cozy, calming cocoon that's a nod to the water visible outside. The oversized canopy bed frame, from CB2, creates the illusion of a room within a room, making the space look larger.



equally dynamic: Its two pieces pull apart, creating separate servers as needed.

Next to this grouping, Roseff created a conversational setting by pairing two 1970s swivel chairs, upholstered in velvet, and a swiveling mushroom ottoman from the same time period.

"A majority of the upholstery throughout the unit is solid-color fabric instead of patterned," he says. "The fabrics are textural, and some of them, such as that on the swivel chairs, have a sheen that looks different in different light as you walk around them."

The curvaceous theme continues in the adjoining dining area, where four round-back chairs and a custom dining banquette cozy up to an oval-shaped Italian marble table, another vintage piece. The wall, papered in the same ombre silver silk and metallic leaf mural that runs from the foyer to the windows, shimmers in the glow of the globes of a pair of floor lamps.

Roseff reserves deeper colors for the more private spaces. In the den, for instance, dark-teal drapes, offset by a virtually invisible Lucite desk in the window, create a cozy setting. The guest room pays homage to the water: Its deep-blue painted walls match the drapes, creating a cocoon complete with a daybed that overlooks the seaport.

Artwork that looks like a changing, curated collection ties everything together. "I chose many pieces that people maybe haven't seen before," Roseff says, adding that the work over the bed in the primary suite is by Damien Hirst. "Or artists people may not be familiar with."

(He counts himself in the latter category: He created the eight circular paintings that line the hallway.)

From the circular coin-painting in the kitchen and the round portraits in the hallway to the sphere-like globes of the ceiling fixture in the primary bedroom, every aspect of the unit becomes one great big design loop that amplifies the illusion of a place that's well loved and well lived in.

"Several people who have toured the unit have asked who lives here," Roseff says. "That's the greatest compliment." ♦

Save The Dates!

BOSTON DESIGN 2024 WEEK

11th Annual

April 23 – May 5

12-Day Citywide Festival

**Boston Design Week Awards
Friday Evening May 3rd**

2024 Lifetime Achievement Award:
**Susan and Jim M-Geough,
The M-Geough Company**

- Internationally-known Speakers
- Architecture • Interior Design
- Special Events • Fashion
- Design Hackathon • Walking Tours
- Landscape Design • Preservation
- Makers • Handmade Design
- Social Impact Design
- Inclusive Design • Museums

Produced by:
Fusco & Four/Ventures, LLC

Sponsored by:

OCEAN
HOME
MAGAZINE

The Boston Globe



Photo courtesy of Landry & Arcari

BostonDesignWeek.com



APR
+
MAY
2024

36

TEXAS TWO-STEP

A GULF COAST HOME BLENDS ARCHITECTURE AND INTERIOR DESIGN FOR A LOOK THAT GLOWS, INSIDE AND OUT.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY MOLLY CULVER

Its interiors may have been inspired by the historic look of Charleston, South Carolina, but a new home in Port Aransas, Texas, will never feel old.

That's because interior designer Meredith Owen knows how to work not just with the past, but also with the future. And for the interiors of this 6,000-square-foot residence overlooking the Texas Gulf Coast, she applied that knowledge with understated elegance.

Owen, owner of the Austin-based interior design firm that bears her name, worked hand in glove with her clients for a feel that's totally different from other homes in the planned community of Sunflower Beach. "They didn't want it to be super-

bright and white, like every other beach house," she says. "They wanted a Charleston vibe—not white oak floors, but some darker colors and moodier counters," she says.

Both home and community were designed by architect Mark Schnell, principal in Florida-based Schnell Urban Design. A dedicated advocate of the New Urbanism prevalent along Florida's Highway 30A, he created Texas coastal developments including Cinnamon Shore and Palmilla Beach. And like the Florida waterfront communities of Seaside, Rosemary Beach, and Watercolor, Sunflower Beach embraces walkability, connectivity, and architectural quality.

"I've been involved with the Sunflower Beach project from the beginning, and I've

The Sunflower Beach home was designed to overlook the Gulf of Mexico. Top right, The kitchen range and hood are from La Cornue of France. Right, Walls and window treatments are by interior designer Meredith Owen. Below right, Architect Mark Schnell designed window-filled double height spaces.





The client wanted a Charleston look with a little more moodiness. Below left, Every room offers beach and ocean views. Left, The bunkroom is one of seven bedrooms. Above left, The dining room was one of many designed to emphasize verticality.

APR
+
MAY
2024

37



APR
+
MAY
2024

38

touched just about every aspect of design in the community,” he says. “I designed the master plan in 2013, wrote the design code in 2014 and 2015, and provided design review for all houses and landscape.”

This house, though, was his first design in the community, and he didn’t want to pass up the opportunity to create a Gulf-front home for one of its developers. “I tried to design a house worthy of the incredible views and the prominent location adjacent to the dune crossover,” he says. “With a stunning view of the beach and the Gulf of Mexico, I thought it was a chance to design a landmark not just for Sunflower Beach, but also for Mustang Island as a whole.”

Peter Young, the cofounder of UWC Custom Builders in Port Aransas, was hired to build the new home. When its framing was nearly complete, ownership suddenly changed hands. “The new owners were business partners with the original owners,” he says. “They went back to the drawing board, and that’s when Meredith was brought on for additional elements.”

Inside the home’s five bedrooms on three levels, interior designer Owen and her team created spaces to welcome multiple generations of her new clients’ family. “We customized each space to family members,”

Interior designer Owen created a welcoming space on the ground level. Above left, Architect Schnell wanted to design a house worthy of its incredible views and prominent location. Above center, The client wanted darker colors and moodier counters. Above right, In the baths, that meant a color palette that’s not super-bright like every beach house.



she says. “We worked with them to let us be more creative, like with the chandelier in the living area that comes down three stories from the top.”

The design code Schnell wrote for residences at Sunflower Beach embraced elements like the location of the front door,

the parking areas, the balconies and the three-part massing, all incorporated as signature elements for construction there. He broke each home’s design down into a primary mass, a secondary garage area, and a connector between the two. “It prevents the home from becoming too



Clockwise from left, Owen established strong relationships with a cabinet team and trim carpenter. Right, and below left, She customized each space to family members. Below right, She also worked with her clients to allow her team to be more creative in spaces like the baths.

bulky, and creates a comfortable scale along the street,” he says.

Like most homes at Sunflower Beach, this one’s porches and balconies are some of its most memorable features. Schnell placed special emphasis on verticality, with the dining room, living room, and porch columns especially tall and soaring.

“The porch on the north side of the second level extends out from the body of the house and includes massive 12-by-12-inch brackets below and equally massive 12-by-12-inch columns that are more than 18 feet tall in some locations,” he says.

