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ISLAND

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Overlooking a languid stretch of the Middle River, this srawling, penthouse duplex at Riva is enough to make a potential buyer swoon. Come take a look.

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We are lightyears away from a time when Formica was just about the only choice for kitchen counters. But what makes sense today... and why?

On the cover: Fort Lauderdale Beach, courtesy of VisitLauderdale.com

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ISLAND

FROM THE EDITOR

Proud. All Year Long.

RECENTLY, A FRIEND WENT OUT FOR A NIGHT OF FUN, visiting one of Wilton Manors' busy nightclubs. As he entered, he was frisked by a security guard, then had his driver's license scanned before he could enter. The owners had brought in security to ensure the safety of patrons. They were acting in support of our community as LGBTQ+ hatred continues to climb, supported by our state government. The thought that this haven of fun and acceptance could now be under direct attack however, and the need to plan for such events, is completely chilling.

Pride flags in the breeze.

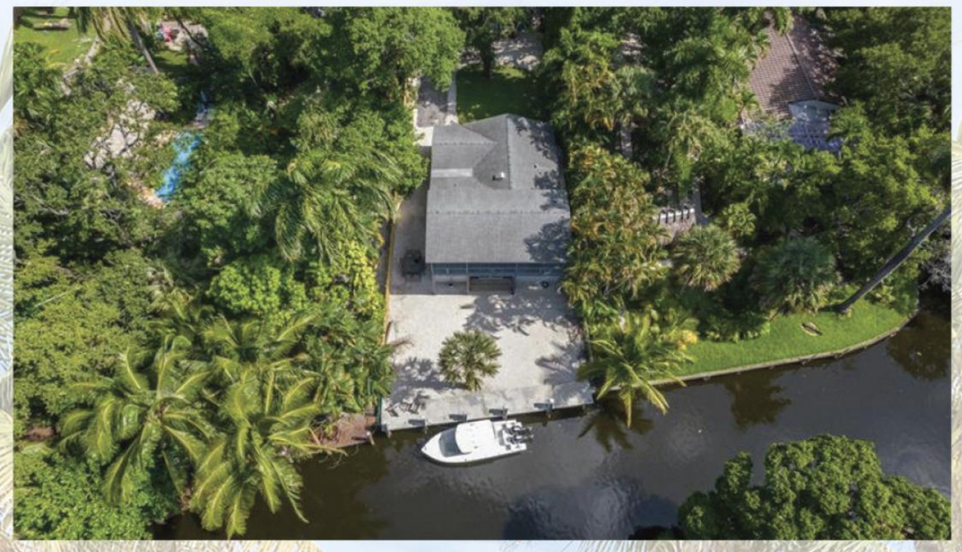
As I've discussed in other recent *ISLAND* Editor's letters, we need to reflect on how others in our communities are being confronted with challenges—access to housing, to livable income, access to safe spaces. We also need to consider access to the kinds of attention that have previously centered on white, cis-gender, straight members of the community to the exclusion of all others. While this magazine focuses on dimensions of design—the visual and graphic and architectural arts as realized in our beautiful city—these other aspects of life are never absent.

It may not be obvious, but much of the content of this magazine comes to you from the LGBTQ+ community: writers, editors, architects, advertisers, art directors, photographers, illustrators, the list goes on. How are we, as the larger Fort Lauderdale community, going to address the increasingly hostile environment that surrounds us? How should we continue?

John T. O'Connor
Editor-In-Chief

SHOWING YOU THE WAY HOME!

Hollywood Charming, spacious, 3BR/2BA single-family pool home with open floor plan and abundant natural light. Well-equipped kitchen with modern appliances, gas range, granite & breakfast bar. Primary suite offers luxurious, renovated bath with oversized shower. Fenced backyard is a private retreat with heated pool. Parks, & ocean nearby, as is vibrant downtown dining, shopping, and more. **Offered at $869,900**



Fort Lauderdale Tree-shaded on the New River! Unrestricted ocean access, entirely renovated in 2018! Huge gourmet kitchen has high-end Viking appliances, gas cooking & quartzite! First level: 2 guest bedrooms, office/den, renovated full bath & open living room. Staircase leads to primary suite with balcony facing the water. Impact windows, newer a/c, roof, dock & seawall. Room for pool! **Offered at $1,600,000**

Wilton Manors Over 100 feet of river frontage, with new 50-foot dock, spacious pool, charming Tiki Hut and an outdoor bar! Open floor plan of this 3-bed, 2 bath home showcases stunning river views. Sun-splashed Florida room with expansive windows seamlessly blends inside and out. Oversized screened porch for ending your day. Renovated kitchen and a primary suite with French doors to private porch. **Sold $885,000**

Lake Worth Exquisite 4-bedroom, 2-bath main house with a delightful in-ground (salt) pool & lush landscaping. Detached 1-car garage that can also serve as a charming 1-bedroom, 1-bathroom guesthouse. Main house offers timeless elegance of oak and Dade Co Pine floors & a gas fireplace. Impact windows and doors, tank-less water heater, gas range, and dryer. Custom automatic window treatments. **Sold $931,000**

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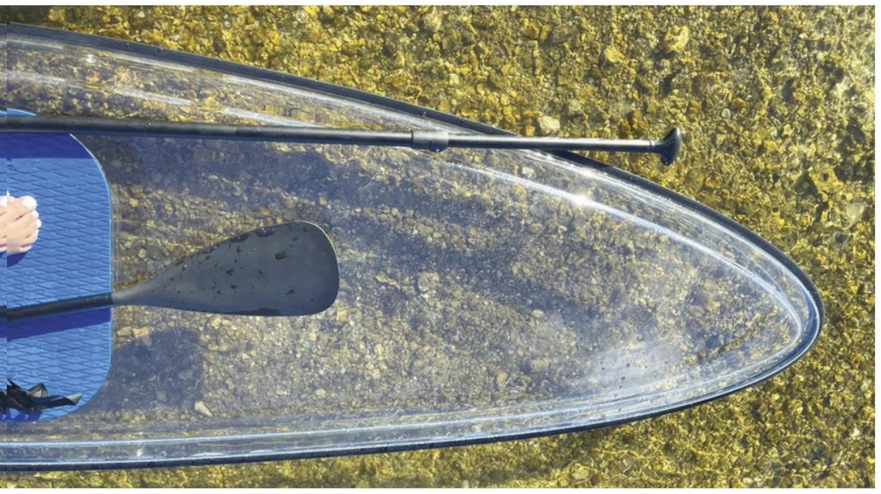

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LOOK TO THE SKIES!

Red, white, and blue — Fort Lauderdale's oceanfront has it all at this annual patriotic extravaganza at A1A and Las Olas Boulevard. The 4th of July Spectacular is the ultimate beach celebration with live music, a kid's zone with face painting, bounce houses and water slides. Don't want all that but still want to enjoy the fireworks? Just walk a few blocks north or south. Just be sure to find your spot in the sand by 9 p.m. when the booming fireworks light up the night sky.

For more info: theloopflb.com

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Shown here: Lunada Bay's *Ka-nu* tile in their *Keel* pattern.

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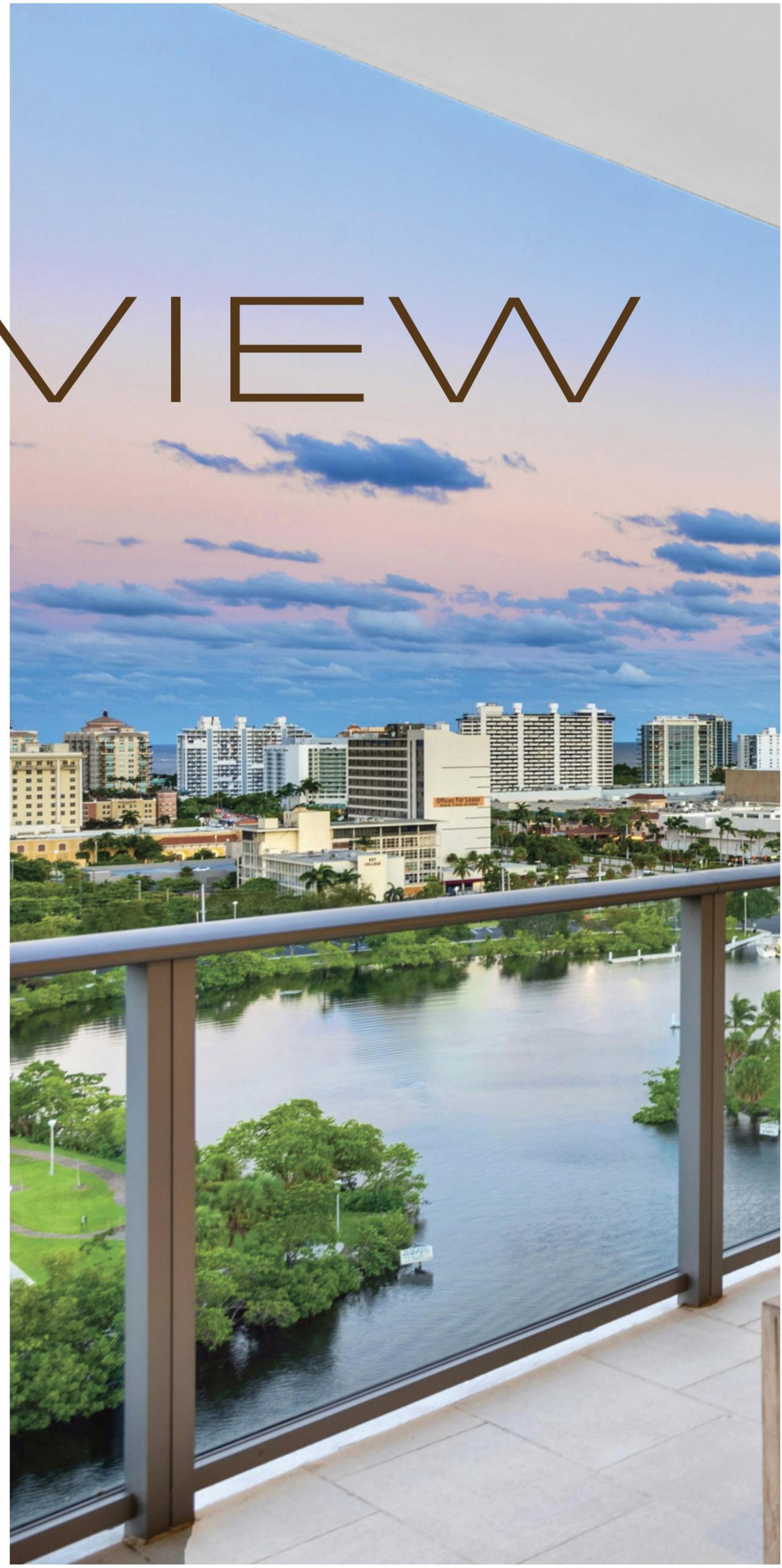
Coral Ridge Residence 2023

