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The Luxury Coastal Lifestyle Magazine

AUGUST + SEPTEMBER 2024

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ON THE COVER
Architect Jonathan
Rivera designs a
home on Maryland's
Chesapeake Bay.

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editor's letter

■ NOTES FROM THE COAST



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Newport, Rhode Island, held its first design week this summer in support of the Newport Historical Society.

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BY DESIGN

This summer, I had the privilege of heading to two exceptional design conferences in beautiful and storied coastal communities: Nantucket and Newport. In mid-July, I hopped on the fast ferry from Hyannis to Nantucket to not only visit one of my favorite places in the world, the Grey Lady, but also attend lectures on one of my favorite subjects, home design.

Nantucket By Design was excellent, and if you are a coastal home enthusiast, it is a must-attend event. Cochairs Marla Sanford and Bill Richards did an amazing job with securing incredible speakers—truly a who's who in the interior design industry. Interior designer Ken Fulk was the keynote speaker. We also heard from renowned interior designers Miles Redd, Mary McDonald, David Kaihoi, and Keita Turner on mixing antiques and vintage for stylish interiors. Melanie Millner, Darren Henault, and Cindy Rinfret talked about bespoke interiors.

However, the fun did not stop there, it was also wonderful meeting old friends and making new ones at the closing event at the Nantucket Whaling Museum. Running into architect Tom Kligerman, interior designer Eric Roseff, and realtor Collin Sullivan had to be the highlight. Thank you to the White Elephant for hosting the lectures, which were in support of the Nantucket Historical Association. Niven Breen was instrumental in helping the week run flawlessly. Kudos to you all!

The following week, I headed to Newport Design Week, an inaugural event started by architects Anne Fairfax and Richard Sammons of Fairfax & Sammons. The week celebrated design excellence, and we heard from Paul Miller, curator emeritus of the Preservation Society of Newport County, who spoke about the Gilded Age mansions of Newport. Interior designer Michael Carter discussed Edith Wharton

and her role in design history.

We also heard from Meg Braff and Suzanne Kasler and how they incorporate the richness of design history into their own contemporary work. Scott Kravet spoke on the history of Kravet fabrics and shared archived swatches with the audience. Held at Salve Regina in Ochre Court, the event was simply stunning—a truly worthy event that benefits the Newport Historical Society. It's another must on my calendar for next year.

I hope you enjoy this issue of Ocean Home, filled with homes that celebrate our coastlines—from the Atlantic to the Pacific!

A handwritten signature in cursive script that reads "Nancy E. Berry".

Nancy E. Berry, Editor
nberry@rmsmg.com

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

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■ MEET THE TEAM



MARY GRAUERHOLZ

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



J. MICHAEL WELTON

As an architecture, art, and design writer, Welton has written for *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*.

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■ ARCHITECTURE

TIGHT FIT, FLAWLESS VIEWS

AN ARCHITECT PUSHES A
WATERFRONT CHESAPEAKE BAY HOME
RIGHT UP TO ITS BUILDABLE EDGES.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY PEAK VISUALS

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A new home overlooks
Edge Creek at the very end of
Drum Point in St. Michael's,
Maryland. This page: Every
room has water views, with
sunrise and sunset.



The home, designed by architect Jonathan Rivera, is 6,000 square feet.

Below, The architect sought to bring the scale of the home down by rightsizing the hallways so they're not too narrow and not too wide.

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On the edge of a sliver of land on Drum Point in St. Michael's, facing Maryland's Chesapeake Bay, stands a home whose architect outsmarted every restriction imposed upon it.

"The lot had major constraints," says Jonathan Rivera, owner of the Woodbine, Maryland, architecture firm that bears his name. "It's a couple of acres, but it has a tight footprint because of setbacks off the water."

It was also the site of a dream home for Rivera's clients, John and Tina Galdieri. John's the owner of a high-end charter aircraft operation—piloting a Gulfstream G-6 across the pond to London is all in a day's work for him—and Tina's the head coach of the Baltimore Ravens cheerleading team.

They found this lot during the pandemic. John hopped a fence to explore it, and his wife and teenage daughter followed behind. It was priced only 25 percent more than smaller lots 100 feet deep with 20 feet of shoreline, so he knew there had to be a catch. "Those shoreline setbacks meant we couldn't build where we wanted," he says.

The couple persevered and bought it anyway. They found a design/build firm that defined an envelope for the program they wanted, but were less than



enthusiastic at the result. "We weren't happy with it," Tina says.

Just as they began to apply for permits, a friend walked them through a home Rivera had designed. "They liked it so much, they scrapped the original drawings," the architect says.

The three sat down to dinner. Rivera named a number, and they were off to the races. "We committed to him as soon as we saw his ideas," John says. "He said we needed something better for this piece of land."

Their culminating moment, the couple says, was when they realized the home was



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■ ARCHITECTURE

Clockwise from top left, The client wanted two-story spaces on the water. The first floor is primarily 10 feet tall. The space opens up for entertaining. The kitchen is off to one side of the entertaining area. The architect's design intent was to create a home that was open and airy.



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much bigger than what they'd wanted. Rivera asked them, "So what do you want to give up?"

Their succinct response was: "Nothing," John says. "And we've had no regrets."

The clients wanted to maximize views of the bay, make the interior as open as possible, and add a four-car garage. And even with its 100-foot buffers from the water on three sides, Rivera managed to push it up against every possible building line—and in the process, turn a sow's ear into a silk purse.

"They wanted to capture what living on the water really means," he says. "From the kitchen you can see the sunrise, the daytime sun, and the sunset. And you see all the water."

That means 270-degree views of the East Coast's most magnificent estuary, because Rivera allowed the site to inform the home's design: the floor plan, the shape of the house, and where to place large rooms. "They wanted their bedroom to have the best view," he says. "The original plan had the garage where that view was."

Landscape architect Matthew Sabine, president of Absolute Landscape and Turf Services, worked with the local county regulatory body to keep an oversized, 40-by-20-foot swimming pool away from the waterfront. "The county did not allow anything outside the footprint they gave us, and it's a very narrow area," he says.

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Still, he wanted to give his clients the pool size they wanted, and planned the site and patio around it to match their desires. It's all designed to connect different structures on site and create a flow throughout the property. "We bridged some of the outdoor living space with an elevated terrace and

some access doors on the back of the home," he says. "We wanted to capture the beauty of the backyard and the point, because it's a one-of-a-kind site."

For the home's construction, Rivera recruited Paul Mueller, who owns Mueller Homes, an interior design business and a

cabinet shop, all in Sykesville and Annapolis. Rivera and Mueller have worked hand-in-glove before on custom-built homes, and in a satisfactory collaboration.

"We do eight to 10 houses a year, and can only do so many to be boutique and hand-crafted," Mueller says. "And we'll do whatever our clients can dream up—an Italian villa, a traditional waterfront farmhouse, or a large estate property."

Outside, the house is clad in Hardie board and natural stone for a maintenance-free exterior in a harsh environment. The interior features plenty of shiplap, trim detailing, and a neutral palette to bring the 6,800-square-foot home down to human scale. "And there's the elegance of the curved beams and arches in the great room, and the craftsmanship of all the carpentry," he says.

Overall, this home does project a presence. "The architecture is not overbearing but anchors the point, and the aesthetics pool all that together without being obnoxious by water or by land," Mueller says.

Actually, John Galdieri says, the only obnoxious factor comes from the neighbors.