Inside, rather than reinvent the wheel for the new house, the architect looked back to a popular floor plan as its starting point, one that had been successful elsewhere. He adjusted his design to adapt to its 60-by-100-foot lot, as well as to the needs of his clients. “The entry experience is notable for the courtyard and foyer featuring a view out to a small garden,” he says.

The first level includes two bedrooms



with a bunk room and media area at its center. The second level features two more bedrooms and a powder room, plus living space. There’s a kitchen with large island designed for dining, a living room, and a dining area, each within a window-filled, double-height space with a wraparound porch. On the third level is a primary suite with private porch and expansive views of the Gulf.



For context, the home’s aligned with three others in a row, a fourth now under construction. “It’s sitting next to a house that’s blue and has brighter colors, like maroon shingles on top,” says interior designer Owen. “We wanted something softer, and to let the beach be the star of the show.”

And they succeeded—but, still, this home glows inside and out with a light all its own. ♦

j

journeys

LUXURY TRAVEL, RESORTS & DEVELOPMENTS

■ DESTINATION: TURKS & CAICOS

FULL OF GRACE

GRACE BAY CLUB ON TURKS & CAICOS
OFFERS LUXURY RESORT VACATIONS AS
WELL AS IMPECCABLE PRIVATE VILLA STAYS.

BY NANCY E. BERRY

APR
+
MAY
2024

40

Seascape Private Villa
at Grace Bay Resorts



APR
+
MAY
2024

41

An archipelago of coral islands southeast of the Bahamas, Turks & Caicos is a playground for professional athletes, pop stars, and Hollywood's A list. And on a recent visit, I can see why. At the heart of this tropical British territory is Providenciales, called Provo by the locals, and Grace Bay Beach, a pristine white sandy stretch, voted the number one beach in the world by TripAdvisor. A protected three-mile coastline and part of the Princess Alexandra National Park, the beach, with its warm crystal-clear waters, is home to Grace Bay Club, my luxury stay while on island. With numerous distinctions—too many to count, in fact—the resort is an oasis of taste and civility and more than 1,000 feet of beachfront for guests to frolic and play.

Upon arrival, I am greeted with a rum punch and a warm welcome by the friendly staff, who are eager to provide the highest level of service and attention to my wants during my stay. I head to my guest room, a dream of a suite—well appointed in sophisti-

Grace Bay Club offers a luxurious vacation on the ocean. Suites all have ocean views.



cated earth tones and sweeping views of the turquoise waters of Grace Bay. In fact, each of the 136 spacious suites has ocean views and a private patio or terrace to catch the gentle northeasterly trade winds. The resort has a variety of stays on offer—from multiple bedroom family-friendly villas to adults-only suites. I'm happily staying in the villa suites, which were recently renovated.

After unpacking my vintage Louis Vuitton duffel bag, I realize I have nothing I need for this tropical getaway. I head straight to Coco, the resort's boutique, for sunglasses, a hat, bathing suit, and sunscreen. The fashionable shop has everything I need to begin my journey of fun in the sun. Once geared up for the tropical rays, I head to the Estate Pool and Krave for a light lunch. I opt for the heirloom tomato salad topped with salty feta and a glass of cool, crisp Sancerre. After I am satiated, I head to Infiniti Restaurant & Raw Bar—the longest bar in the Caribbean at 90 feet, it's the first infinity-edge bar in the world—for a signature rum punch and some seriously needed vitamin D by way of the sunshine.

After a day of lounging in paradise, I join a group of travel journalists on the beach for a gourmet extravaganza under the stars at Infiniti. Grace Bay Club believes that an elevated cuisine program is part of the highly curated vacation experience. Chef Christopher Meredith oversees the culinary offerings—10 on property. However, Infiniti is the pinnacle of fine dining. We start with a spicy tuna and rice and a sushi tasting followed by wood-fired lobster tail, Wagyu strip, miso-roasted black cod, and four deliciously creative salads. The *Wine Spectator* award-winning wines are flowing along with fun conversation. After my first day in this tropical paradise, I'm ready to head back to my palatial suite and be lulled to sleep by the sound of lapping waves along the shore.

With watersports including kayaking, sailing, deep-sea fishing, and diving, there is no shortage of ways to get in and on the water. I opt this day for a morning boat tour around Grace Bay. We motor out to the barrier reef and coral heads and get some snorkeling in—a must-try activity while visiting since Turks & Caicos is home to the third largest coral reef in the world. You can even volunteer to support the coral reefs in half- or full-



Adults-only pool at Grace Bay Club.

Top and above, Seclusion Private Villa has 12,000 square feet of indoor and outdoor living space.



APR
+
MAY
2024

42

day hands-on eco-expeditions led by Alizee Zimmerman, executive director of the non-profit Turks and Caicos Coral Reef Fund..

After cruising around the bay, we disembark and head for an exclusive tour of Grace Bay Resorts' Private Villa Collection—multi-million-dollar beachfront villas offering exceptional service and the world-class resort amenities found at the hotel. Each has a private pool and 12,000 square feet of indoor and outdoor living space, your very own butler service, daily housekeeping, pool and beach setup, a photo session, a pantry stocked to your liking, and so much more. Each offers its own custom layout and design to make every stay a unique and highly personalized experience for guests. We tour Seclusion, located on the tranquil shores of Grace Bay Beach; the 8-bedroom and 9½ bath villa offers unobstructed views of the ocean. A personal chef will prepare gourmet meals to your specifications—this includes all menu planning, shopping, prep, and cleanup. I take a seat out by the pool and contemplate my next trip to this slice of heaven surrounded by the sea. I think perhaps on my next trip, I'll book a villa in the Private Villa Collection at Grace Bay Resorts, a place that has left me in a state of relaxation and, as its name implies, grace. ♦



Infiniti Bar is the first infinity edge bar in the world.



South Bank opens this November.

+ Soon to Come: South Bank

The newest luxury resort coming into the family of Grace Bay Resorts is South Bank, featuring 31 acres of quiet shoreline in Providenciales Turks & Caicos. South Bank offers the perfect combination of indoor/outdoor living with The Launch offering a private dock for each residence. South Bank will also offer a manmade swimming lagoon, fitness center, clubhouse with a restaurant and bar, pickleball courts, and a spa. The luxury residences are designed by world-renowned architect Piero Lissoni. South Bank will be opening November 2024.

BEACHFRONT SPLENDOR AT COSTA PALMAS

REDEFINING RESORT LIVING ON THE EAST
CAPE OF THE BAJA PENINSULA. BY MELISSA C. GILLESPIE

Along the East Cape of the Baja Peninsula, Mexico, lies a hidden gem that redefines luxury living and adventure: Costa Palmas.