RIVAVIEW

This sun-splashed penthouse residence at Riva offers four bedrooms, four and a half baths on two floors plus —get this — 2,500 square feet of terrace space.



WHEN RIVA BEGAN TO RISE ON THE MIDDLE RIVER, its print marketing campaign used the slogan: “It’s Time to Sell the House.” And for many, indeed it was. Riva, a 15-story condominium with walls of glass, skillfully combined contemporary crispness with elegant Italian style. The building’s eastern facade curves almost imperceptibly along the riverbank as if sculpted by a constant sea breeze. Riva was sited, not on the banks of the busy Intracoastal, but on the widest part of the Mid-

The 64 units facing east have unimpeded views that extend past the river. For the sprawling penthouse residence shown here, those views extend past Coral Ridge Yacht Club, over Birch State Park to the Atlantic beyond.

dle River a, much quieter waterway due to lower bridges that huge party boats cannot pass. For the 64 units facing east, walls of glass have unimpeded views that extend past the river. For the sprawling penthouse residence shown here, those views extend past the Coral Ridge Yacht Club, over Birch State Park to the Atlantic Ocean beyond.

The view from the terrace, facing east takes in the Middle River, George English Park, Birch State Park and the Atlantic Ocean just beyond.

Those seductive views, the delicious quiet, the peace of a passing kayak make life at this Riva penthouse exceptional.

Penthouse residence 1602 offers four bedrooms, four baths with 4,179 interior square feet on two levels. But for us, the feature that really seals the deal is the 2,500 square feet of terrace space, celebrating Fort Lauderdale's indoor/outdoor lifestyle. This open-plan penthouse duplex showcases that way of life and adds an outdoor kitchen to the mix for entertaining.

Inside, the residence itself has 10 foot ceilings, gorgeous kitchen with Sub-Zero and Wolf appliances as well as sumptu-

Penthouse residence 1602 offers four bedrooms, four baths with 4,179 interior square feet on two levels. But for us, the feature that really seals the deal is the 2,500 square feet of terrace space.

ous master bathrooms designed with marble-tiled 'wet room' spaces that include both soaking tub and shower set off by frameless glass panels. Stacking, impact glass sliding doors allow this penthouse to be fully opened to the South Florida breeze, or sealed tight for inclement weather.

Staffed 24-hours a day and with valet parking for guests, the attention to detail in Riva's extensive public spaces all point to a relaxed, but decidedly pampered existence. On the fourth level is a full floor of residential amenities. Lap pool and spa overlooking the Middle River are front and center, augmented by a 7,000 square foot fitness center equipped with cardio and aerobic equipment. Beyond that is the 2,000-square foot Cucina, a truly magnificent exhibition kitchen and entertaining space, where residents are encouraged to entertain on a grand scale. The sleek, Italian-influenced design of this level recalls the look of a first class ocean-liner. Like a cruise ship, this deck is open-air both east and west, affording all day sun and even a dog walk so that residents can take their pet for a walk without leaving the premises.

We spoke to Jonathan Howard of Douglas Elliman, the listing agent for the property, who was quick to sing its praises. "This penthouse offers the best of both worlds," Said Howard, "The

This 4,179 square foot penthouse duplex offers an open floor plan, large format porcelain tile floors and terrace space just about everywhere you look.

Clockwise from below, right: Riva is set on a wide stretch of the Middle River that faces Coral Ridge to the east. This residence comes with a deeded boat slip. The primary bath in this penthouse residence has a huge, frameless glass shower enclosure, separate Jacuzzi soaking tub, and dual vanity with undermount sinks. The kitchen is professional quality, boasting top-of-the-line Wolf and Sub-Zero appliances, a breakfast bar island and one of the unit's three wine coolers. Common spaces at Riva are extensive, including a 7,000 square foot gym, spa with sauna, steam and treatment rooms, three guest suites and the residents' lounge and cucina, shown here.

appeal of a single family home given its private, 2-car garage, boat slip, huge outdoor space and two floors, while also providing the safety, security, amenities and ease of ownership that only a condominium can."

With so many buyers moving to Fort Lauderdale from other parts of the country," Howard explained, "A good amount of them want the full South Florida experience. That, of course, means having a boat in your backyard.

Howard, like others in the real estate industry here, is aware of the special allure Fort Lauderdale has on buyers. This attraction is underscored by the Riva experience. "With so many buyers moving to Fort Lauderdale from other parts of the country," Howard explained, "A good amount of them want the full South Florida experience. That, of course, means having a boat in your backyard. Being able to pull into your own private garage and then head down to your boat is something that no other condominium currently on the market in Fort Lauderdale offers."

An ocean-view penthouse, a lap pool overlooking the river, a private boat slip, paddleboards and kayaks for the asking, all in a full-service building... This residence at Riva sounds like a permanent vacation, and in the end, who doesn't want that?

Photo Myro Rosky

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Miley, Adopted August 2017

Woven wallcovering from Phillip Jeffries lines one wall in the home's dining roomcreating the perfect backdrop for period artwork and furnishings.

FINE TUNING

Designer Michael Wolk in Fort Lauderdale

Text John T. O'Connor

LIFE IN FORT LAUDERDALE CAN BE A PARADOX. Yes, we are supposed to embrace our sub-tropic location, revel in our 100+ miles of waterfront and live inside out. Well, ok... except maybe in summer months. But contemporary architecture here often misses these markers, ignoring our sublime setting and sealing us into dark, climate-controlled, impact resistant boxes, shades drawn, televisions blaring the latest horror show of political theater. Our lives can sometimes seem jammed with too much of everything. Too much noise, too many furnishings, an overload of electronic gizmos vying for our attention. Now, which of these remotes operates the shades? No... that one's for the AC... and that one's for the Roomba. It's enough to make one just plain give up.

It's rare to run into someone who seems to know, intuitively, what the perfect Fort Lauderdale existence wants to be. Interior designer Michael Wolk seems to be one of those people.

It's rare to run into someone who seems to know, intuitively, what the perfect Fort Lauderdale existence *wants* to be. Interior designer Michael Wolk seems to be one of those people, and a house we visited — one that he recently completed for clients in Fort Lauderdale — is living, breathing proof.

Truth be told, Wolk did have a few things pointing in his favor from the moment he stepped into the empty house. Like a number of new homes in the city, the architect who designed it made sure it

A double height ceiling is offset by a wall neatly paneled from floor to ceiling in warm, satin-finished wood.

Wolk read what these spaces wanted to be, the designer then adeptly edited finishes, fittings, furnishings and art to create the perfect Florida home. The emphasis in that last sentence should be on the word *'edited'.*

took full visual advantage of its languid, waterfront location. This meant very high ceilings, with very high window walls and sliding doors to match. Rooms flowed — almost enfilade — aligning with one another, and helping Wolk create a procession of spaces that work together, but read like different scenes from one fabulous play.

Guests here could start with sunset drinks by a pool glimmering with underwater lights, move into a lounge like setting until all guests have arrived, proceed into the dining room for a seated dinner of ten close friends, then adjourn seamlessly into the living room space for music and a wafting breeze, before calling it a night. Wolk read what these spaces wanted to be, the designer then adeptly edited finishes, fittings, furnishings and art to create the perfect Florida home. The emphasis in that last sentence should be on the word *'edited'.*

It is one thing to take on a project and then add, and add, and add. It's quite another to have developed the ability to say 'no'. Wolk's other talent that truly shines here is his aptitude for reading the space and understanding the warmth it wanted and needed. The entertaining area's large format, off-white stone floors play a big part, but so does the wood-paneled wall in the living room and the judicious use of pale area rugs.

Having Wolk at our fingertips here in South Florida is a blessing. We were so happy to run into this erxample of his talent. Those of us at ISLAND applaud him.

Entrance stairhall and one of two living spaces flanking the home's dining room in this home's sprawling layout.

Rooms connect enfilade style, one after another, after another, through ten foot high doorways.