They're Canadian geese, and they're very noisy. ♦

Clockwise from top left, The clients couldn't give up storage space, and Rivera made it comfortable from the time they walk in. The creek is visible even from the primary bath. Landscape designer Michael Sabine created a pool and a patio space to connect to different structures of the home, for a flow through the property.



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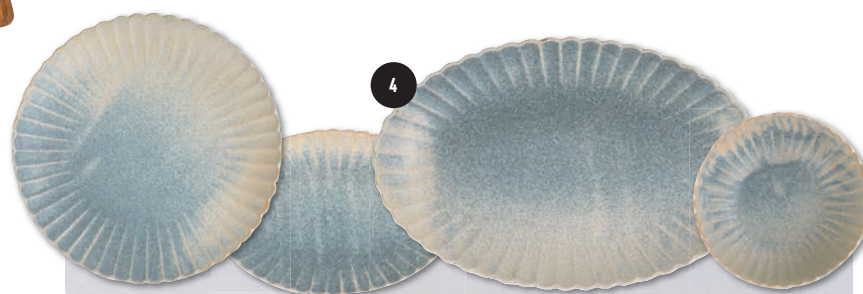
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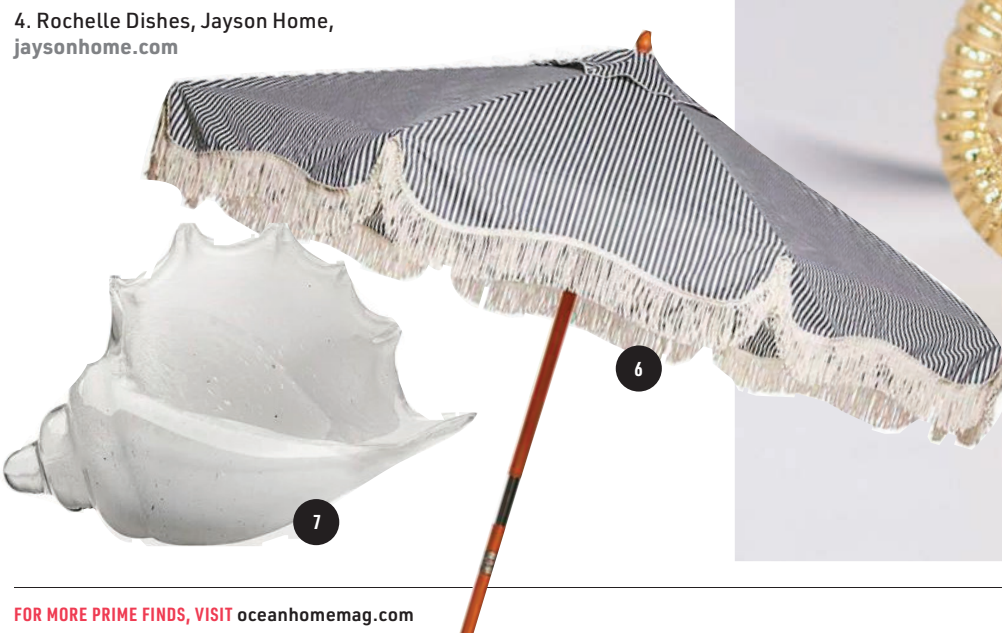
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BEACH DAY

Bring the ocean indoors with coastal-inspired décor, chandeliers, fabric, and hardware. **BY JENNIE NUNN**

1. Teak Beach Chair in Navy with White Wave, Serena & Lily, serenaandlily.com

2. Savannah 3-Tier Chandelier, Serena & Lily, serenaandlily.com

3. Oyster Shell Square Mirror, Currey & Company, curreyandcompany.com

4. Rochelle Dishes, Jayson Home, jaysonhome.com

5. Townes 1.3-inch Knob in Polished Brass, Modern Matter, modern-matter.com

6. Patio Umbrella in Navy Stripe, Cailini Coastal, cailinicoastal.com

7. Triton Shell in White, Jamie Young Co., jamieyoung.com

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“The living room is drenched in sunlight and shadows throughout the day. When the glass and steel doors slide into pockets, it feels like the contained backyard, lined with massive solid stone slabs, is part of the interior living space. The angled reclaimed cypress ceiling extends to the outside awning, accentuating the connection to the backyard.”

—Gretchen Krebs and Ian Read, cofounders of Medium Plenty, Sonoma and Oakland, California



NATURAL ELEMENTS

A San Francisco couple turns to a local design and architecture firm to reimagine their home into an indoor-outdoor hideaway with natural materials and hints of Italy. **BY JENNIE NUNN / STYLING BY YEDDA MORRISON / ARCHITECTURE AND INTERIOR DESIGN BY MEDIUM PLENTY**

To help transform their three-story home in San Francisco, a couple enlisted the expertise of Gretchen Krebs and Ian Read, cofounders of Medium Plenty in Oakland and Sonoma. But they wanted the home to feel natural, lived-in, and conducive to the activities of their two young children. “The house needed to be livable for a family of four that entertains often, requiring materials that will wear well,” explains Krebs. “We used wood, raw brass for the stairwell screen, plaster for the walls, and stone for the floors inside and out. They prefer materials that feel tactile and worn, emphasizing a beautiful decay intertwined with warm and textured feel that becomes richer with wear over time.”

The couple’s affinity for art and Italian design elements also drove the design. “The clients love Italian culture, drawing inspiration from their travels and a love for spaces with a sense of history and permanence,” says Krebs. “Their collection of Italian clay beach tiles provided the initial color palette direction, and select tiles were also inlaid in the custom exterior bench adjacent to the living room. One of the owners is an artist, and he contributed to the plaster designs on the walls and provided a sketch for the angular brass inlay design in the stone floor on the main level, which we worked with him to refine and implement. The overall architectural palette is a medley of soft, natural colors contrasted with darker walnut wood.”

The living room, which seamlessly opens to the main level outdoor space for a true indoor-outdoor feel, is now a main hangout for the family for both relaxing and gathering. “The living room is drenched in sunlight and shadows throughout the day,” adds Krebs. “When the glass-and-steel doors slide into pockets, it feels like the contained backyard—lined with massive solid stone slabs—is part of the interior living space. The angled reclaimed cypress ceiling extends to the outside awning, accentuating the connection to the backyard.”



1. Planters, Flora Grubb Gardens, floragrubb.com, and West Elm, westelm.com

2. Custom concrete

bench, Concreteworks, concreteworks.com

3. “Capitol Complex” armchair in green leather, Cassina, cassina.com

4. “Seated Nude” rug by Faye Toogood for CC-Tapis, cc-tapis.com

5. Latch Coffee Table, Bolia, bolia.com

6. “Biomorphic” sofa, Coup d’Etat, coupdetatsf.com, in custom fabric “Esposito in Natural State,” Holly Hunt, hollyhunt.com

7. Custom metal railing, Chris French Metal, Inc., cfrenchmetal.com

8. Windows and

doors, Jada Windows, jadawindows.com

9. Kebony wood siding, exterior and decking, kebony.com

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“We wanted to create a light-filled kitchen with easy flow between the adjacent dining room and great room. To add warmth and definition to the vaulted space, we used dark bronze painted wood-framed windows, custom finished pine beams, ceiling paneling, and shiplap wall paneling, custom rift-cut white oak millwork and cabinetry with a dark stained island as an accent, and white oak flooring.”