Having recently visited Costa Palmas, I can attest to its unique blend of luxury, adventure, and exclusivity. The property's vast stretch of swimmable beach is a rarity for the region; the integration of organic farms within the community adds a refreshing touch to the overall experience; a

combination of leading hospitality brands delivers top-notch amenities; and with the recent addition of a marina, the development is now the exclusive harbor for superyachts in Los Cabos.

REDEFINING RESIDENTIAL RESORT LIVING

At the heart of Costa Palmas are the residences. The community boasts prestigious names such as the Four Seasons



Resort & Residences Los Cabos and Amanvari Resort and Residences, along with the bespoke Costa Palmas-branded residential and hospitality offering Casa Blake, set in its Marina Village.

Four Seasons Resort and Private Residences Los Cabos at Costa Palmas offers an ultra-luxury experience in Baja's undiscovered East Cape. Designed by Brooklyn-based Guerin Glass Architects, this resort features 118 guest rooms and 23 suites spread across a low-density layout, offering breathtaking views of the Sea of Cortez and the Sierra de la Laguna Mountains. Since its opening in October 2019, the resort has set a new standard for luxury with amenities like multiple pools, five unique dining outlets, a full-service spa, and a comprehensive fitness center. The residential offerings, ranging from turnkey residences to custom-designed villas, provide owners with unparalleled access to the resort's services and amenities, encapsulating the essence of sophisticated comfort and elemental luxury.

Amanvari Resort and Residences is a serene escape between the mountains and the sea, offering a peaceful oasis. With 25 bi-level hotel pavilions, Amanvari blends space, luxury, and design seamlessly, surrounded by nature's beauty. The resort's main pavilion is the heart of Amanvari, housing three restaurants, a library, a lounge, and a striking infinity pool. The Aman Residences offer a permanent slice of this paradise, with options ranging from beachfront to golf lots, designed to meld into the landscape with expansive indoor-outdoor living spaces.

Aman Residences epitomize an unmatched standard of architectural design, offering a complete immersion in the Aman lifestyle. Each residence serves as a gateway to exploring the world while providing a personal sanctuary for moments of tranquility.

These residences redefine luxury living, with from two to eight bedrooms and ranging from 13,000 to 20,000 square feet of indoor-outdoor living space. Currently undergoing construction, the resort and residences promise a haven of privacy and relaxation.

Casa Blake, the latest addition to Costa Palmas, is a curated lifestyle destination.



Costa Palmas features numerous amenities including resort pools, a golf course designed by Robert Trent Jones II, and a 250-slip port.



inspired by the refined luxury synonymous with the community. This marina-side haven offers residential and hospitality options, from water-view studios to three-bedroom residences. Casa Blake is a vibrant spot within the Marina Village, featuring a lively pool and bar, a secluded garden oasis, and dining options that capture the essence of seaside living. Ownership at Casa Blake comes with the privilege of joining the exclusive Costa Palmas Club, enhancing the lifestyle with access to the sports center and the forthcoming Delphine Day Club envisioned by Fabien Cerato with French bistro created by Michelin-Star Chef Ludo Lefebvre.

WORLD-CLASS YACHTING DESTINATION

Inspired by the elegance of Europe's most distinguished yachting destinations, the Costa Palmas Marina is the first private marina under the Four Seasons and Aman brands and the exclusive harbor for superyachts in Los Cabos. This 250-slip port will soon be able to accommodate yachts up to 300 feet, complemented by the vibrant Marina Village,



a focal point of the locale and a standout feature among renowned marina destinations

Strolling through the vibrant Marina Village, I was captivated by the elegance and sophistication reminiscent of Europe's distinguished yachting destinations—from the Martin Brudnizki-designed nightclub Chiki to the Michelin-starred Nancy Silverton's Mozza Baja at Costa Palmas.

ADVENTURE MEETS LUXURY

Costa Palmas perfectly blends adventure, relaxation, and cultural immersion. Residents

FIND YOUR DESIGN INSPIRATION



Luxury Pools + Outdoor Living magazine is the premier outdoor living publication. Each issue features exquisite pool designs and showcases the best of outdoor living. Stop dreaming and start planning. To read recent digital editions or to subscribe, visit luxurypools.com.



THE PREMIER OUTDOOR LIVING PUBLICATION
LUXURY POOLS
+ OUTDOOR LIVING

luxurypools.com | 978-824-2844 | subscribe@luxurypools.com

DESIGNED BY RYAN HUGHES DESIGN BUILD, PHOTOGRAPHY JIMI SMITH

journeys

■ DESTINATION: MEXICO



Chiki, a Martin Brudnicki-designed nightclub; Michelin-starred Nancy Silverton's Mozza Baja (Above)

and guests enjoy a variety of excursions and experiences—from sunset cruises and snorkeling to pickleball and tennis.

I opted for a tequila tasting session led by the in-house agave master, a guided hike to the nearby flat rocks with awe-inspiring views of the East Cape, and an exhilarating ATV ride through the property's dunes.

If golf is more your speed, the Costa Palmas Golf Club, designed by Robert Trent Jones II, offers an 18-hole journey through diverse landscapes, from sea dunes to farmlands against the Sierra de la Laguna Mountains backdrop. It's a golf experience that's both scenic and challenging.

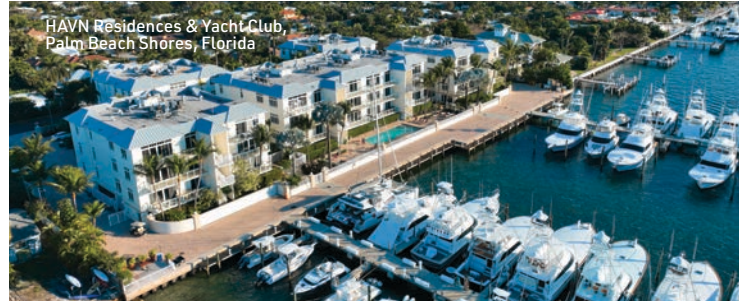
RESORT LIVING REIMAGINED

Costa Palmas is not just a destination: It's a lifestyle, thoughtfully and sensitively designed to embrace the elemental beauty of its surroundings. Whether it's the sophisticated residences, the allure of the marina, the tranquility of Amanvari, or the vibrant lifestyle at Casa Blake, Costa Palmas is not just setting a new standard for resort living: It's reimagining it. ♦