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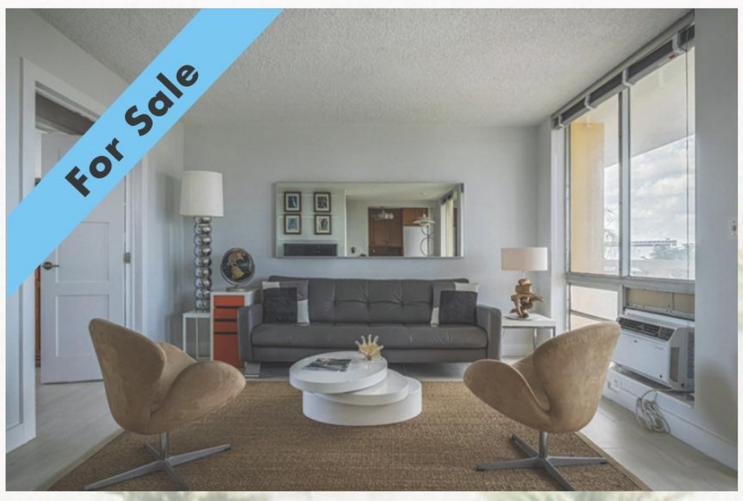

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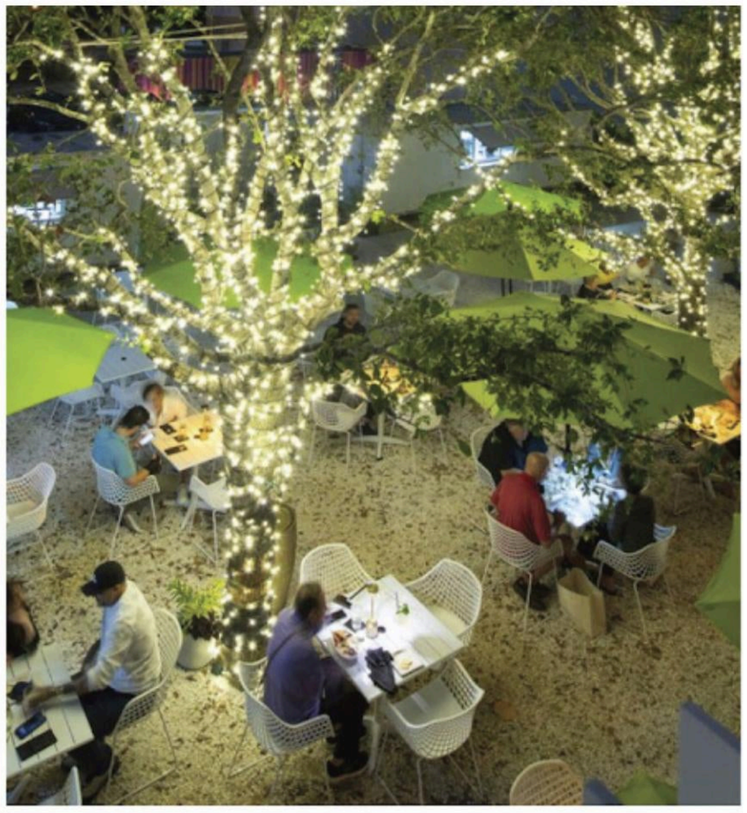

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WHY DON'T YOU GO AWAY?

Three fabulous destinations to discover as Summer in Florida turns to Sizzling

Text Ed Salvato

THIS MONTH PLAN A LONG WEEKEND IN three northern North American cities that don't really care if you come visit. They're busy evolving, growing and working hard to accommodate the diverse communities that make them desirable places to live. Of course, their seeming indifference makes them even more intriguing.

Mon Montréal

Spring arrives late in "the 514," but o là là what a vibrant entrance! Bursting with color, Montréal welcomes visitors with a unique blend of Old-World French traditions and brisk North American efficiency. You can splurge: As of press time $1 US fetches nearly $1.35 in Canadian dollars, meaning a $300 CAD hotel room is only $223 US.

Feel Philly

Philadelphia is one of the United States' most storied cities, playing a key role in the largest historical movements of the United States. But Philly is more than a living history lesson, it is a bustling metropolis with a museum system to rival New York and Washington DC, a healthy economy, stunning art collections, excellent restaurants, and free outdoor summer festivals.

Sea Seattle

One of the fastest growing cities in the country, Seattle has undoubtedly evolved from 'one to watch' to 'must visit' over the past few years. It's easy to see why: to the east you'll find the majestic natural beauty of the Pacific Northwest; to the west, the unforgettable coastline. But mostly it's the people and their fervent hometown pride.

Photo Seattle Reign FC

Join in on the excitement of Women's professional soccer watching Seattle's OL Reign

Guest suite, Hotel Andra

Seattle's injfamous, 1961 Space Needle

Boxed and ready to go from Hiroki Desserts

Late lunch at Conscious Eatery

Room with a view at the Alexis

Forever views at the rooftop Mountaineering Club at the Graduate Hotel

SEATTLE

Stay: There are many exceptional hotels in Seattle. Here are three of our favorites. A Royal Sonesta property, the Alexis **alexishotel.com** pampers guests with luxurious accommodations, an art-focused ambiance, and personalized service. It creates a refined and memorable experience. Hotel Max, a Provenance Hotel, **provenancehotels.com/hotel-max-seattle** celebrates the vibrant art scene of Seattle. Enjoy contemporary artworks displayed throughout the hotel while enjoying stylish rooms, a vibrant atmosphere, and proximity to downtown attractions. Hotel Ändra **hotelandra.com** exudes Scandinavian charm with its modern design and warm hospitality. Located in the heart of downtown, it offers a perfect blend of comfort and convenience, making it an ideal base for exploring Seattle's attractions, dining, and shopping.

Scarf: Embark on a culinary journey through Seattle's vibrant dining scene with these exceptional spots. Conscious Eatery **consciouseatery.org** is a serves wholesome and flavorful dishes made from locally sourced ingredients. Owned by local legends Tamara Murphy and Linda de Lello Morton, Terra Plata **terraplata.com** offers wonderful Mediterranean dishes and a fantastic rooftop deck. Marination restaurants, **marinationmobile.com** owned by Roz and Kamala, serve up casual Filipino/Hawaiian cuisine with locations in Columbia City and West Seattle, providing picturesque views of downtown. Mashiko **mashikorestaurant.com** in West Seattle, one of the first sustainable fish restaurants, is renowned for its sushi and commitment to ethical sourcing. Bar del Corso **bardelcorso.com** on Beacon Hill is a must-visit Italian small-plate restaurant, boasting a fantastic outdoor seating area and a menu filled with delectable offerings. Finish up with dessert at Hiroki, **hirokidesserts.square.site** a Japanese bakery with delightful pastries and treats showcasing the artistry of Japanese baking.

Sip: Indulge in Seattle's vibrant drink culture at two standout venues. Happy Hours at Six Seven at the Edgewater **edgewaterhotel.com/seattle-happy-hour** offers a waterfront oasis where you can sip craft cocktails while enjoying panoramic views of Elliott Bay. With a happy hour menu featuring delectable bites, it's a great spot to unwind. Meanwhile, trendy Mountaineering Club at the Graduate Hotel **graduatehotels.com/seattle/restaurant/mountaineering-club** beckons with its rooftop bar, providing a stunning backdrop of the city skyline. Immerse yourself in the lively atmosphere, savor expertly crafted cocktails, and mingle with fellow enthusiasts. These establishments promise memorable experiences and a taste of Seattle's thriving drink scene.

See: Here is a small sample of the cool things you can do in the city this summer. See **visitseattle.org** for more information about these and other recommendations. • Explore Woodinville's wineries and marvel at the majestic Snoqualmie Falls on a guided day trip. • Indulge in a culinary adventure through downtown Seattle on a Savor Seattle food tour. • Immerse yourself in the vibrant world at the Museum of Pop Culture. • Rent an electric boat on Lake Union and enjoy a day with friends and food on board. • Catch a Seattle Reign FC or Seattle Storm game at Lumen Field or Climate Pledge Arena. • Rent a stand-up paddleboard at the UW Boating Center and explore the ship canal or Lake Washington.

MONTREAL

Stay: Our top choice for accommodations is Hôtel Le Germain Montréal, **germainhotels.com/en** which underwent extensive renovations just before the pandemic. Located downtown, steps away from Sainte-Catherine Street shopping and the Métro (subway) system, the hotel, whose façade is graced by a beautiful, colorful mural, is also close to Mount-Royal Park. The Hôtel Humaniti Montréal, **humanitihotel.com** situated between downtown and Old Montreal is steps away from shopping, restaurants, museums and more. Bonvoy points collectors note: The hotel is the Province of Quebec's first Marriott Autograph collection hotel and Montreal's first 'evolved vertical community' featuring a city within the building, capped by an outdoor pool overlooking the city center.

Scarf: There are almost too many choices in Montreal, a longtime foodie capital which has celebrated farm to table since the first farms and tables in 17th-century Canada. Les Enfants Terribles **jesuisunenfantterrible.com/place-ville-marie** is a trendy restaurant located on the rooftop of Place Ville Marie, one of the highest towers in downtown. Located at the swank Nelligan Hotel (another great spot to consider for your weekend stay) in Old Montreal, Maggie Oakes **maggieoakes.com** offers a great choice of grilled meals with plenty of vegetarian options. Another highly recommended choice in Old Montreal is Monarque, **restaurantmonarque.ca** a luxurious chef-driven restaurant with a fancy dining room and more casual brasserie.

Sip: Located in the heart of Old Montreal (Place Jacques-Cartier), Le Jardin Nelson **jardinnelson.com/en** is one of the best outdoor spots in the city to sip a libation, nibble French bistro specials and enjoy live jazz in an intoxicatingly magical French atmosphere. Grab a drink at Midway Taverne, taverne-midway.com/ a Montreal institution that has been open since 1927 on lower St Laurent Boulevard. It's new brother property, Taverne Marion, **tavernemarion.com** is a bit less touristy and located in a super fun part of the Gay Village which is increasingly attracting a more mixed crowd. Get a swirly cocktail and a nibble while you ogle the hip crowd.