—Tammy Angaran, Project Manager, PKA Architecture, Minneapolis, Minnesota



Right, top to bottom, Tammy Angaran, Kristine Anderson, Yvonne Jacobs, and Katherine Gallagher



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HUB OF THE HOME

A Minneapolis-based architecture firm and a Vail-based interior design firm join forces to design the ultimate entertainer's kitchen and dining space for a client's home. **BY JENNIE NUNN/DESIGNED BY TAMMY ANGARAN, PROJECT MANAGER, AND KRISTINE ANDERSON, PRINCIPAL, PKA ARCHITECTURE; YVONNE JACOBS, PRINCIPAL, AND KATHERINE GALLAGHER, SENIOR DESIGNER, JACOBS+ INTERIORS.**

1. Mont Blanc Quartzite, honed. “We were looking for a light countertop that was both natural stone and durable. The Mont Blanc was just the right blend of overall lightness, variation in color, and warm tones to fit the palette we were trying to achieve,” says Kristine Anderson.

2. Rift-cut white oak, custom charcoal gray stain. “The island was given a deeper stain color to contrast with the rest of the room and to provide an anchor to

the kitchen space,” says Tammy Angaran.

3. “Leebank” T-Bar and “Leebank” Pull Handle, Armac Martin. “The perfect finishing touch to this kitchen, this hardware captures the contemporary look we were hoping to achieve, while also highlighting brass accents throughout the home and pairing charmingly with our cabinetry finish,” says Katherine Gallagher.

4. VIR Stil Minimal Pull-Down Faucet,

Chrome, Kallista. “This faucet has just enough detail to fit the timeless quality we were looking for. It is neither too modern nor too traditional,” says Anderson.

5. “Mac” Pendant, Urban Electric Co. “These pendants provided us the opportunity to custom color and size, which was important to us. Having to work with these hanging from the beams at different heights, we had to be precise with lengths. We took time to get the

perfect shade of blue, deciding on Benjamin Moore 1613 Silent Night (lacquered) and love the result,” says Gallagher.

6. Chatelet Linear Chandelier, Jonathan Browning Studios. “This chandelier was the perfect opportunity to draw your eye in from the adjoining kitchen and living room. The clients sent us some inspiration images involving crystal drop pendants and this piece captured that look,” explains Yvonne Jacobs.

7. “Levi” Table, Dan Parish Ltd.; “Amalfi” Dining Chair, Brownstone Furniture, Handwoven Seagrass Seat Backs, Custom Upholstered Seats in “Bartolo,” JAB Antsoetz

Group; “Paloma” Dining Side Chair Highback, Gregorius Pineo, Custom Upholstered in “Retouche” in Teal, Kravet. “The mix of textures and materials in these pieces made for a seamless joinery, with the blue tones and seagrass highlighting the view out to the lake,” says Gallagher.

8. Custom display cabinet. “The kitchen needed room to display the homeowners’ treasured collection of colorful vintage Fiesta dinnerware. A spacious pantry with additional appliances and abundant storage for food, culinary tools, and serving pieces was necessary

to accommodate the homeowners’ frequent parties and gatherings,” explains Anderson.

9 48-inch Gas Range with Griddle, Wolf. “The Wolf range and ventilation hood were selected because of their inherent flexibility and excellent quality. The cabinetry along the range wall was placed in front of a partial height wall, allowing the windows to extend down to the raised countertop, while still meeting the ‘clearance to combustible’ requirements. The hood was concealed in the cabinetry soffit that wraps the room, allowing the windows and views beyond the water to take center stage in the kitchen,” adds Angaran.

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■ INTERIOR DESIGN

LASER FOCUSED

A CONNECTICUT DECORATOR ASSEMBLES A NAPLES DESIGN TEAM TO BRING HER VISION OF A BEACH HOUSE TO LIFE.

BY J. MICHAEL WELTON
PHOTOGRAPHS BY LORI HAMILTON





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Lisa Berlin works with a dream team of architects and designers to create a dream beach home in Naples, Florida.



Lisa Berlin is a client who knows what she wants.

Raised in Connecticut by parents who owned a custom-built home business, she learned everything she could from them. Then she ventured into finance. But once she and her husband, Bob, started a family, she decided to explore interior design.

With vigor.

"I got my decorator's license," she says. "And I get great pleasure from it."

She designed two homes in Connecticut, then pivoted to a site in Naples, Florida, three lots back from the Gulf. Here, she wanted no ordinary beach house. "I was very much into the style of the British West Indies: authentic and considerate to the climate, with big porches and air that flows to the back of the house," she says.

She called in a rockstar cast of architects, interior designers, and landscape architects.



The British West Indies style home was designed by MHK Architecture. Above: The kitchen is a mix of different texture and materials.

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■ INTERIOR DESIGN

“Lisa was 100 percent in charge of that project,” says architect Matthew Kragh, founder of MHK Architecture. “She had a vision, she had her dreams, and she told us from day one what she wanted.”

She also had friends in Palm Beach, and she imported some of their sense of flair and formality, with symmetry centered on a see-through front door. “She wanted a cool pedestrian experience from the front yard,” he says. “And she had a vision for every room.”

Berlin selected Kragh because he’s locally based, with a solid grounding in Naples’ building codes and processes. Better yet, he works closely with landscape architect Christian Andrea of Naples-based Architectural Land Design.

“Matt’s work is amazing,” she says. “But he had the ability to steer us toward Christian and his understanding of hardscape, softscape, and pool design,” she says.

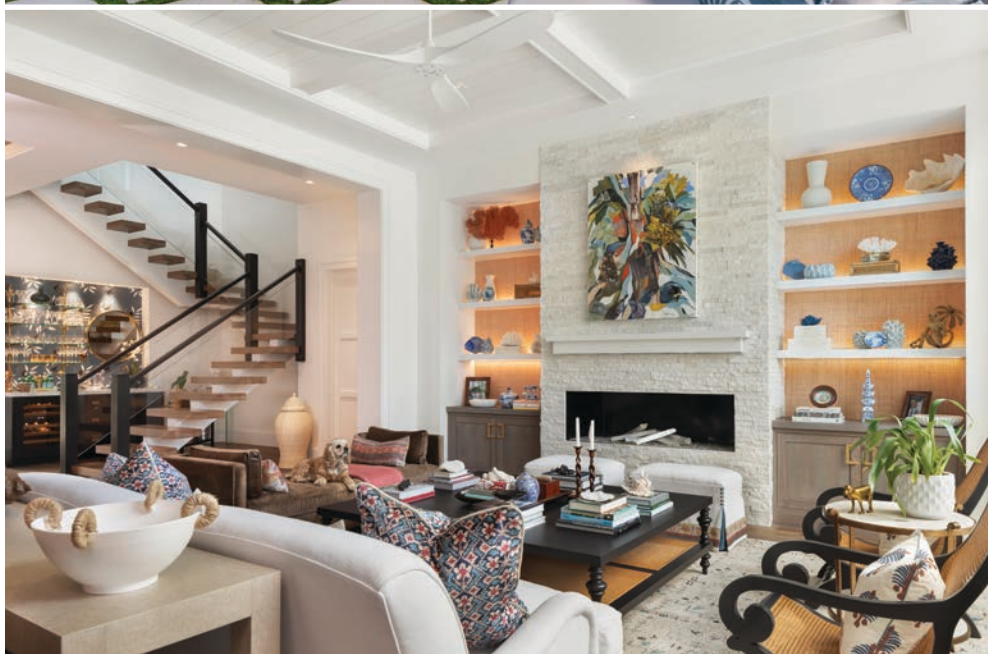
The one-third-acre site was rectangular, and offered little natural character. Its front setback is 40-feet deep, its rear is 25, and its sides are 15 feet. “That left a buildable envelope of 60-by-60 feet,” Kragh says.