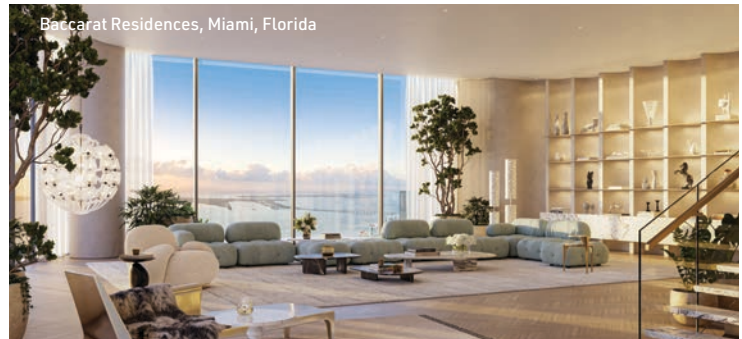
FOR MORE INFORMATION, VISIT costapalmas.com



The Strand, Turks & Caicos, Caribbean



HAVN Residences & Yacht Club, Palm Beach Shores, Florida



Baccarat Residences, Miami, Florida



St. Regis Cap Cana, Dominican Republic



The Abaco Club, Abaco Island, Bahamas

SEASIDE LUXURY UNVEILED

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

The Strand, a private residential resort located on Cooper Jack Bay, Turks & Caicos, recently introduced a new home design, the four-bedroom signature residences. Starting at \$7 million, the signature residences include four single-family homes with four bedrooms, a fifth flex space, bonus office, courtyard with an outdoor kitchen, and terrace overlooking a private infinity pool. Additional homes are available at The Strand, ranging from two to six bedrooms, including two-bedroom villas starting at \$2.65 million, three-bedroom villas starting at \$3.3 million, and grand residences (sold out). The Strand is on track for a fall 2024 debut.

thestrandtci.com

BACCARAT RESIDENCES, MIAMI, FLORIDA The **Baccarat Residences** is the brand's first collection of residences to the Miami market developed by Related Group and GTIS Partners with interior design by Meyer Davis and Architecture by Arquitectonica. Located in Brickell, the property will have 324 flow-through residences, eight penthouses, and twenty-eight waterfront flats. Residents will enjoy over 75,000 square feet of five-star amenities throughout five levels of the 75-story tower, including exquisitely appointed social spaces, a fitness center, La Mer spa facilities, and a private marina. Prices run from \$3.425 to \$21.7 million. The

expected completion of the property, part of SH Hotels & Resorts, is 2028. baccaratresidencesmiami.com

HAVN RESIDENCES & YACHT CLUB, PALM BEACH SHORES, FLORIDA **HAVN Residences & Yacht Club** is a collection of five, three-story revitalized waterfront buildings set along the Intracoastal Waterway in Palm Beach Shores. Comprised of 36 residences, HAVN offers two- and three-bedroom floor plans ranging from 1,823 to 2,662 square feet. Each unit will be finished by design firms Interiors by Steven G. and Shim Projects. Residents will have access to a 52-slip marina managed by F3

Marina, swimming pool, hot tub, fire pit, and fitness center. Pricing starts at \$2 million with anticipated deliveries beginning mid-2024. havnresidences.com

THE RESIDENCES AT ST. REGIS CAP CANA, DOMINICAN REPUBLIC Located on the Punta Espada Golf Course, the **Residences at the St. Regis Cap Cana**, the first and only five-star branded real estate offering in Cap Cana, is set to be complete this year. The property will include 70 luxury residences, with a collection of eight penthouses. The Astor collection, some of the most expensive homes

in the history of the Dominican Republic, includes the Astor Penthouse, the Caribbean Penthouse, and six Astor Penthouse Residences. These Astor units, all three- to seven-bedroom homes, range in price from \$7.6 to \$25 million—the ultimate in island living. srresidencescapcana.com

THE ABACO CLUB, ABACO ISLAND, BAHAMAS **The Abaco Club**, situated on Winding Bay in the Bahamas, is adding The Cays, a new beachfront neighborhood consisting of 36 villa residences. Developed and managed by Southworth Development, the private Bahamian club's expansion also includes a

beach club with an oceanfront pool, new wellness offerings, and an alfresco restaurant. This comes on the heels of The Abaco Club's recent fitness center renovation, as well as the development of new pickleball and basketball courts. Phase One of The Cays will open this year; home prices range from \$3.5 to \$12 million. theabacoclub.com

FOR ADDITIONAL PHOTOGRAPHS AND OPENINGS, VISIT oceanhomemag.com



48

Pure Joy

Small is beautiful: The cottage, measuring 1,700 square feet, is built for climate resiliency. The home generates more electricity than it needs.



49

Hutker Architects creates a dwelling on Martha's Vineyard that feels right at home.

BY MARY GRAUERHOLZ



The center cathedral space contains the living and dining spaces, as well as the kitchen. The homeowners are longtime Vineyard residents and live here year-round.

If

ever there was a house that begged to be embraced, it is the unassuming cottage on a small coastal pond in Edgartown, on the southern edge of Martha's Vineyard, Massachusetts.

Measuring just 1,700 square feet, the three-bedroom house, situated on a compact piece of property, is a year-round refuge that demonstrates how carefully rendered principles of art and science can converge to give homeowners everything they need, while showcasing spectacular views, rugged natural materials, local artisanry, and sustainability.

Finding the right partner to realize the homeowner's vision was effortless. "They knew about us and followed our work, so they just approached us and announced, 'We're ready to do our house,'" recalls Gregory Ehrman, partner at Hutker Architects. "It was the most natural pairing ever."

Ehrman and Sean Dougherty, principal at Hutker Architects, saw both the beauty and the challenges of the site right away. Where a small decaying house had stood, they knew it would be paramount to weave the design with the natural setting and the Vineyard's artistic culture to create a house that matched the homeowners' vision. Today, the property is a joy: at once simple, dramatic, and right at home.

Approaching the residence from the parking court, a ramp gently slopes upward to take visitors to the glass front entry. The door reveals the first scenic look of the pond and ocean, which appear through generous windows on the water side of the house. The structure's core, topped by a gabled copper roof, is its sturdy center. Adjoining are five flat-roofed cubes, built on helical piers, that appear to float on seagrass. The cubes house the more personal spaces, including a bedroom and bath and an office, appearing





New England Coastal: Homes That Tell a Story

Hutker Architects is presenting this spring the firm's third book, *New England Coastal: Homes That Tell a Story*. The book, including 200 original photographs, will be released June 12.

"Every house in this book is a residential heirloom," says Mark

Hutker, the founder of Hutker Architects, an award-winning firm in Falmouth, Massachusetts. "Each design is deeply rooted in New England vernacular but with a modern sensibility."

Several of the 13 houses that appear in the book have been covered in publications, including *Ocean Home*, *Architectural Digest*, and *Veranda*. Others have not been previously published.

New England Coastal: Homes That Tell a Story is available for preorder on Amazon. A collector's edition will be available for purchase at book signings scheduled to begin in May and run through September. For event dates, visit hutkerarchitects.com.





to float on seagrass. Says Dougherty, “The home is very simply settled on the land.” The easygoing comfort of the exterior belies the exacting science that went into its design.