See: First-time visitors should head to the top of Mount Royal (which, of course, lent the city its name) for gobsmacking views, then join everyone else in the Plateau area, the perfect place to swan about soaking up the French-iest vibe in the city, full of French stores, restaurants, and bars with terraces punctuating the characteristic Montreal architecture. All this walking about will require a restorative half day at Bota Bota, **botabota.ca** a unique and high-end though welcoming spa floating on a ferry anchored in the old port of Montreal.

cocktails beckon at Maggie Oakes

Hammock relaxation onboard Bota Bota

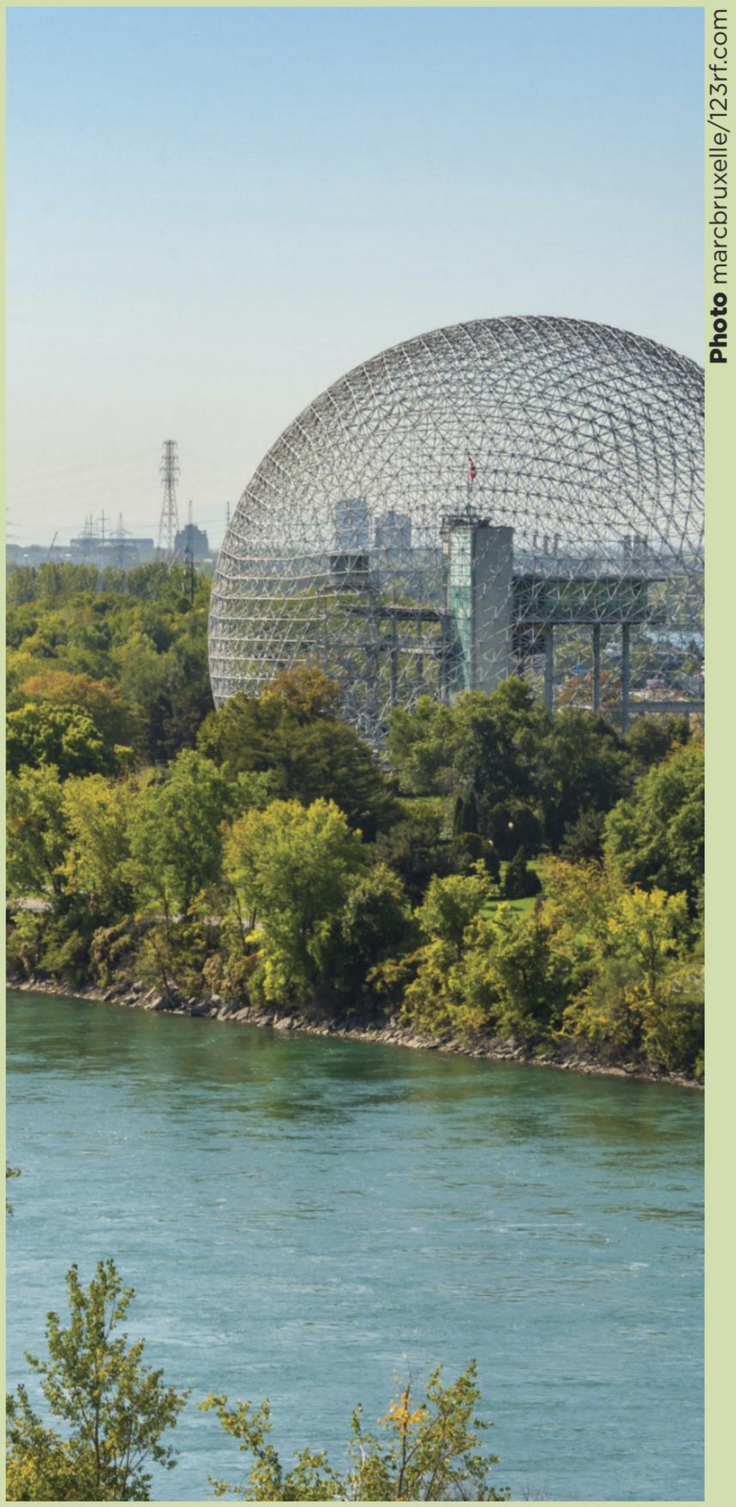


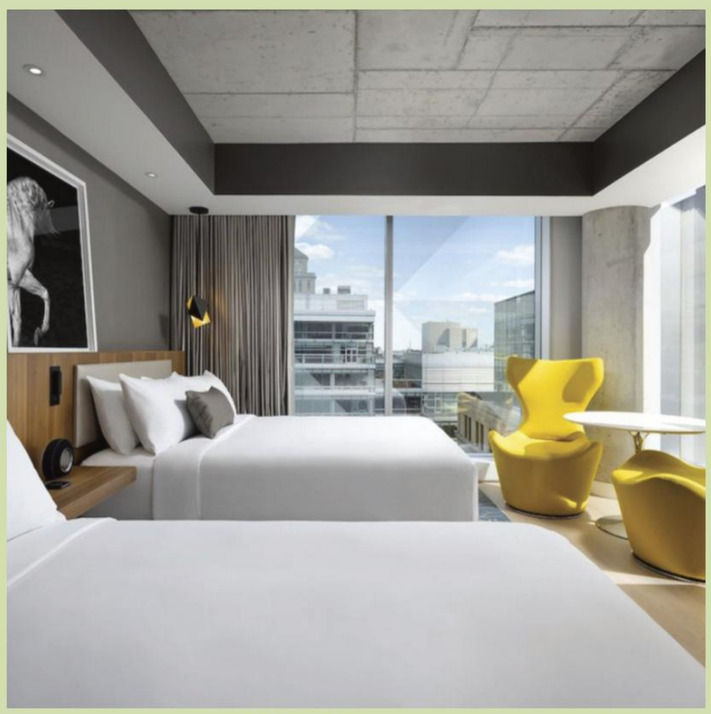
Photo marcbruxelle/123rf.com

Buckminster Fuller's Expo '67 Biosphere

Dinner and drinks in the courtyard setting of the Jardin Nelson

Photo marcbruxelle/123rf.com

City view from the top of Mont-Royal



Guest room at Hôtel Humaniti Montréal

Comfort food at Les Enfants Terribles

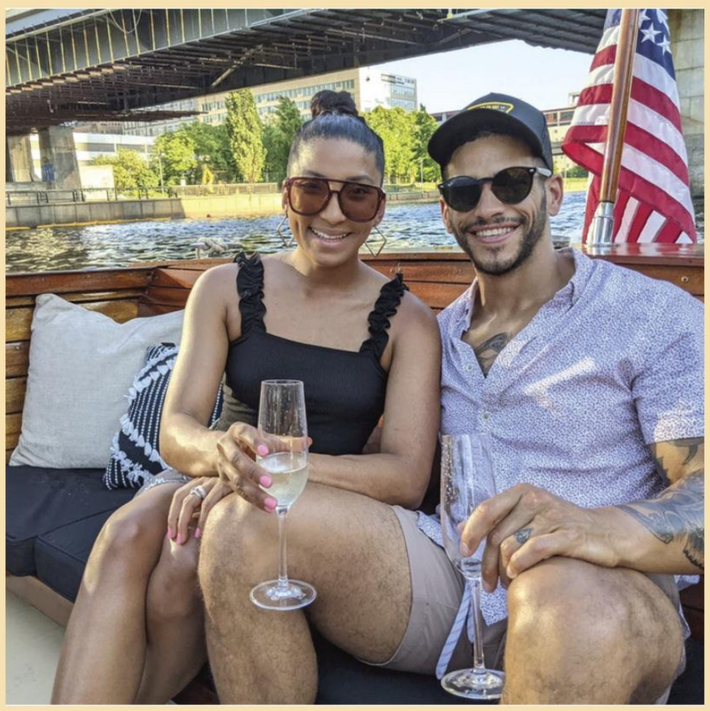
Downtown Philadelphia as seen from the banks of the Schuylkill River

Getting ready for brunch at Parc

Deliciousness from Steak 48

See Mr. Hyrtl's 139 skulls at Mütter Museum

Experience 19th century Philadelphia style at the tiny Lokal Hotel Olde City Philadelphia



An afternoon on the water with Sea Philly

PHILADELPHIA

Stay: Experience the best of Philadelphia from these exceptional hotels. AKA Rittenhouse Square stayaka.com/aka-rittenhouse-square offers sophisticated accommodations in the heart of Philadelphia, perfect for those seeking convenience and luxury. Four Seasons Hotel Philadelphia at Comcast Center fourseasons.com/philadelphia provides elegant accommodations, breathtaking views, and unparalleled amenities. The Deacon Hotel **thedeaconphl.com** offers a unique boutique experience in a historic setting, with thoughtfully designed rooms and a trendy rooftop lounge. Lokal Hotel Olde City Philadelphia **staylokal.com/hotels/old-city-boutique-hotel** captures the city's historic charm with curated suites in a central location. The Canopy Hotel **hilton.com/en/hotels/phloppy-canopy-philadelphia-center-city** features contemporary sophistication, stylish design, and a rooftop bar with panoramic views.