From his perspective, it’s easier to build with those kind of restrictions, rather than site a home on a four-acre lot. “The restraints enhanced our creativity about how to get rooms front to back,” he says.

At approximately 6,000 square feet, the home opens with an inviting front porch, its motor court and port cochere shifted off to the east. “This way, the front yard focuses on the landscape and the pedestrian approach to the front door, rather than a sea of pavement,” Andrea says.

Berlin had two requests for the landscape design. One was for a 60-square-foot living green wall, designed by Irina Sing of Miami Vertical Garden. It’s covered in a medley of crotons, copperleaf, ficus, pothos, schefflera, caladium, and vermillion—and white or purple orchids, depending on the season. “It’s outside, but in front of a large glass accordion door in the great room, so it’s visible from inside the great room/dining area/ kitchen, as well as being the poolside focal point,” Berlin says.

The other was a century-old live oak. The home’s builders wanted to scrape the site



There are ample spaces for entertaining both inside and outside the home.

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clean, but Andrea quietly lobbied with his clients to keep it out front on the west lawn. “Christian and Matt were designing a plan with that tree in mind,” Berlin says. “It lends a permanence to our house that others don’t have.”

On the west side of the house, a meandering shell-stone path starts at the front of the property, passes the oak, transitions into a “jungle pathway,” and leads to the western edge of the pool and courtyard beyond. To the east of the port cochere is a gate with an arc top and pathway that leads to the eastern edge of the pool.

Among the 30 plants Andrea selected for that pathway is a ylang-ylang tree, whose blossoms are the source of the fragrance for Chanel No. 5. “The neighbors can smell it from 300 feet away,” Andrea says.

Because the site’s in a flood plain, the house, pool, and surrounding deck are raised about seven feet above street level. The home is built of concrete and masonry; 75 percent of its skin is steel-troweled stucco, and the rest is stone. The Berlins moved into it in 2022, just before a devastating Hurricane Ian blew through



Throughout the house, walls are kept a warm white with a mix of traditional and modern furnishings.



Naples. “We had some exterior damage, but others had homes washed away,” Berlin says.

For the interiors, she collaborated with interior designer Tracy Dwyer, who has offices in both Westport, Connecticut, and Naples. Their color palette of choice was a cornflower blue from Serena & Lily, with coastal colors in the bedrooms. “Then we brought it back to brown and white, which is classic with blue as an accent color in the British West Indies,” she says.

Sure, this design was influenced by Caribbean traditions—and by touches of Palm Beach.

But the bottom line? This Naples home is totally Lisa Berlin’s vision. ♦





The living room and dining room flow into each other like softly lapping ocean waves.

Opposite page, clockwise from left, The main living space leads to the patio. The lightweight chair, whose arms are made of woven material, is a nod to the coastal theme; The marshland inspired the color palette; The kitchen, which Justine Sterling designed in collaboration with Venegas and Company, started with a Lacanche stove, which is in a slate hue; The kitchen's island complements the dining table.

COZY IN COHASSET

INTERIOR DESIGNER JUSTINE STERLING CREATES COMFORT AND JOY IN A MASSACHUSETTS BEACH HOUSE.

BY NANCY A. RUHLING

PHOTOGRAPHS BY JESSICA DELANEY

When the Massachusetts couple started designing their dream house on the coast of Cohasset, they were sure of one thing: They didn't want it to look perfect.

They are, after all, parents—their daughters are 10 and 8, their son is 6, and their laid-back yellow lab, Jackson, is 3—so they knew perfection, thank goodness, would never be an attainable goal.

"We wanted something very comfortable and welcoming as soon as you walk in," says the wife. "We wanted nothing formal or fancy, something that we could use together as a family. The kind of place where you could come in from the beach, and there's

space to throw down your beach towels and wash the dog."

Designer Justine Sterling, whose eponymous studio is based in Stoneham, Massachusetts, created interiors that reflect what she calls a "coastal clean, layered, approachable vibe filled with texture."

The wife adds that the spaces are organized in a fashion that makes them as easy to use as they are to clean and maintain.

Sterling's first order of business was tweaking and customizing the floor plans of the new-construction house before the building process commenced. She moved several doors, flipped the closet and bath in

the primary suite, and added architectural elements such as beamed tray ceilings and traditional-style paneling.

"Every project I do starts with very thoughtful and intricate space planning," she says. "The couple wanted a cohesive feel for the first floor and a connection between the upstairs and the downstairs."

In this case, Sterling created an open plan for the public spaces. The living room, the dining room, the kitchen, and the bar are complemented with separate areas for the mudroom/laundry room/dog wash, the sitting room, the study, and the powder room.

Sterling uses a variety of techniques to make the spaces separate yet aesthetically equal. A low wooden console against the sofa divides the living room from the dining room, and a floor-to-ceiling furniture-style cabinet, flanked by a pair of large windows with identical shades, discreetly delineates the kitchen from the adjoining dining room.

The soothing color palette, as cool as a summer



breeze, was inspired by the views, which include the ocean and Minot's Ledge Lighthouse.

"We looked at what we saw in the marshy grasses and the sky visible from the windows," Sterling says. "We used natural washed-wood tones—all the floors are wide-plank stained hickory—and slate blues as accents, primarily in fabrics."

One of the more strikingly subtle elements is the built-in bar off the dining room. Compact, and with a sliding panel that conceals the bottles, it is clad in a grounding dark blue hue. It contains a sink, pull-out trash can, a wine fridge, an ice machine, and a pair of stacked refrigerator drawers.

In keeping with the couple's wish for full function and fun, Sterling upholstered the main furnishings in performance fabrics and faux leather that are resistant to the stains and spills that inevitably result in daily family life.

The custom pieces Sterling created are family-friendly. The coffee table in the sunroom off the living room, which serves

as a games table and repository for the jigsaw puzzles the family pieces together, is punctuated by surface divots, defects that allow the children free reign to erect their LEGO structures and other projects with abandon.

Another custom creation, an ottoman for the husband's sitting room comprised of two connected coffee tables with drawers on the sides and upholstered cushions on top, serves as a games table, a seat for extra guests, and a serving area.

The study, which is off the living room, is dedicated to family pursuits: It has a grand piano and a built-in table designed for jigsaw puzzle sessions—the husband is passionate about putting the pieces together.

There even is a space dedicated to thoughtful reflection. The first-floor sunroom is sans TV, because, the wife says, "What if you want a quiet place to read a book?"

One of the more intriguing spaces of the house is also one of the more mundane: the mudroom.





Clockwise from top left, The mudroom has a laundry and bath so beachgoers can drop off dirty clothes before entering the house; The paneling from the first floor continues on the second, becoming wainscoting; In the primary bath, dual vanities bookend a soaking tub whose back wall is mosaic tile.



Designed for Jackson, the room features a custom doggie door and a doggie shower.

“Our entire family has a lot of Labs,” the wife says. “When they visit, they stay in the mudroom, which is where Jackson sleeps.”

By necessity, the mudroom’s décor is durable. The porcelain floor, which has a pebble design, was dirt-, mud-, and sand-tested by the wife, who approved it after rejecting another choice.

The house, which is within walking distance of three beaches, “turned out better than we imagined,” the wife says. “The setting is a nature lover’s paradise. There are birds and turtles and all sorts of things for our children to look at and explore.” ♦



FOR MORE INFORMATION, VISIT justinesterling.com

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SAIL AWAY

TOM STRINGER REIMAGINES YACHT INTERIORS FOR A SEAFARING COUPLE.