“Behind the challenges of the design are very familiar forms,” Dougherty explains. “The center gable is classic New England style while the more contemporary structures are clad in shingles.” At the heart of the design are sustainability principles, where much of Dougherty’s work continues to be focused at Hutker Architects. Because of its proximity to the water, the size of the house was contained to a point just beyond the previous home’s footprint. The upward-sloping walkway that leads to the raised entrance and dwelling is carefully lined with gardens, creating the subtle elevation necessary for rising sea levels.

With a primary focus on resiliency, Dougherty pushed the envelope to create a certified passive, net-zero-energy building by PHIUS + Source Zero. The home generates more energy than it consumes. The foundation and landscape elements are

encased in Cor-Ten steel, which has a naturally weathered patina that grows more striking through the years.

Inside, rooms are filled with natural materials and personal artistic stamps of the homeowners, who are longtime islanders and involved in the arts. The central cathedral space, with an exposed structural steel frame and white oak ceiling, defines the dining area and the interior circulation that connects the primary social space with the private, more contemporary spaces. The more modern elements radiate from the central gable form and are tied together with a white oak floor, which changes slightly in pattern where the two types of spaces meet.

Rich details abound. On the side of the kitchen island are symbols dear to the homeowners, cut from a sheet of bronze. The leftover sheet hangs in the breakfast bar. A hutch in the dining area is topped with a wave pattern by Hutker and is reminiscent of a quilting pattern designed by one of the homeowners. Kitchen cabinets are clad in rough-sawn wood.

Works by local artists and artisans appear in almost every room. The origin of the house was inspired by its sense of place. “The house is very simply settled on the land,” says Hutker principal Sean Dougherty.

The work of local artisans and artists appears in almost every room, including work by the artist Allen Whiting. “The origin of the house and all that is within was inspired by our sense of place,” says Dougherty, who lives in Oak Bluffs.

Dougherty and Ehrman reveled in bringing the house to life, especially its sensibility and scale. “It was a wonderful project,” Dougherty says. “The clients are lovely people who are immersed in the local culture. It’s fitting that their home be an heirloom that will be enjoyed for generations.” ♦

*This home is featured in Hutker Architects’ latest book, *New England Coastal: Homes that Tell a Story*, which will be released June 12.*



Architects Chris Brandon and Ryan McDaniel located and curated views for this three-story house in Los Cabos for the best "punch." Opposite, Massing and landscape design shape and maximize views throughout the home.



BAJA BOUND

Traditional but modern, a family's
Los Cabos vacation retreat is all
about the surrounding views.

BY J. MICHAEL WELTON
PHOTOGRAPHS BY LUCY CALL



56





A new home in Los Cabos by Brandon Architects blends an Old World feel with a modern aesthetic.

Opposite, After an entry through an archway and up the main stairs, a courtyard with tree at its center opens up. Below left, A stairway leads to more private areas above. Below right, Interior designer Shea McGee used materials and color palette to make spaces feel homey and inviting.

Above, Adjacent to a large great room, the kitchen melds into the dining area which moves into a living area. Below left: McGee used vintage art and furniture with nods to local design.

It's in the community of Maraville Los Cabos on the tip of the Baja Peninsula. Better yet, it's adjacent to Montage Los Cabos, with access to all its amenities.

And it has views to die for.

Out front and to the south, the Pacific Ocean stretches endlessly. Behind it, to the north/northwest, lies the tranquility of Santa Maria Bay. The architects smartly elevated, rotated, and curated the home to take advantage of it all.

"It's not on the water, but a row behind, on the second tier up," says Ryan McDaniel, partner and principal architect at the Costa Mesa, California-based firm.

Chris Brandon, who opened the office that bears his name in 2009, was savvy enough to check into the Montage Los Cabos so he could watch ongoing construction details for

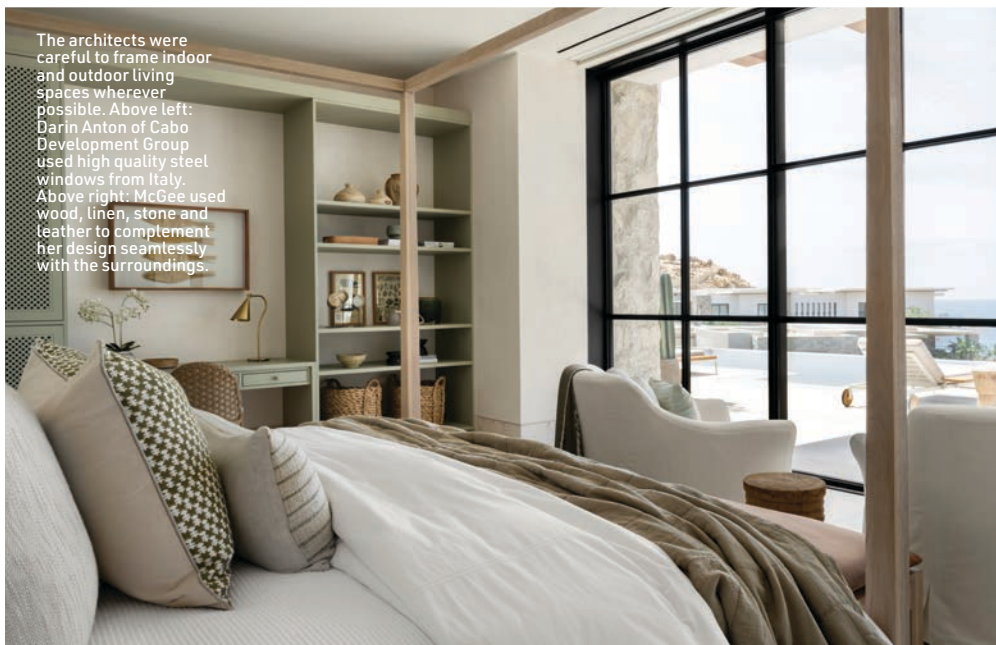
his clients. "They were private and had concerns about views from the Montage," he says. "That's one reason we did the architecture the way we did."

An entry archway provides privacy from the street, while a central courtyard opens up views above. "Neighbors or friends come through that archway," McDaniel says. "We used pocket doors and window walls to maximize views and connect the indoor and outdoor living and entertaining areas."

The home is 12,600 square feet of air-conditioned space, three stories with garage, plus two levels above and a roof deck. There are eight bedrooms and 13 baths. The clients, a family from Dallas, have five grown children, plus grandchildren. It's a vacation retreat and a legacy property they use for family gatherings.