Scarf: Immerse yourself in Philadelphia's vibrant dining scene at these extraordinary establishments. Parc **parc-restaurant.com** is a beloved staple, offering picturesque views of Rittenhouse Square while serving reliably excellent dishes. For a luxurious experience, Steak 48 **steak48.com/steakhouses/philadelphia** is a celebrity hotspot known for prime and wagyu steaks, fresh raw bar selections, and irresistible desserts. Dolce Italian, dolceitalianrestaurant.com nestled within a hotel, offers handmade pastas, Neapolitan pizzas, and refreshing Aperol spritz. Café Click **comcastcentercampus.com/dine/cafe-click** is a Parisian-inspired outdoor café. El Vez **elvezrestaurant.com** is popular with locals and visitor alike and services amazing Mexican (and potent margaritas). Pizzeria Salvy, **pizzeriasalvy.com** the latest creation by Chef Marc Vetri, pays homage to his father with yummy pizzas, small plates, and more.

Sip: Talula's Garden **talulasgarden.com** enchants with its picturesque outdoor dining amidst twinkling lights, live plants, and eclectic decor. Enjoy delicious libations or if you're hungry, delectable farm-to-table cuisine overlooking Washington Square Park. Discover the hidden gem of the Garden Restaurant at the Barnes Foundation. **barnesfoundation.org** Immerse yourself in its stunning outdoor garden dining while delighting in a drinks or a full culinary experience. Explore the stunning, storied Barnes exhibits for a complete visit. The PHS Pop Up Garden **phsonline.org/locations/phs-pop-up-garden-south-street** on South Street is a vibrant oasis where you can unwind amidst lush greenery, refreshing drinks, and lively atmosphere.

See: Celebrate the 4th of July in the birthplace of our nation at Wawa Welcome America, **welcomeamerica.com** Philly's 16-day festival with free family-friendly programming and a star-studded July 4th Concert on the Parkway, starring Demi Lovato and Ludacris. Embark on a delightful Sea Philly **seaphilly.us** boat picnic accommodating up to 6 people, offering a unique experience complemented by Champagne. Discover the captivating Mütter Museum, **muttermuseum.org** home to a vast collection of medical oddities and anatomical specimens, providing a fascinating journey into the world of science and history. Immerse yourself in ancient civilizations at the Penn Museum, **penn.museum** housing a remarkable collection of archaeological treasures from around the world, offering a glimpse into diverse cultures and civilizations throughout history.

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MY PROVINCETOWN

text and photos John T. O'Connor

AS HISTORY TELLS US, the Mayflower and its unhappy boatload of disgruntled worshipers found the shores of what would become Provincetown Harbor in 1620 by following a copy of John Smith's map of 1614. But from that point on, P-town, as it is commonly called, would get a reputation for living on the edge, both literally and figuratively. Set at the very tip of Cape Cod this spiraling bit of sand dune which, from above, looks like nothing so much as a Robert Smithson land sculpture, earned its reputation early on.

"Helltown" it was called at one point, for the collection on its shores — like so much flotsam — of scofflaws, pirates, and raucous mariners. After a prosperous 19th century of Cod fishing and salt production, (the tiny town once had over 70 salt-works) World War I and America's entrance into the European conflict had the odd side effect of funneling artists, writers and other bohemians to the tip of the Cape instead of to their preferred European haunts.

By the 1930s, the town once known for Portuguese fishermen and a rough and tumble lifestyle had re-blossomed as an artist's colony. Painter Hans Hoffman opened his Summer School of Art in the West End. Soon the town was host to Jackson Pollock, Robert Motherwell, Mark Rothko and other painters. Playwrights and authors swarmed to Provincetown as well and the ghosts of Tennessee Williams, Sinclair Lewis and Eugene O'Neill can still be sensed in the centuries-old houses. Known today as an extremely gay-friendly city, it continues to live life on the edge. The sight of a drag queen in evening gown and full make-up zipping by on a motorized scooter doesn't raise an eyebrow. (Take *that*, DeSantis)

While its East End is all about art and is chock full of galleries brimming with original paintings, prints, sculpture and photography, Provincetown's relatively quiet West End is a cobbled together little neighborhood. A mix of Greek Revival houses, shingle-sided cottages and gardens overflowing with flowers or vegetables, the bohemian spirit lives on as strong as ever. Locals do not look upon chipped paint and broken shutters as finable offenses. Rather, they are put up with as signs of authenticity. Neither East End nor West End aspires to pictorial perfection, and that's just fine to those who fill its streets with suntanned faces and wet dogs come August. As long as there's a place to pull up a chair and cool off with a tall Tom Collins in the late afternoon, all is right with the world.

Lobster roll, French fries and a Margarita on the rocks with salt, served with a harbor view at Pepe's Wharf, Provincetown.

NOPE

FINE ART

Provincetown has been a haven for artists longer than any other art colony in the United States. For over 100 years, this little town on the very tip of Cape Cod has been a bastion, supporting painters, sculptors, writers and playwrights, and allowing their work — in relatively close quarters — to influence and buoy each other's work. It is home to an exceptional art museum, The Provincetown Art Association and Museum. PAAM, as it is known locally, is itself over 100 years old, hosts a collection of over 3,000 pieces, and remains a professional association of over 700 artists. Ptown continues to be home for up and coming artists from all walks of life, three of whom we highlight here for their technique, vision and prowess.

Andy Towle

Towle, while a longtime resident in this enclave of artists is himself relatively new to its painting scene. Towle was the founder of Towleroad, the popular LGBTQ-focused news website, which he left in 2020 to focus full time on making visual art. Now, like other artists who have flocked here for the last hundred years, Towle finds himself captivated by what he sees in town, both in terms of nature and the built environment. His paintings are nothing if not expressive, each one drawing you in through their keen representation of light and shade. Two of Towle's recent works, Light of Day and The Turn caught our attention with their captivating, skillful and imaginative representation of simple Provincetown street scenes. See his work at AndyTowle.com

Jo Hay

Prolific painter Jo Hay has been painting in her West End studio for many years. The first recipient of the Lillian Orlowsky and William Freed Foundation Grant in 2010, Hay was also the recipient of the New York Academy of Art Portrait Scholarship in 2011. Most importantly, perhaps, In 2017 Hay began her ongoing project titled *Persisters*, large-scale paintings representing contemporary, trailblazing women in their pursuit of justice. These portraits include Gubernatorial candidate Stacey Abrams, Swedish climate change activist Gretha Thunberg, late Supreme Court Justice Ruth Bader Ginsburg and American poet and activist, Amanda Gorman (seen here). Her portraits of Senator Elizabeth Warren and Vice President Kamala Harris were exhibited at the Provincetown Art Association and Museum in 2020 and 2021. See her work at JoHayArtist.com

Shann Treadwell

Portrait artist and photographer Shann Treadwell has managed to "paint" in a way, tremendous, large-scale portraits of drag performers using hundreds of vivid photographs. Treadwell takes every one of these images, each saturated with color, and arranges them to create distorted, yet riveting portraits of everyone from Bianca Del Rio and Jinx Monsoon to Alexander as Sasha Velour (seen here). According to George Rodgers, Arts editor for Ptownie.com, "By collaging multiple images, (Treadwell) gives the work an edge and literally allows us to see all the facets of the sitter. He plays with proportion (think Michelangelo's David) to create a portrait that is both larger than life and true to the soul." Treadwell has opened a new gallery in Provincetown's East End on Commercial Street. See his work at ShannTreadwell.com

DINING OUT

As the population in Provincetown grows from 3,000 residents in winter to near 60,000 peak residents and guest in summer, you'd better believe that restaurant and entertainment in Provincetown goes from neutral to full throttle as well. You can choose a quiet, lobster roll lunch with a view, a wildly entertaining drag brunch at the Crown & Anchor or Post Office Café, a Northern Italian dinner worthy of Sophia Loren at Ciro & Sal's or a hundred other options. Come hungry, leave happy seems to be a town motto. Below are just three options we make sure and book ahead for each and every trip.

Helltown Kitchen | 338 Commercial Street

A relative newcomer on Provincetown's dining scene, Helltown Kitchen proudly takes its name from Provincetown's 18th century reputation (according to nearby Puritans) as a place for smugglers and pirates. Squeezed between two buildings just east of the town's center, Helltown Kitchen has a brunch filled with items like Turkish Eggs (poached eggs served over garlicky dill Greek yogurt, a spicy butter sauce and sourdough toast) and Venezuelan Arepas stuffed with crab and avocado. If you decide to come for dinner — don't even try without booking in advance — make sure someone in your party orders the Lobster Risotto. It's absolute heaven, finished with truffle and scallion oil. Helltown Kitchen has a few inside tables, but heck, it's summer in Ptown! Ask for a table on the terrace.

The Dining Room at The Red Inn | 15 Commercial Street

This spot is not to be missed for drinks and dinner. Here you can expect a convivial scene with soft lighting, a wraparound porch for drinks overlooking the beach, and the best Dijon-crusted lamb chops I've ever eaten. (Shown left and opposite page) Great lobster corn chowder, full raw bar, and don't miss their signature bread pudding for dessert. Knowledgeable staff. You'll need a reservation well in advance, usually even to sit at the bar... but sometimes, especially if you arrive at 5:30 p.m. a bar seat can be snagged a la musical chairs. Gorgeous setting on the bay, attentive service and consistently delicious dinners unsurpassed anywhere in town.

Liz's Café, Anybody's Bar | 31 Bradford Street

Liz's Café, Anybody's Bar was home long ago to a little breakfast place oddly called Tips For Tops'n. Imagine a waitress with a thick New England accent asking "Whaddle ya have, deary?" and you get the idea. Before that, in the 1940s it housed Anybody's Market... run by an early émigré from the Azores. In the last five years, it has become the place for breakfast, serving up everything from Portuguese Flippers with Vermont Maple syrup to our favorite, Eggs Benedict served over corned beef hash. Dinner incudes New England faves like Clam Chowder, Mussels, Calamari and Crab Cakes, but beyond seafood, Liz's kitchen turns out a mean Chicken Parmesan and a mouthwatering Rigatoni Bolognese. All this and plenty of outdoor seating.