BY NANCY A. RUHLING

PHOTOGRAPHS BY STUART PEARCE

During the pandemic, when a lot of people were buying properties sight unseen so they could get away from it all, a retired Michigan couple, taking the advice of their longtime captain, purchased a sailing yacht they had never laid eyes on.

They knew that *Legend* had been launched in 1998 and had been designed by Ron Holland, built by Alloy Yachts in New Zealand, and recently undergone a multiyear refit.

Lifelong sailors, they received permission to meet the boat and its six-member crew in Malta and immediately set sail for Maine.

When their first adventure ended, they commissioned the eponymous Chicago design firm of Tom Stringer, a fellow sailor and longtime friend, to upgrade the ketch and personalize it to their specifications.

Although Stringer has done design work on seven power boats, including one for the Michigan couple, this was his first sailboat refit.

During a yearlong renovation, he updated

the rigging and sails, installed new teak decks, new electronics, hydraulics and control systems, and heating and air-conditioning systems. He also updated the lighting and fixtures and outfitted the spaces with new bedding, carpets, window treatments, art, and accessories.

Although the boat's teak interiors were traditionally styled, they were dark and felt formal and staid, so Stringer remade them in what he calls a "young yachty traditional style" that's bright, light, and more in sync with the owners' aesthetics, sensibilities, and lifestyle.

"We preserved the best of the traditional charm but replaced the rest of the soft goods and furniture to reflect a contemporary mood," he says. "The teak woodwork was modified where necessary to improve function but carefully matched to the original."

Working with a sophisticated color palette of teak, ivory, and navy accented with pops of red and aqua, Stringer subtly channeled a classic nautical theme.

Legend's hull, which is painted navy, and its crisp white sails set the theme.

"Decorating a boat is different from designing the interior of a house because it has to perform at a higher level, and you have to be concerned about weight and balance," Stringer says. "Decorative

Top to bottom, The *Legend*, which was launched in 1998, was refit by Tom Stringer Design Partners, which is based in Chicago.

The main cockpit has two tables and seating.





Clockwise from top left, With its new teak flooring and paneling, the refit hydraulic swim/boarding platform is elegant. The original teak interiors were preserved and modified as necessary to make the spaces lighter and brighter. The owners' stateroom has a separate seating area. The teak paneling in the galley, which includes a navy-blue leather-upholstered banquette for the crew, was refinished in a low-sheen white lacquer. The *Legend's* decks were replaced with new ones made of teak.

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accessories and furnishings have to be fastened down, you have to use performance fabrics that can be cleaned quickly and easily, and key elements like tables have to rotate and get bigger and smaller and higher and lower.”

Because boats are smaller than houses, everything has to fit together like a jigsaw puzzle, and interior and exterior spaces call for a cohesive design that still allows for some personality to shine through.

On the *Legend*, Stringer used the same wall sconces in every space from stem to stern, and he tied the two mirror-image guest rooms together with different shades of aqua upholstery around the beds.

In the upper salon, Stringer reconfigured

and changed the shape and style of the seating, upholstering it in pale tan leather, and added a dining table that converts to a cocktail table. (The serving trays adhere to the tables with magnets.)

One of the more dramatic transformations that required little alteration to achieve was in the galley, where Stringer refinished the natural teak walls in low-sheen white lacquer to create a cheerful yet chic space. He also slightly reconfigured the layout and refitted the appliances.

Storage was of particular importance to the owners, and Stringer made use of every inch of space. In the lower salon, for instance, the octagon-shaped ottoman, which is upholstered in tan leather, opens

like a clam to hold board games. The room's paneled walls and mirrors open to house glassware, and the sofas have pull-out drawers underneath to accommodate dozens of wine bottles.

“The client is a bit of a traditionalist, so this refit suited him well,” Stringer says, adding that his design mission was to “do good work and keep the work out of the way because it's secondary to the mission, which is to sail.”

With the *Legend* now up to their design standards, the couple has embarked upon a leisurely two-year-long trip around the world.

“They are sailing for four to six weeks at a time, and they plan to sail into New Zealand by New Year's,” Stringer says. ♦

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LUXURY TRAVEL, RESORTS & DEVELOPMENTS

■ DESTINATION: HAWAII

THE ALLURE OF MAUI

EXPERIENCE THE LATEST ENHANCEMENTS AND
DISCOVER NEW ADVENTURES AT ANDAZ MAUI.

BY MELISSA C. GILLESPIE

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One of the three infinity
pools at Andaz Maui.

OCEANHOMEMAG.COM



For the past year, I've made it my mission to embrace new experiences, step out of my comfort zone, and dive into the unknown. My journey reached a pinnacle during a recent visit to Andaz Maui at Wailea Resort, a relaxing haven and a playground for exploration and personal growth.

Each morning at Andaz Maui began with a serene run along the coastal boardwalk. These runs were more than exercise; they gave me time to connect with the natural beauty of Maui and clear my mind. The refreshing start mirrored the resort's recent design enhancements, where every detail has been curated to elevate the guest experience.

THE ALLURE OF ANDAZ MAUI

Nestled on Maui's premier southwestern coastline, Andaz Maui at Wailea Resort recently celebrated its 10th anniversary with stunning enhancements. The luxurious beachfront property features 290 redesigned guest rooms, including 35 suites, each meticulously crafted. The new furniture, updated lighting, and redesigned living areas create a contemporary yet cozy ambiance that mirrors the island's natural beauty.

"For more than a decade, Andaz Maui at Wailea Resort has offered a tranquil retreat for guests looking to immerse themselves in the property's breathtaking surroundings and rich cultural offerings," said Richard Elliott, general manager of Andaz Maui at

Clockwise from above, 'Ilikai Villa bedroom; resin paintings at the Welzie Gallery; outdoor dining, infinity pools, and lounging areas; and treatment room at the Awili Spa.



Wailea Resort. “These curated room enhancements draw inspiration from the property’s unique location, allowing us to elevate the guest experience further with personalized service and thoughtful touchpoints.”

In addition to the guest rooms and suites, The Villas at Andaz Maui provide an ideal retreat for multigenerational families or large groups traveling together. The ‘Ilikai Villas are a collection of 19 three-bedroom, residential-style accommodations. Designed by WCIT Architecture, each 1,900-square-foot villa is equipped with a gourmet kitchen and private lanai. The ground-level villas include a private plunge pool and expansive lawn space, while the penthouse villa offers 3,750 square feet of indoor/outdoor living space and a glass bottom cantilevered pool.

ENRICHING EXPERIENCES

Andaz Maui offers a myriad of opportunities to explore and learn. From ukulele and lei making lessons to mixology and art classes, my experiences at Andaz Maui confirmed there is always time to learn something new.

One evening, I found myself donning an apron and diving into the art of poke making in the ‘Ilikai Villas penthouse. The chef provided a massive spread of fresh spices and ingredients to blend with the delicate tuna and octopus, introducing a variety of poke recipes and then letting me create an original recipe. Later, I dove into resin painting at the Welzie Gallery at Andaz Maui. Welzie, the artist in residence at the resort, creates bright and whimsical resin art on surfboard foam. As someone who has never considered themselves artistically inclined, this creative outlet pushed me to step outside my comfort zone. Swirling colors together to create a unique piece—now proudly displayed in my home office—was rewarding. Guests can book a hands-on class with one of the gallery’s talented artists—and bring a piece home as a personalized and custom souvenir.