"There are different wings so the kids can bring their kids," McDaniel says. "There are three bunkrooms, five junior suites, and an adjacent kids' room, for a multigenerational home, and shared central living spaces with private wings for children and grandchildren."

Brandon and McDaniel worked closely with Cabo Development Group's Darin Antin,



The architects were careful to frame indoor and outdoor living spaces wherever possible. Above left: Darin Anton of Cabo Development Group used high quality steel windows from Italy. Above right: McGee used wood, linen, stone and leather to complement her design seamlessly with the surroundings.

who served as architect of record and builder for the project. His firm ranges from 125 to 175 employees at any given time, including six full-time architects and four engineers.

“I know what to look for in terms of topography and geometry,” Antin says. “I do my own foundations, structural work, and masonry, and have my own heavy equipment—we’ve got evidence here that we can do any level of work.”

Antin’s a California native who’s been coming to Cabo since his parents, avid sport-fishers and divers, started bringing him here as a child. He’s lived in Cabo now for 30 years as a full-time resident, and working as designer, general

contractor, and custom builder. His staff is 100 percent local, including artisans like stonemasons and joiners.

“I have a miller and a finish carpenter,” he says. “All the millwork—every cabinet, all the built-ins, interior doors and woodwork—it’s all done by one guy.”

For this project, Antin’s firm served not only as builder and supplier of Italian windows and Portuguese doors, but also as translators for English into Spanish, plus feet and inches into metrics—and as the go-to source for working through local rules and regulations.

“They dovetailed with us for codes, permitting, and construction documents,” Brandon says. “They were a great team of

engineers and architects who picked up the ball where we left off.”

Inside, interior designer and Dream Home Makeover star Shea McGee of Salt Lake City’s McGee Studio wanted to create an atmosphere of luxurious beachfront living with indoor/outdoor elements. She took note of the windows and their stunning views throughout the house.

“Showcasing them was an integral part of the design process in every room,” she says. “We wanted as many windows as possible, as well as carving out areas where the indoors could meld with the outdoors.”

She saw the architects’ nods to the local vernacular, like arched doors in primary bedrooms and hand-painted tiles. “The traditional Spanish design influenced the furnishings we brought in, as well as the color palette,” she says. “We used local plaster artisans for the walls and sourced local wood for a few handmade pieces.”

And she added elements of a luxury hotel to the home as well. The clients wanted a house they could entertain in, for hosting friends and family in Mexico for their beach vacations. “One of their requests was to make the bedrooms color-coded so guests could easily find their way around,” she says. “We used the materials and the color palette to make it feel homey and inviting.”

Wood, linen, stone, and leather all meld seamlessly into their surroundings. The home may be coastal, McGee says, but she focused on timeless materials that are of the earth.

And that’s exactly what the architects wanted: a home in the Mexican tradition, but expressed in a contemporary language. ♦



Traditional Spanish design influenced the furnishings and art that McGee brought in, as well as the color palette. Left: The material palette is block and concrete, steel windows and doors and some wood for exterior doors.

59



LUCKY STRIKE

A NEW YORK
COUPLE
FORTUITOUSLY
FINDS AND
BUILDS A YEAR-
ROUND RETREAT
OVERLOOKING
SHINNECOCK.

By
J. MICHAEL WELTON

Photographs by
TIM LENZ/OTTO

Styling by
KATJA GREEFF



Opposite, Interior designer Tami Wassong's clients asked for a home on the water in Hampton Bays where people can feel comfortable for years. This page, Wassong designed the dining room table that will seat six—or 16 for Thanksgiving.



62 "YOU CAN'T BUY HAPPINESS BUT YOU CAN BUY DIRT."

—JORDAN DAVIS

Sometimes, serendipity affirms an act of intuition.

Just ask two practicing Manhattan attorneys, married and living in Westchester County. Their two children left for college a few years back, so they began thinking about next steps. One was a weekend retreat on the water, maybe in Florida, North Carolina, or on a lake upstate.

During the pandemic they came across a listing for a lot in Hampton Bays, with house plans by architect Mojo Stumer. "We went to see it and stepped out on this piece of land overlooking the bay—and we just knew," the wife says. "We made an offer, and bought the plans."

That's when serendipity kicked in. Before the day was over, they heard a song called "Buy Dirt" by country singer Jordan Davis. "It was a sign," says interior designer Tami Wassong, founder of the Larchmont firm bearing her name.



This page, top, Wassong worked closely on the design of the kitchen for her client who cooks to entertain, and for the celebrity chefs he hosts. Above, General contractor John Nocera raised the home 13 feet up on 165 pilings, a concrete and steel infrastructure atop them.

Opposite, clockwise from top left, Thoughtful storage was an important part of the kitchen design. Top right, Wassong wanted a beachy feel with a sandy texture quality to it. Below left, The interior designer used white oak for floors and built-ins. Below right, Wassong designed the walnut entry-hall console and mirror.





This page, top right and left, At 5,000 square feet, the home offers six bedrooms. Below, It also features five and a half baths.

Opposite, top, Because the clients favored blues and whites, Wassong used them in layering textures and materials. Below, Her color palette used blues and grays also, in a marriage of soft tones working together.



The wife's first call was to Wassong; they'd remained close since high school. "I've watched her career explode," the wife says. "She's one of the most talented designers I've ever seen—she has a beautiful eye for architecture, top to bottom."

There's a reason for that. Wassong graduated from Syracuse with a degree in environmental and interior design and a minor in architecture. She worked with Richard Meier & Partners on drawings and models for the Getty Center in Los Angeles. She later worked for Lauren Rottet there, then in New York for Kohn Pedersen Fox and Gerner, Kronick + Valcarcel. For 26 years now, she's owned her interior design firm.

The second call the wife made was to John Nocera, a general contractor suggested by the former owner of the land. "He recommended us to them and said: 'Give them a shot,'" Nocera says. "We took it on and it went very smoothly."

Nocera, Wassong and their clients all hit it off immediately, along with architect Danny Tanzi. "She told me: 'It comes with the house plans and the builder,'" Wassong says. "I met

John and immediately saw the love affair they had with him."

She handled all interiors once the shell of the home had been built as originally intended—with views over the pool to Wells Creek and out to Shinnecock Bay. "The way the house sits with maximum water and sunset views, it's pretty much perfect," Nocera says.

The builder raised the home 13 feet above grade since it's in a flood plain, pounding 165 pilings deep into the soil and building a steel and concrete infrastructure above. High water now washes through the lower part of the building, without damage.

This was to be a year-round retreat for the clients, their family and friends, so the interiors were designed with durability in mind. The clients use it every weekend—even in January—and for Thanksgiving. "It's a place to go to clear their minds and relax," Wassong says.