ARCHITECTURE

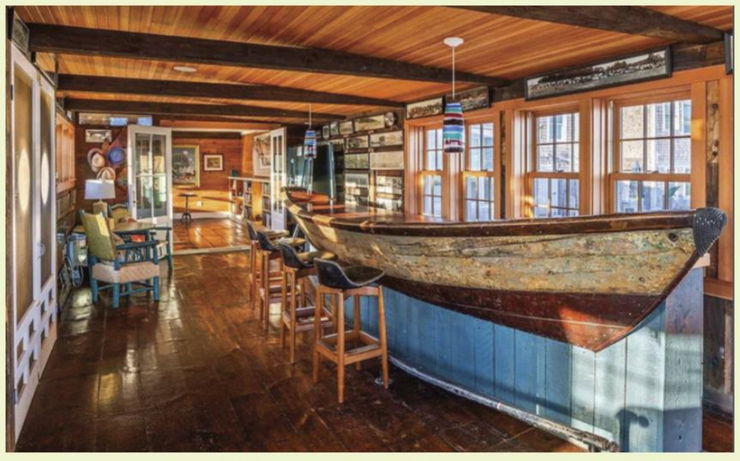
Many don't think of Cape Cod as a hotbed cutting edge, single-family homes... But hold on there a minute. The Cape is home to Mid-Century Modern masterpieces by Breuer, Zehnder, Chermayeff and others who built here starting in the late 1930s. Provincetown is home to one of the finest, the Murchison house by Walter Gropius and TAC. The Cape's best architects are often adept at designing contemporary homes with a keen sense of place, or tipping their hats to Cape Cod's 18th and 19th century history.

Hammer Architects | 141 Commercial Street, Provincetown, MA

Hammer Architects' design of this new house in Provincetown's Historic District was informed by its East End neighborhood and incorporates gable roofs, porches, shingle siding and correctly proportioned windows appropriate to its immediate setting. Its height enabled a walk-out lower level with interconnected decks on the Harbor side. Its middle level (seen here) encompasses the living spaces and opens to the waterfront view with abundant windows and sliding doors. The house utilizes roof mounted solar PV panels, low voltage radiant heating and was designed to be net-zero and fossil fuel free.

Walker Architects | 60 K Street, Boston, MA

Just as gifted architects in Florida have created a version of Modernism that speaks to the subtropics, New England-based architect Bradford Walker has worked to create a local dialect of Modernism that reflects the specific needs of the New England environment. Walker and his team of designers stay focused on sustainability while creating exhilarating, sun-drenched interior spaces and overall plans that respect each home's setting, while fulfilling the needs of each client. Exteriors focus on the use of natural materials that create a subdued pride of place.



Scott William Grady Architect | 1105 Massachusetts Avenue, Cambridge, MA

For Scott Grady, who works in both New England to Fort Lauderdale, designing for Cape Cod, whether new construction or renovation of a period home, is all about walking a fine line. After decades of practice, Grady knows instinctively when to pay homage to the past, and when to veer towards the contemporary. In the historic renovation of a home in Ptown seen here, his preservation efforts were focused on restoring original charm while paying homage to the home's past as a restaurant. One feature saved and lovingly restored is the bar, which was ingeniously crafted from a boat that once graced the premises, adding a unique maritime touch to the revitalized space.

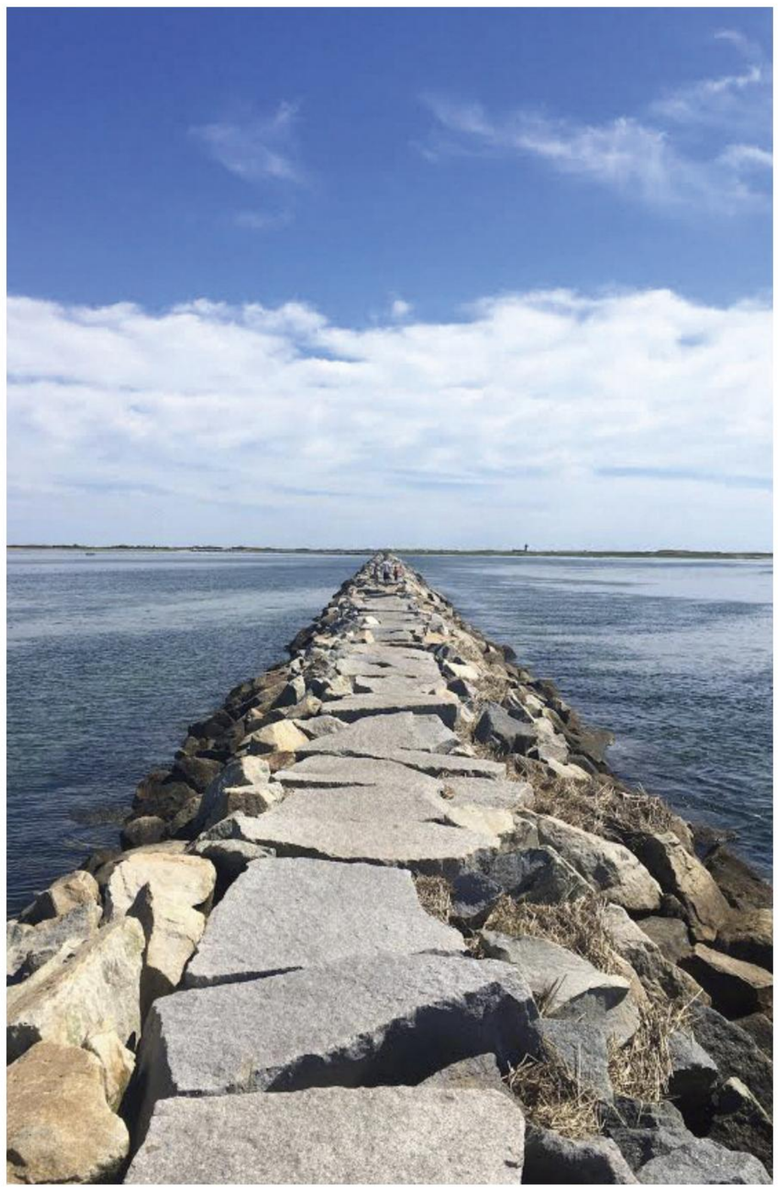


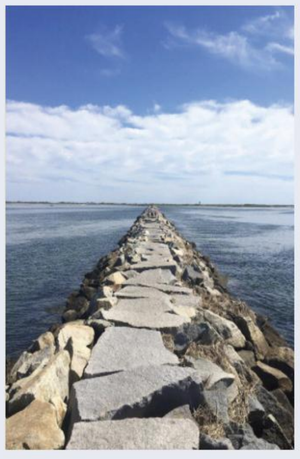
Photo Bruce T. Martin

NATURE

Beyond its bustling center, Provincetown offers the opportunity to hike, to bike, to kayak and so much more. For hiking, the Beech Forest Trail is close letting you "commune with nature" and birdwatch and is way easy for thoise new to hiking. Just make sure you've lathered yourself in bug spray first... just to be sure. The Province Lands Bike Trail is wild and hilly and unlike anywhere else. You'll see the occassional fox, and a coyote or two along these trails, which, due to sharp turns and hilly terrain are for intermediate to advanced bikers. You can also create a do-it-yourself tour of the famous Dune Shacks that have been home to Jack Kerouac, Jackson Pollock, e.e. cummings and Norman Mailer but why do it yourself when you can go with Art's Dune Tours, who've been taking guests for 75 years.

The Moors

Part of the Cape Cod National Seashore, The Moors, also known as the West End Salt Marsh, is home to an array of flora, fauna and sea creatures... if you keep your eyes peeled. You'll see spartina grass with a backdrop of dunes that has nourished those living things, and acts as a buffer against flooding and storm surge. If you're patient, you'll see herons and egrets... as well as the dreaded purple marsh crabs, herbivores which have kept the Moors on the edge of its demise in recent years. Recent proposals to restore the connection between Cape Cod Bay and the West End Salt Marsh, meant to restore passage of large fish and invertebrates to its 385 acres with an actual "break" in the breakwater here, has yet to happen. We live in hope for the complete restoration of this ecosystem.



The Breakwater

First discovered in 1602 by Bartholomew Gosnold, an English explorer, the Cape unwittingly got its name when the the group of explorers hit the jackpot fishing to feed the crew. "Near this cape ... we took great store of codfish ... and called it Cape Cod." The Cape itself was carved by glaciers, and the little cove is sliced in half by Provincetown's mile and a half long breakwater, which for 110 years has separated the Moors from the deep waters on the opposite side. Today, it provides a wonderful opportunity to get away from it all for an hour or two, whether you walk all the way across to Wood End lighthouse on the other end, or walk halfway and find a spot to take a plunge off its righthand side. One caveat: Be sure to check the daily tide schedule and levels as at particular high tides as there is a dip about half way out that then disappears under water for a few hours.