Lounging by the pool, soaking in the sun’s warmth, and indulging in spa treatments were the perfect counterbalance to active pursuits. Andaz Maui’s 15-acre beachfront property includes three cascading outdoor infinity pools



The property’s lobby sets the tone for a relaxing visit.

Below, Andaz Maui’s 15-acre property includes three cascading infinity pools and this adults-only pool.



with unobstructed ocean views and an adults-only pool near the full-service Awili Spa and Salon. The spa offers customizable treatments, providing a sanctuary for relaxation and rejuvenation.

The culinary scene at Andaz Maui is equally remarkable. With ka’ana meaning “to share” in Hawaiian, Ka’ana Kitchen’s communal concept extends beyond the restaurant’s creations and embodies the spirit of community and hospitality that defines Hawaiian culture. The restaurant stands as a culinary gem in Wailea, celebrated for its innovative yet authentic approach to Hawaiian cuisine, emphasizing locally and sus-

tainably sourced produce, meats, and fish. Highlights of the dining experience include views of Mokapu Beach, an open-air kitchen design, and one of Wailea’s only Chef’s Table experiences.

DISCOVER THE MAGIC OF MAUI

Andaz Maui is more than just a luxurious getaway: It’s also a celebration of the island’s rich culture, natural beauty, and the spirit of aloha. Whether you’re seeking adventure, relaxation, or a blend of both, the resort offers a unique and authentic Maui experience that will leave you enriched, rejuvenated, and planning your return visit. ♦



Reef Collection at Andaz
Turks & Caicos



The Bellavista Residences,
Punta Mita, Mexico



Kimpton Mas Olas Resort & Spa,
Todos Santos, Mexico



The Residences at The St. Regis
Los Cabos, Mexico



The Ritz-Carlton Residences,
Riviera Maya, Mexico

OCEANFRONT OPULENCE UNVEILED

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

Set to debut in early 2026, the **Reef Collection residences at Andaz Turks & Caicos** represent the latest premier offering from the luxury residential community and resort. The collection includes six two- and three-bedroom beachfront residences that overlook the coveted Bight Reef with expansive, unobstructed views from wraparound terraces. The residences range from 1,938 to 3,617 square feet and are priced from \$3 to \$5.9 million. Homeowners have access to the Andaz Turks & Caicos resort amenities, including an elevated rooftop venue, fitness facility, garden yoga studio, tennis and pickleball courts, and indoor/outdoor spa.

turksandcaicosresidences.com

THE BELLAVISTA RESIDENCES, PUNTA MITA, MEXICO

Punta Mita recently unveiled the **Bellavista Residences**, a collection of 11 luxury hilltop homes in Riviera Nayarit, Mexico. The two-story residences offer over 6,500 square feet of indoor and outdoor living space, featuring four bedrooms, two primary suites, a flex room, private pools, media rooms, and expansive terraces. Priced from \$5.9 million, Bellavista homes provide access to Punta Mita's amenities, including five beach clubs, golf courses, and a racquet club. Punta Mita is also home to the recently renovated St. Regis Punta Mita Resort; Four Seasons Resort Punta Mita; and

the neighboring Naviva, a Four Seasons Resort. The last planned hotel additions, Montage Punta Mita and Pendry Punta Mita, are scheduled to debut in 2026. puntamita.com

KIMPTON MAS OLAS RESORT & SPA, TODOS SANTOS, MEXICO

Kimpton Hotels & Restaurants, part of IHG Hotels & Resorts' luxury and lifestyle portfolio, recently opened a new boutique luxury resort, Kimpton Mas Olas Resort & Spa, in Todos Santos. The resort offers locally inspired culinary experiences and wellness-focused amenities with panoramic views of the Sierra de la Laguna Mountains and Pacific Ocean. Managed by Highgate, the resort

features 103 guest rooms, including 12 oceanfront villas, designed with contemporary and organic details. Wellness offerings include a 25,000-square-foot spa, four outdoor pools, a fitness center, and yoga shalas. masolasresort.com

THE RESIDENCES AT THE ST. REGIS LOS CABOS, MEXICO

The Residences at The St. Regis Los Cabos have surpassed \$200 million in total sales since inception. The development features 74 exclusive residences on a 33-acre oceanfront site on the Baja Peninsula. Designed by SB Architects and HBA, the project offers remaining units, including four

beachfront villas, one condominium, and one townhome. Prices for available properties range from \$7 to \$12 million. Residents have access to a Jack Nicklaus Golf Course and Quivira Golf Club, seven resort pools, a spa, fitness center, and dining

experiences. Completion is expected in 2025. srresidencesloscabos.com

THE RITZ-CARLTON RESIDENCES, RIVIERA MAYA, MEXICO

Desarrolladora Arca and its sales team, IMI Worldwide Proper-

ties, announce The Ritz-Carlton Residences, Riviera Maya, and The Ritz-Carlton, Riviera Maya. **The Ritz-Carlton Residences, Riviera Maya**, will be comprised of 127 furnished residences priced from \$1.824 million. The hotel and residences are easily accessible from two international airports and are situated among 180 acres of lush tropical canopies, dense mangroves, and sweeping views of the Caribbean Sea and Yucatan coastline. Sales and construction will begin this year, and the first phase of the community is expected to debut in 2026 with 29 completed residences and The Ritz-Carlton, Riviera Maya. rcrivieramaya.com

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BEACH

A Canadian Couple designs and builds a Hawaiian home tailored to their favorite outdoor activity.

Walker Warner designs a breathtaking beach house in Hawaii.



BREAK

BY J. Michael Welton / PHOTOGRAPHS BY Matthew Millman



42 A COUPLE IN HAWAII HAS CREATED A REFUGE DEDICATED TO A SINGLE PURSUIT: SURFING.

They're a Canadian pair from Vancouver—he designs and franchises restaurants in Canada and Hawaii, and she's a dancer. "She's a former ballerina—she walks back and forth across the surfboard," says Kathy Scott, partner in San Francisco-based Walker Warner, the firm that designed the couple's new home.

It's sited on a quarter-acre lot on the north shore of Kaua'i, accessed by a one-lane bridge. A block away, primo surf pounds away at Hanalei Beach. In the distance, above an architect-designed swinging gateway, a rugged Hanalei mountain range rises in a dramatic backdrop.

This page, The home is sited on a quarter-acre lot on the north shore of Kaua'i.

Opposite, The modern design is based on indoor/outdoor living.





Their home's surrounded by a community jam-packed with pricey real estate, its homes ranging from modest to upscale. The one on the lot this couple bought was mostly a ramshackle affair. "They had to tear it down because it was about to fall over," Scott says. "There was a hole from the second level to the ground below."

Scott and her team from Walker Warner replaced the teardown with a 4,000-square-foot, H-shaped house designed for outdoor living. They took advantage of every inch of buildable space on the lot, with its five-foot-narrow side yards, 10-foot-wide back yard, and 15-foot-deep front yard. "We pushed the building to its small setbacks on all sides, with a void at its center," she says.

The couple now can return from their surfing romps at the beach through the rear gate to the enclosed courtyard. There, the architects designed surf-related amenities so the couple can wash off their boards, remove their wetsuits, shower outdoors, and soak themselves in the pool.

"Having no children is a freeing thing," Scott says. "It's like: 'What do you value?'"