The husband's a cook who wanted a kitchen that overlooked the water, and was highly functional too. Cooking is an important part of their social life, which also means bringing in famous chefs-in-residence. So Wassong consulted with him extensively. "I had to provide space for all his things—he has an appliance for everything," she says.

She worked with his wife on the rest of the six-bedroom home, with its primary suites on both floors, should the couple want first-floor living later. Together, they thought through scenarios like that, so future modifications won't be needed.

Wassong designed floors in white oak and porcelain, and used travertine, marble, and wood elsewhere. She designed the dining room table for six or 16, a live-edge walnut coffee table and an entry hall console. "In their primary bedroom, I designed a bed for them," she says.

The color palette combines white, ivory, soft grays and blues with layers of texture, all imbued with a minimalist feel. "You walk through the doors and go: 'Ahhhhh!' with a sigh of relief when you enter," she says.

And the first thing you see?

Framed on the wall hang the lyrics to "Buy Dirt" by Jordan Davis—a reminder that dreams and serendipity sometimes work hand in glove. ♦



corcoran

#1 Hamptons Broker by Sales Volume:

2023 WSJ RealTrends + Tom Ferry The Thousand*

Corcoran's Top Agent by Sales Volume 2022 - Hamptons

\$1 Billion+ in sales in 36 Months | \$5.4 Billion+ Total Career Volume

@HamptonsLuxuryMarketLeader

Tim Davis

Licensed Assoc. RE Broker, Regional Brokerage Advisor East End
o 631.702.9211 | tgDavis@corcoran.com

Thomas Davis

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



The Waterfront Estate of a Lifetime

Exclusive Representation

Southampton Village Estate Section: This glorious house was designed by world-renowned architect Jaquelin T. Robertson for owners Ahmet and Mica Ertegun in 1990 and positioned on a 5.5-acre west-facing parcel with 450 feet of frontage on Taylor Creek including a boat dock. The house of nearly 11,000 square feet is in excellent condition and features grand-proportioned rooms with high ceilings throughout. There are ten bedrooms and thirteen and a half bathrooms including a staff wing. The swimming pool is 20 x 75 and elevated with waterviews. A broad site facing a nature reserve while enjoying direct ocean breezes and early evening sunsets. First time offered and listed Exclusively at **\$52,000,000 WEB# 910004**



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.

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.

Robert B. Kinlin | 508.648.2739 - Robert B. Kinlin, Jr. | 508.292.9449



EAST SANDWICH \$3,495,000

Outstanding five bedroom waterfront retreat with 180 degree panoramic water views on three levels and expansive white sand beach.

Robert B. Kinlin | 508.648.2739



FALMOUTH \$5,590,000

Grand estate with over 10,000sf of living space, separate guest quarters, unmatched views and saltwater pool.

Cartherine Baran | 781.264.0269



MASHPEE \$3,200,000

Private beach on level acreage. 7 acres, 8 BR.

Regan Southworth Group | 508.982.1116



NANTUCKET \$4,500,000

Renovated beauty by the beach.

Regan Southworth Group | 508.982.1116



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.

Robert B. Kinlin | 508.648.2739



HARWICH \$3,400,000

Exceptional 2-lot waterfront with private deepwater dock offers superb boating access to Nantucket Sound and quintessential 4-BR/2-BA Cape with numerous development options for guest house, pool and more.

Fran Schofield | 508.237.0006



COTUIT \$3,500,000

This beautiful and private 5.1 acre lot is nestled along the pristine shoreline of Popponesset Bay in the village of Cotuit and features outstanding water views and western exposure.

Robert B. Kinlin | 508.648.2739



CENTERVILLE \$6,700,000

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

Robert B. Kinlin | 508.648.2739

BERKSHIRE HATHAWAY
HOMESERVICES

ROBERT PAUL PROPERTIES

Exceptional Properties on



COHASSET, MA | 184 ATLANTIC AVENUE

Extraordinary WATERFRONT estate with nearly 2 acres of property sited majestically on the coastline where the Atlantic Ocean meets Little Harbor. Enjoy all that waterfront living has to offer, magnificent views, gorgeous sunsets and direct water access for swimming, kayaking and paddleboarding. Relax at the beach or entertain in the stunning 1800sf pool house.



Tara Coveney
617-823-9781
Tara.Coveney@CBRealty.com
TaraCoveney.com

WSJ Top 250 Agent 2023
#1 Agent Hingham 16 Years
#1 Agent South Shore 15 Years
Over \$1.2 Billion in Career Sales

Boston's South Coast



HINGHAM, MA | 21 BEL AIR ROAD

Stunning waterfront estate with over 8000sf of living space on a fabulous 1.4 acre lot. Expansive sweeping lawn, gunite pool, deep water dock and 150+ft of direct water frontage. Enjoy breathtaking sunsets and mesmerizing views of the Boston skyline from the expansive decks and poolside patio.

TC
TARA COVENEY
COLDWELL BANKER REALTY



a
CHRISTIAN ANGLE
REAL ESTATE

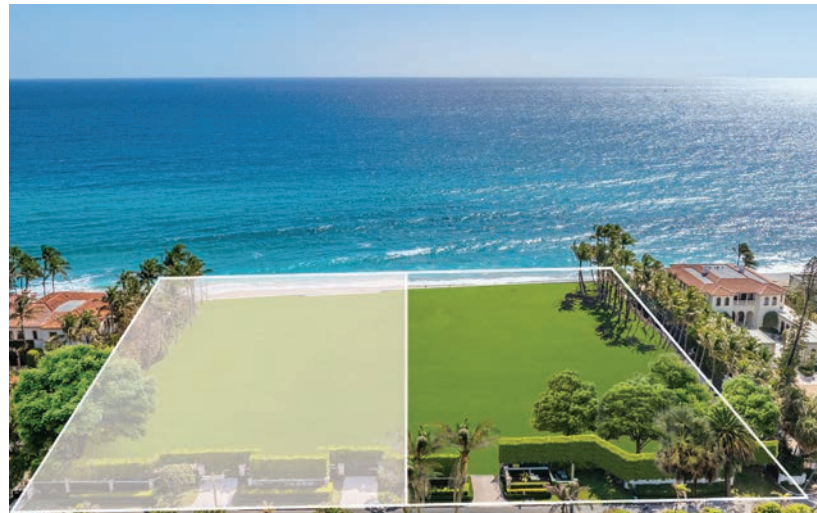
1063 N. Ocean Boulevard, Palm Beach

Stunning views of the Atlantic Ocean from this rarely available Direct Oceanfront 52,060+/- square foot lot. Approximately 180 feet of ocean frontage. Fantastic and peaceful North End location. Build your dream Palm Beach estate. Adjoining lot to the north, 1071 N. Ocean Boulevard, is available separately.