Cape Cod National Seashore Dune Tours

The Cape Cod National Seashore is a 40,000+ acre national preserve signed into being by President John F. Kennedy in 1961, one particular section, known as the Province Lands, is the second oldest, purposely set aside public land in the nation, its 1,950 acres set aside by Plymouth Colony in the 1600s as a fisheries reserve. In the 19th century, small shacks were constructed to house members of the United States Life-Saving Service and as shelters for washed-ashore sailors. The early 20th century saw a number of artist's shacks rise, sun-baked, washed by a century of salt air, occupied by artists, writers and others seeking inspiration and solitude. Best way to see it all? Art's Dune Tours. 508.487.1950

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GET IT TO GO

There's so much to do in Provincetown, but no need to get overwhelmed. Take a Friday night gallery stroll or a trek to the dunes and Herring Cove beach. You can fill each day with as much as you want... or just find an adirondack chair at Red Inn, order up a cocktail and watch the tide roll in.

If you're on the go, instead of a full on brewakfast or lunch, try picking up some items to go. There are dozens of choices in town, from the cranberry chicken salad at Angel Foods to the mouthwatering sandwiches at Gale Force Bikes on Bradford Street. And while you're there, why not rent a bike for your stay?

Relish Bakery & Sandwich Shop | 93 Commercial Street

No bike ride or walk to the beach would be complete, it seems, without a stop at Relish. Located in the heart of the West End, Relish is not a sit-down restaurant, but a bakery and sandwich shop like no other. Mornings here mean just out-of-the-oven delights like thick slices of lemon blueberry coffeecake and lemon squares. This season we've discovered their apple crostatas --- out-of-this-world flaky, buttery delights we promise you *will not* share with anyone. Relish offers about ten lunch sandwiches to choose from, our favorites this year: *The Parisian* with ham, cornishons, Dijon mustard and butter, and the *Chicken Salad* sandwich, made with Gorgonzola and fresh, thinly sliced pear. This place is a Ptown experience not to be missed.

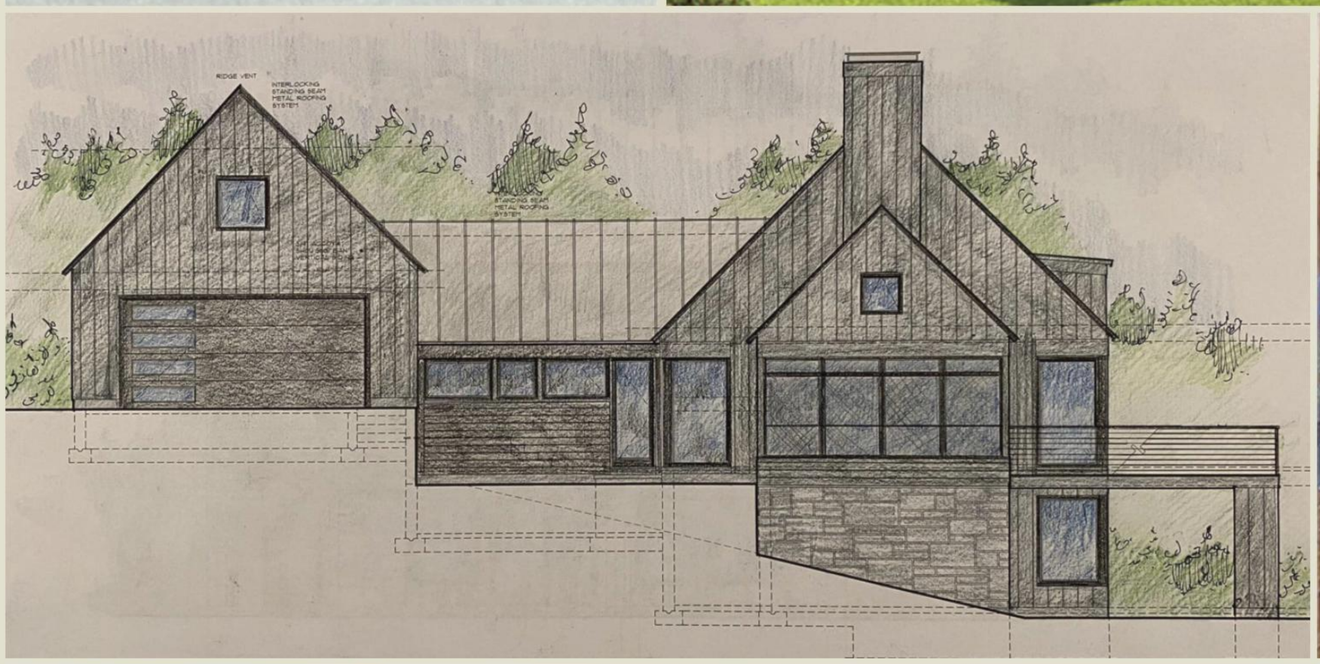
Flyer's Boats Kayak Rentals | 131a Commercial Street

Instead of luxuriating at Herring Cove or Race Point, the two big beaches in Provincetown with amenities like showers and snack bars, sometimes you just want to escape everything. Spend a few dollars at Flyer's and you can do just that with a journey to Long Point. Long Point is a spit of sand with no roads or bike trails at the *very* tip of the Cape Cod spiral. About a mile off the harbor, you can rent a kayak and paddle over the deep harbor and its surrounding glacial moraine, getting up close to the harbor seals who call this slice of heaven 'home' for the summer. Flyer's Boats rents kayaks for an hour or an afternoon. For those who want the easy way over, Flyer's also operates a pontoon shuttle that will run you $12 a person, round trip.

Joe Coffee Ptown | 170 Commercial Street

If you asked someone living in Provincetown during the summer to point to the center of town's West End, no doubt this is where they'd send you. Yes, of course its the place you can order an iced Breve... or a flat white... or just a plain old triple espresso over ice... and they get it right every time. But it's what's out front that sets is apart. Joe's sprawling terrace with seating is where everyone goes to chat while munching on peanut butter cookies, litte bacon & chedar quiches and whatever else is fresh out of the oven. Expect 30 to 40 people and 3 or 4 dogs at any given time. Conversations you'll overhear can range from why Elizabeth Warren should be our next president to who wore the wrong outfit to the Bear Week Fireman's Ball.

SCOTT WILLIAM GRADY ARCHITECT



SWG Architect has been providing exceptional residential design services in Boston, Massachusetts as well as the Cape and Islands since 1996. We specialize in Residential Architecture & Custom Home Design.

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COUNTER**INTELLIGENCE**

Text Craig Martin

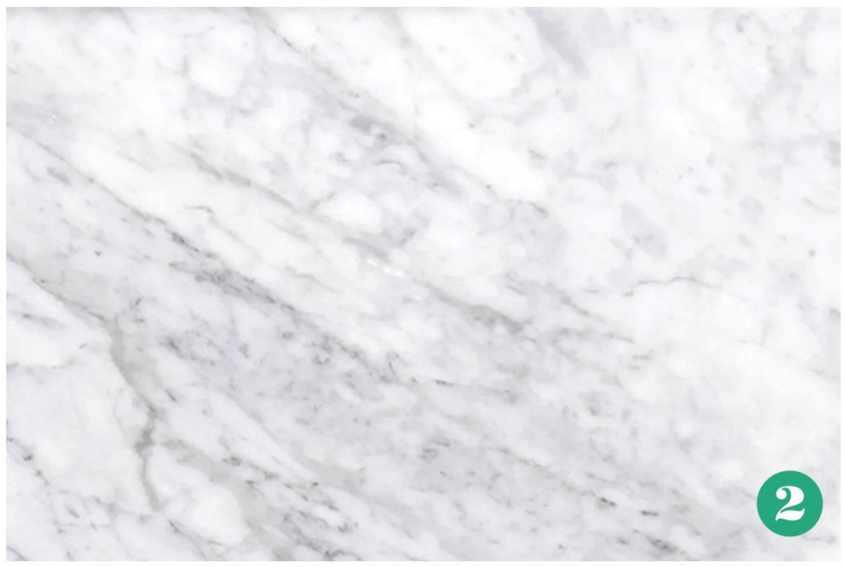
SOME ASPECTS OF home renovation can seem exasperatingly complex, like HVAC systems run by some kind of "app" that constantly fails or a lighting system that flickers due to something like a motherboard meltdown. Thankfully, figuring out what kind of counter material to choose for a new kitchen or kitchen renovation is pretty damn easy.

First, let's dispense with "solid surface materials", most often made with polyester, acrylic or a combination. Yes, they are less expensive, but they discolor over time, are easily scratched and burned.

So what does this leave us with? First up: Granite. This old workhorse that began appearing in all the magazines in the early '80s is one option. Pros: It's wildly durable. It's lasted tens of thousands of years so… it can probably take the abuse of your six-year-old twins. It's safe for the preparation of foods and it's easily cleaned. Cons: It should be properly sealed every few years.

Next: Engineered quartz. Hard as nails, won't scratch or stain, and is even more durable than granite. Best of all: no sealing required! Quartzite, not to be confused with engineered quartz, is a natural material. It has all of the great qualities of engineered quartz, but is purely a product of nature. Both of these are phenomenal choices.

Lastly, don't discount wood, especially if it is for a specific work area or food prep/dining island. There is nothing that competes with its warmth and feel.



Clockwise from top: 1. Engineered quartz is often considered todays best choice by design professionals for its incredible durability, stain resistance, and almost magical ability to take on the look of granite, marble and more. 2. Case in point: This sample of engineered quartz looks exactly like a pale gray Cararra marble... but unlike marble -- soft and porous and very easily scratched and stained -- it has a surface that stands up to most anything. 3. On the other end of the design spectrum is a white quartz which looks just like terrazzo and is perfect for South Florida homes, fitting both contemporary and Mid-Century Modern homes perfectly. 4. For deeper color, Martha Stewart has a line of engineered quartz being offered by Home Depot that includes this Flagstone Quartz, shown here paired with Martha Stewart's Sharkey Grey cabinetry.