In their case, it's mostly solitude. To the east of the fenced courtyard and pool are the home's entry, living area, and kitchen. To the west lies the primary suite. Two guest suites are tucked away, out of sight and out of mind. Straight ahead of the pool is a lanai, or indoor/outdoor living space. "The pool is sited so close to the lanai that when you're sitting there, it feels like you're poolside," says landscape architect Sara Wardo, founder of San Francisco-based Boxleaf Design.

The materiality Scott chose for the home gives it a minimalist voice. To tie into the distant mountain range, the island's lava rock, and its history of volcanic activity, she chose a Shou Sugi Ban charred wood from a Texas firm. Her clients preferred it because there's no chance of rot, mildew, or termites—and it's fire-resistant.

The charred wood runs across the living room, kitchen, and lanai, surrounds the courtyard, and then lines the hallway leading to the couple's primary suite. "There's natural durability, and they liked that it felt almost like lava—and it glows," Scott says.

She repeated the blue tile of the pool in the lanai's backsplash, to pull the eye



The home was designed in an H-shape. A Shou Sugi Ban charred wood runs across the living room, kitchen, and lanai, surrounds the courtyard and lines the hallway.







The serene pool is located in the courtyard. The couple have enjoyed coming back from surfing to the privacy of a fresh water dip.

through the home for a cool sensation reminiscent of the distant ocean. Then there's natural cedar ceiling decking and white oak flooring throughout.

"They're all bouncing off each other. It's about the beauty of the exposed structure with its rich, natural palette," she says. "It has an earthy, outdoorsy feel."

It's also a carefully restrained architecture, enclosed because it is, after all, part of a neighborhood in transition. Warty softened sharp edges inside the compound with a rhythmic, symmetrical and minimalist landscape design. Her Samoan palm trees bring in just the right amount of fluidity,

with easy curves of paired tree trunks on either side of the pool.

They offer a less rigid feel, with fronds that move in the wind against the lines of the building. "The architecture is so beautiful, but it can be somewhat stilted, and the landscape architecture means a constant regeneration," she says. "It creates a space that's sturdy, but has opportunities for new life."

Warty also added a number of pygmy date palms on the exterior of the structure, serving as soft flanks to the home's sharp angles. One more minimalist touch was the addition of lava-rock pots, hand carved and strategically placed on site.

She viewed the entire landscape almost as an urban situation bounded by the home itself, and read it all as an open plain. The proportion of the pool is highly visible—functional but not too large. And she kept the landscape as stripped down as possible, so the couple can enjoy the property alone or with guests.

Alas, according to Scott, her clients have realized that surfing on Kaua'i may not be conducive to aging. So after placing their home on the market, they plan a move to Oahu.

Their loss, though, may be a younger surfer's gain—though it's said to be listed at a cool \$23 million. ♦

Sea Breeze

Laura Brophy designs a stunning vacation home on Newport Beach.

By Nancy A. Ruhling

Photographs by Hugo Landa Garcia



The roof deck offers a variety of seating: There's a bar, cocktail tables, a dining table, and for the children, a hanging chair.

Left, One of the serene spots in the house is the chaise longue overlooking the beach in the living room.



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On the sand in Newport Beach,

California, there's a new summer house that's not only a comfortable and carefree retreat but also a visual treat.

The three-story house, tall and thin and as soothing as the sip of a Sea Breeze on a sweltering day, is designed, by necessity, for living large.

Its owners, a couple with four young children, envisioned an indoor-outdoor beach getaway that's warm and welcoming for scores of friends.

The existing house was tired and old. They tore it down to the studs and commissioned interior designer Laura Brophy and her namesake Newport Beach firm to bring their new modern transitional house to life.

Top to bottom, Pocket doors open the living room to the outdoors; Leather chairs, a wooden table, a sculptural pendant light, and plaster artwork bring natural elements into the dining room; The kitchen has custom cabinetry, an island, a peninsula, and floating shelves that make it easy to grab and go out to the beach. The handles on the refrigerator, warming drawers and dishwasher are sheathed in shagreen leather.





Clockwise from top left, The central staircase looks like the ocean waves on the beach; The second-floor games room, for the children, has a round table and a circular rug.

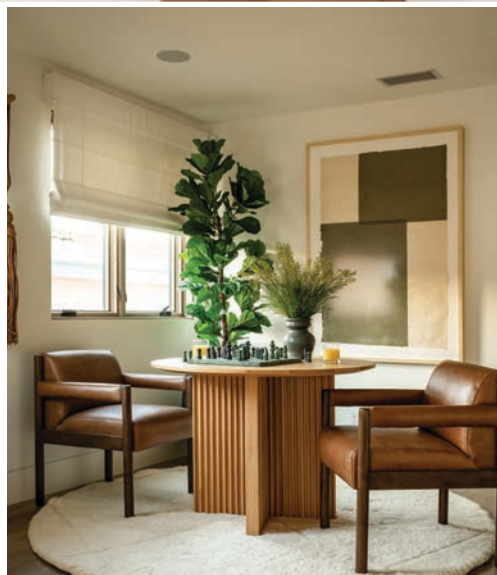
“They’re a low-key family, and they wanted something that was not showy and that is easy to take care of. They want to shut the doors and go home after their visit,” she says.

Carefully curating all the elements to enhance the coastal lifestyle vibe, Brophy created relaxing spaces for all members of the family. Natural materials, including unifying flagstone flooring, and a beachy, sandy color palette with sprinkles of blue hues make the house one with its environment.

The main living space, an open floor plan that encompasses the living room, dining room, and kitchen, embraces the beach. Pocket doors, which wrap a corner, open to create an expansive vista of the beach. Custom furnishings—brown-leather dining chairs that cup the sitters, a sectional sofa upholstered in a kid-friendly fabric, and an onyx bench—set the indoor-outdoor stage.

“I like to stand in each room I’m designing and look out,” Brophy says. “In this case, the first-floor view is of sand.”

With its island, peninsula, and floating shelves, the kitchen is as easy to use as it is to gaze upon. Nature makes its entry via quartzite



countertops, terra-cotta shelves, and limestone subway tiles on the backsplash.

The wooden cabinets are simple—they eschew hardware—and the galley sink, which can be covered with a board for holding hot pots or for cutting vegetables, is a master multitasking workstation.

The adjacent dining area features a



sculptural pendant whose wave-like shape echoes that of the plaster artwork on the wall.

The living area, which is appointed with a fireplace clad in a mosaic limestone pattern, includes a pair of ottomans tucked under a table that nuzzles the sofa.

“We needed a lot of seating, but we still wanted to make the space feel open so it



The primary bedroom has pocket doors. The wallpaper, by Philip Jeffries, and the duvet, designed by Laura Brophy, conjure sunsets.

Below, The primary bathroom is sleek and sophisticated.





In the office, textured wallpaper sets the mood, inviting its occupants to work on drinking a glass of wine or whiskey.

doesn't detract from the view," Brophy says, adding that there are more places to sit on the adjoining terrace, which is equipped with a grill.

The floors are linked by a curvaceous staircase that is shaped like an undulating ocean wave.

Brophy created special spaces, cocoons if you will, where various members of the family can chill out in solitude. In the living room, there's a chaise longue upholstered in durable velvet that looks out over the sand. A tiny onyx table begs parents to sit and light the soothing sage in the dish.

Upstairs, there's another adult retreat: a quiet office, where, Brophy says, you can work at "sitting with a glass of wine or whiskey in candlelight in your own little sanctuary."

For the children, Brophy created on the second floor a games/homework area, whose round wooden table and chairs are set atop an almost invisible white circular feel-good-to-your-bare-feet rug.