Exclusive Offering

www.AngleRealEstate.com

Though information is assumed to be correct, offerings are subject to verification, errors, omissions, prior sale, and withdrawal without notice. All material herein is intended for informational purposes only and has been compiled from sources deemed reliable. Equal Housing Opportunity. Co-Exclusive Listing with Chris Leavitt of Douglas Elliman.



Christian J. Angle

C 561.629.3015

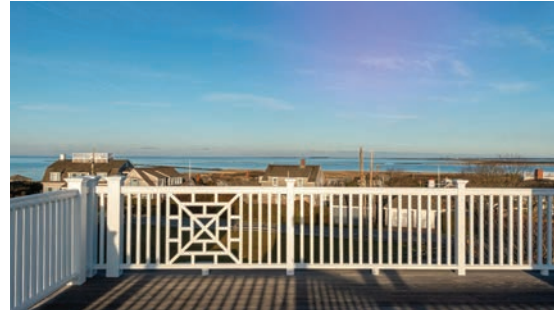
T 561.659.6551

cjangle@anglerealestate.com

179 Bradley Place, Palm Beach, Florida 33480



Nantucket Island



14 LINCOLN AVENUE, CLIFF

6 Bedrooms | 6 Full, 3 Half Bathrooms | \$23,750,000

Located in Nantucket's prestigious Cliff neighborhood, 14 Lincoln Avenue is one of the most thoughtfully and meticulously restored homes on the island - not simply renovated, but returned to its original grandeur.



47 HULBERT AVENUE, BRANT POINT

6 Bedrooms | 5 Full, 1 Half Bathrooms | \$15,995,000

Positioned along esteemed Hulbert Avenue, Brant Point, this waterfront home 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. One step off the back deck and your toes are in the sand.

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

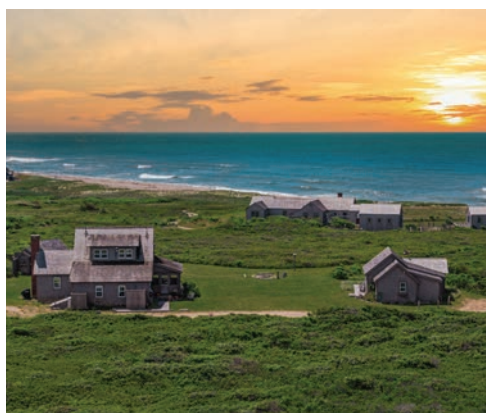
4 Bedrooms, 4.5 Bathrooms



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



GARY WINN

Broker/Owner

Call 508.330.3069

gary@maurypeople.com



Maury
People

Sotheby's
INTERNATIONAL REALTY

37 Main Street, Nantucket, MA 02554
maurypeople.com

Each Office is Independently Owned and Operated.

Equal Housing Opportunity. 



\$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.



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

MARSH HARBOUR, ABACO



Villa Tatutina

10 BR | 10,000 sf | 1.25 Acres | \$9,250,000

Turn-Key Estate, Boater's Paradise, 130' dock slip, boat lift, 152' on harbour.

Property ID 56747

Lana.Rademaker@SIRbahamas.com

+1.242.457.0406

Mitzi.Pearce@SIRbahamas.com

+1.242.577.5438

OCEAN CLUB ESTATES, PARADISE ISLAND



Lot 90, Ocean Club Estates

6 BR | 7,980 sf | 0.78 Acres | \$8,850,000

Ocean Views. 4th Fairway. 2 BR Guest Cottage. Access to Four Seasons Resort.

Property ID 87301

Christopher.Ansell@SIRbahamas.com

+1.242.427.0082

CABLE BEACH, NASSAU



Bayroc Penthouse 6

3 BR | 3/1 BA | 3,460 sf | \$2,100,000

Penthouse with Private Elevator, Large Terrace. Sandy Beach, Pools. Gated.

Property ID 55625

Samira.Coleby@SIRbahamas.com

+1.242.376.6248

PARADISE ISLAND



The Reef at Atlantis, 20-917 & 919

2 BR | 3 BA | 1,497 sf | \$1,300,000

No Property Taxes. Condo Rental Pool. Concierge, Spa, Gym, Beach Club.

Property ID 45081

Craig.Pinder@SIRbahamas.com

+1.242.457.2282

We'll find what you want in a home.
And what you never knew you could have.

Ocean Reef
Club

Sotheby's
INTERNATIONAL REALTY



35 CARDINAL LANE

4 Bedrooms | 4.5 Baths | Ocean and Bay Views | \$28,000,000

Amy Fernandez | 305.979.9646 | amy@oceanreefclubsir.com



12 SUNRISE CAY DRIVE

5 BD/5 BA | Oceanfront | \$23,000,000

Bill Dickinson | 305.304.8311 | bdickinson@oceanreefclubsir.com



32 EAST SNAPPER POINT DRIVE

4 BD/3BA | Canalfont | \$16,900,000

Russell Post | 305.451.8199 | russell@oceanreefclubsir.com

Molly Taylor | 508.524.4633 | molly@oceanreefclubsir.com

Contact us today to schedule a private tour.

Ocean Reef Club | North Key Largo, FL | +1 305.367.2027 | oceanreefclubsir.com



#1 Team by Sales Volume in New England

Unrivaled in the pursuit of excellence

Pine Acres has been navigating the buying and selling of exceptional properties for over 75 years. We have helped Generations find their perfect place. We have been #1 in Chatham for 20 years. Still locally owned, Pine Acres has partnered with Compass to bring its vast resources to our clients. We are about long-term relationships. It's about you.



70 Sears Point
Chatham, MA
5 BD | 2F 2H BA
2,992 SF
Price upon request

257 Crocker Lane
Brewster, MA
4 BD | 3F 1H BA
3,600 SF
\$6,995,000



PINE ACRES REALTY

pineacresrealty@compass.com
pineacresrealty.com

938 Main Street, Chatham
508.945.1186

509 Main Street, Chatham
508.945.9450

COMPASS

 Pine Acres is a team of real estate agents affiliated with Compass, a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

last look

INSPIRED DESIGN

APR
+
MAY
2024

80





APR
+
MAY
2024

81

TEAM EFFORT

Chris Brandon, founder of the Costa Mesa, California, architecture firm that bears his name, assembled a gifted team of designers to execute the look and feel of this space overlooking the Pacific in Los Cabos. He brought in interior designer Shea McGee from Salt Lake City for its color and material palette. He recruited local architect Darin Anton of Cabo Development Group to handle on-site construction challenges. And he turned to Ryan McDaniel, a partner and principal architect at his firm, for exquisite attention to design detail. The result: an outstanding merger of landscape and the built environment.

PHOTOGRAPH BY LUCY CALL

Defy
Ordinary

viewrail.com


VIEWRAIL