These tranquil spots give way to the roof

deck that runs the length of the house, which is where everyone hangs out, albeit in separate spaces.

The roof's covered kitchen, which looks over the water, has blue steel cabinetry, black granite countertops, and the same white limestone backsplash tile as the main kitchen.

"The space is deeply calming and moody," Brophy says. "And everything is hidden and clean."

The cabinets are complemented by a plaster stove hood that emulates the circular shape of the stainless-steel Evo grill, which is versatile enough to cook everything from pancakes to hot dogs and hamburgers.

The seating on this upper deck is varied: There's a hanging chair for the children and a bar, a dining table, and cute little round cocktail tables for the adults.

When the family finally toured the finished house—the renovation took two years, and they had not visited the property for several months—it was love at first sight.

"Their jaws dropped, and there were hugs



all around," Brophy says. "They send me photos all the time of the view from the roof and have told me that the home is all they could ask for." ♦



Serenity Now

Marnie Ourster designs blissful
interiors on Bethany Beach.

By Mary Grauerholz // Photographs by East and Lane, Keyanna Bowen



The roomy dining area and kitchen are painted linen white and outfitted with a nique oak flooring in varying widths, emphasizing the serenity of the natural setting. The kitchen's 12-foot white quartz island is the largest model that builder Marnie Oursler has installed. A crisp, appealing shiplap wall appears above the kitchen sink, harking to the beach and water outside.

The

first known use of the word serenity occurred in the 15th century. Even hundreds of years ago, it seems, people were hardwired to notice feelings of blissful calm.

Today, creating interior peace, especially at home, is an often-treasured goal. For Marnie Oursler, owner and president of Marnie Custom Homes in Bethany Beach, Delaware, and interior designer Jessica Weeth, achieving a home that emanates serenity was the springboard to a new Delaware beach house. Calling on the mood of the ocean waters and surrounding landscape, the women designed a light, bright home as an escape to live life in full relaxation with friends and family.

Oursler and Weeth, working with plans drawn by Purple Cherry Architects, created an inviting four-level home that feels comfortable, clean-lined, and—yes—serene. “I call it coastal transitional style,” Oursler says. Adds Weeth, principal of Weeth Home in Rehoboth, “The feel we wanted was open and airy—cozy, casual, and comfortable.” Oursler also designed the interior architectural elements, including ceiling trim, millwork (including the bar), and bunk beds.

The dynamic homeowners, who have five grown children and often host large groups at their new home, wanted a getaway that was open to the outdoors. They also required a relatively large home, with plenty of places to relax solo or in groups, and six bedrooms for the couple’s visiting children.

Oursler, who has made a name for herself in the world of Delaware beach houses, was the perfect builder for the project. Since age 23, when she recruited friends to help her cut through walls and spread stone in her first home project, Oursler has built or renovated 160 houses in Coastal Delaware. In 2022, her company was named 2022 Custom Home Builder of the Year by the National Association of Homebuilders, the first woman-owned company to receive the award.

Besides plentiful bedroom suites—many with walk-out balconies—the 5,969-square-





Clockwise from top left: Measuring 5,969 square foot, the home on North Bethany Beach is cleverly designed for families. The shared space on the main floor includes convenient service spaces, such as this compact bar, also in lacquered linen white. Wood tones and natural fibers complement the sunny staircase. The dining table and chairs with caned backs play up the light, bright interior.



foot home in North Bethany Beach has many of the extras that active homeowners often desire: a bunk room, screened porch, recreation area, and a spacious, private primary suite.

The open floor plan of the main living floor encourages conversation, often to set plans for regular weekend beach picnics, something the family loves. White-toned interiors, with splashes of blue and green, are inviting and sunny. Warm touches of wood tones and natural textures are scattered throughout: barstools with woven cord, caned backs on dining chairs, and side tables with a lacquered linen finish. Says Weeth: "Our vision for the house was to use soft color and lots of layering to create depth, along with relatively clean-lined pieces to lean toward modern-beachy."

After entering the foyer, a short flight of steps takes guests up to the heart of the home: an open floor plan that includes a

great room and, tucked to the side, a guest suite. Nearby is a roomy dining area and the kitchen, painted linen white and featuring a 12-foot island in white quartz that comfortably seats seven, perfect for large gatherings. "It's the largest island we've ever built," Oursler says. Above the kitchen sink is a nautical touch, a pretty shiplap wall. Antique oak flooring in varying widths lends the space hand-hewn texture and interest.

Energy-saving materials, such as insulation and exterior siding, increase the home's efficiency. All the kitchen appliances exceed Energy Star requirements. Off the great room is a screened-in porch, a family favorite. "We love morning coffee on the porch with the fireplace going," says the homeowner. Another special spot for her and her husband is the fourth-floor rooftop deck, off their bedroom suite, which is oriented west and "perfect for watching the sunset."

With a wide social circle and their five

children (and their first grandchild on the way), the homeowners knew a rec room would be indispensable. This one delivers, with a custom bar and a pass-through window that leads to a spacious deck for easy entertaining.

Above the rec room, at ground level, are three bedrooms and a bunkroom, as well as a TV room. And, finally, situated above the main living floor is the owners' go-to space, a private primary suite with a sitting area and fireplace, and a luxurious bath with an oversized shower lit with skylights.

The couple, new empty-nesters, crave the quiet beauty that North Bethany Beach gives them. The very best times are those that include all the children: Those moments are about being together. As the homeowner says, "I love it when we can coordinate everyone's busy schedules and have our whole family here at the same time. It's about just being together." ♦



Clockwise from left:
The primary suite, located
above the main floor,
features a luxurious bath.
With five children and a
grandchild on the way, the
homeowners happy to have
bunkbeds to accommodate
young guests. The primary
suite has a comfy sitting
area for the homeowners.
When they want a view of
the water, they duck out to
the private rooftop deck.

An aerial photograph of a large, multi-story shingle-style house with a prominent white portico and a red brick chimney. The house is situated on a lush green lawn with a tennis court in the foreground. In the background, there is a large body of water, likely the Atlantic Ocean, with a small island visible in the distance under a clear blue sky.

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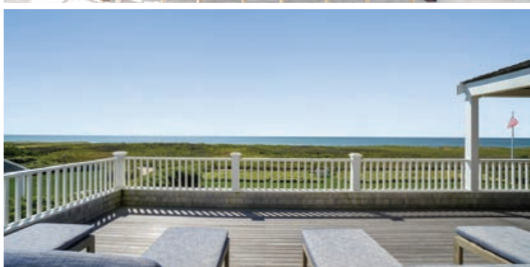
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Brant Point | \$5,750,000

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Nantucket Island



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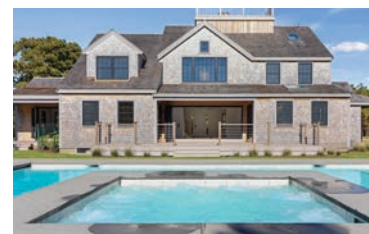
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last look

INSPIRED DESIGN

INSIDE OUT

The main living space, in Laura Brophy's Newport Beach design, is an open floor plan that encompasses the living room, dining room, and kitchen, and embraces the beach.

Pocket doors, which wrap a corner, open to create an expansive vista of the ocean. Custom furnishings such as the sectional sofa upholstered in a kid-friendly fabric and an onyx bench, set the indoor-outdoor stage.

PHOTOGRAPH BY HUGO LANDA GARCIA

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