Photo: DeVos Custom Woodworking

Clockwise from bottom: 1. Granite countertops burst onto the scene when solid surface materials like Corian and laminates like Formica fell out of favor as they scratched easily and were suceptible to burns. 2. Quartzite is 100% natural, being cut, like marble in giant hunks and turned into slabs. Quartzite ismuch harder than marble, and therefor quite resistant to scratches and staining. 3. There are countless colorations. available in granite, slabs are available in variations to fit any scheme, from soft and subtle to vibrant. Slabs can be as thin as 5/8”, but made to look substantial and thick by astute fabricators who can miter edges to achieve that appearance. 4. Wood, when done correctly, can be a marvelous alternative to stone. The kitchen seen herelooking exactly like a butler’s pantry from the early 1900s.

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A Little About Me...

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With my sharp knowledge of the South Florida market, I've helped many find their dream homes. I am confident I can help find yours, too. As your exclusive listing agent, your property will receive exposure to over 20,000 professional agents. My business is built on communication, dedication, and transparency.

Prior to entering the field of real estate, I lived in New York. There I was a radio personality, owned a home bakery, instructed in American Sign Language, eventually educating deaf children in Ghana. These varied experiences molded me, helping me become a confident realtor. Beyond my real estate career, giving back to the community is vital to me. To that end, I founded the non-profit, Pink Nail Society, in honor of my father, a prostate cancer survivor. Our mission is to raise awareness in prostate cancer and health.

Now that you know a little bit about me...

Let's make sense with your cents.™

Stephen Tendrich, Realtor,GRI, ASL
3556 North Ocean Blvd. Ft Lauderdale, 33308

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BACKSPLASH

Text Craig Martin

HOW CAN WE SAY THIS NICELY? If the nearest you come to cooking is ordering Chinese on Friday nights or opening a box of Entenmann's doughnuts on Sunday mornings, you can skip this article altogether. You see, if the above describes you, it doesn't matter *what* you choose for a backsplash material, as it will only be decorative. For the rest of us, a backsplash — a *proper* backsplash that is, has to withstand what we inadvertently coat it with. Hot oil from frying burgers, great swaths of turmeric from late night experiments with chicken curry... Anyone who has spent 30 minutes cussing while diligently scrubbing at grout lines stained pink with homemade tomato sauce understands this.

So yes Virginia, you can and should pick a backsplash material that makes you happy, but pick one that works for *how* you use your kitchen. Are you a boil-in-bagger or an amuse-bouche and four courses Julia? Figuring that out before you turn the page will steer you in the right direction, helping create a kitchen that is just right... *for you*.

MATERIALS GREAT FOR PRIMARY SPACES

Clockwise from bottom: 1. Chic, elegant and rarely seen, Alys Edwards offers a large format (8” X 32”)rough-textured, satin finish porcelain tile, grouted with gray, sanded grout. easy to clean, it is shown here stacked, not staggered. 2. If you go with a material like Coverlam’s porcelain to have fabricated into countertops, why not have matching slabs for backsplash as well? Absolutely no groutlines to catch smoke, oils and food splatters. 3. Along those same lines, we like the bright, creamy white look of an engineered quartz. Have it fabricated in slab, just like your countertops with minimal or no seams. 4. Want a more elegant, dressed up look? Engineered Quartz to the rescue again with this product fabricated to look exactly like Calacatta marble. All of these choices through CLAD Tile & Stone in Fort Lauderdale.

1

4

2

3

MATERIALS GREAT FOR SECONDARY SPACES

(not cooking spaces)

Clockwise from top: 1. In a space that will only need an occasional wipe down, not a full on scrub session, stacked glass tile, like *Beacon* from Akdo can look snappy. Grout lines are purposely kept credit card thin. Through CLAD Tile & Stone, Fort Lauderdale. 2. Arvorio from Opustone has a sleek, mid-century look, but with the thick, sanded grout lines, shown here in beige, you'll want to use this in areas that don't see much action. 3. we like the general look of this long, narrow, glazed ceramic tile with a metallic surface. Be sure to choose a grout color that is close to the color of the tile you choose. 4. Some say "subway" tile in any iteration is "out", but we say that is nonsense, especially when it is installed stacked, instead of staggered, as it is with these Alys Edwards, mottled subway tiles in off white.

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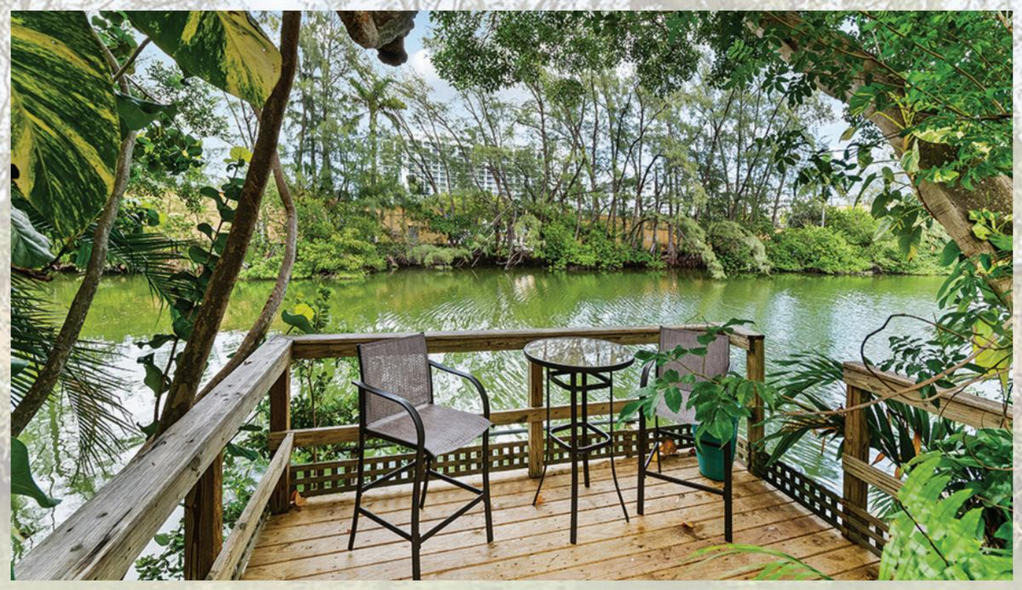

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FORT LAUDERDALE BEACH

209 N Birch Road Unit 1401 | Alhambra Place Penthouse | 3BR/3.2BA
7115 SF + 2181 Wrap Around Terrace | Dock | 3-Bay Garage Parking
Immense, Open Living Space Encompasses the Entire 14th Floor
ICW, Ocean and City Views | $4,750,000

LAS OLAS ISLES

2509 Aqua Vista Blvd | Custom Italian Villa Design | 8BR/10 Full BA/6 Half BA
15,230 SF | 2-Elevators | 6 Bay Garage | Pool | Multiple Terraces| Wine Room
200' Straight Line Waterfrontage w/Full Serive Dock | Roof Top Loggia | Gym
Theatre 2 Family Areas | Den | 3-Laundries | Gated and Walled $19,500,000

LAS OLAS ISLES

301 Hendricks Isle #9 | Place des Arts | 3BR/3.5BA | 3,382 SF
2-Story Penthouse | Den | Dockage Up to 45' Craft
Private Rooftop Terrace | 2-Bay Garage Parking | Pet Friendly | $2,365,000

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826 SE 12 Court | New Construction | Gated Town Home Community
14 Units Total | 3BR/2/5BA | Roof Top Terrace | 2-CG
Private Yards | Contemporary Finishes | 3-Floor Plans | From $1,195,000

FORT LAUDERDALE BEACH

3509 NE 27 Street | New Construction | Dramatic 3-Level Modern
4BR/4.2BA | 5200 SF | Elevator | Club Room | Balconies
Ceiling to Floor Windows Throughout | Ultra Contemporary Interiors
Roof Top Terrace w/Elevator Access | Club Room | 2-Bay Garage

AQUAZUL / POMPANO BEACH

1600 S Ocean Bl Unit 403 | Aquazul | Direct Oceanfront Living | 2BR/3.5BA
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2 Garage Spaces | Resort-Style Amenities | $2,375,000

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MASTER BROKERS FORUM MBF

A two home compound on 2.7 acres of secluded Harborage Isle is currently on the market, listed with Michelle Howland of Compass. (See page 73.)

Waterfront Living

THERE IS SOMETHING ABOUT THE AZURE waters of the Atlantic that never ceases to captivate. The ocean's undulating surface glinting in the tropical sun, the curling of its waves, have a mesmerizing effect. Framed by swaying coconut palms that line the miles of uninterrupted Fort Lauderdale shoreline, our ocean somehow defines us. Here, in a city sometimes called "The Venice of America" the fascination with life on the water extends miles west of our shoreline. Developers here saw this city's potential 100 years back when they started planning mile after mile of languid canals. Even earlier, the dredging of the Intracoastal Waterway, designed purely to provide a safe, navigable route for shipping, had the

Here, in "The Venice of America," fascination with life on the water extends miles west. Developers saw this city's potential when they started planning mile after mile of languid canals.

On The Water And On The Market

Address: **2763 NE 17th Street**
Fort Lauderdale
Description: **3 bed, 3+ bath**
pool, waterfront
Size: **5,298 Square Feet**
Asking Price: **$8,495,000**
Listing Agent: **Julie Jones**
Company: **Douglas Elliman**
Contact: **954.292.8900**

Address: **1122 NE 18th Avenue**
Fort Lauderdale
Description: **3 bed, 3+ bath**
pool, waterfront
Size: **1,452 Square Feet**
Asking Price: **$989,000**
Listing Agent: **Kevin Wirth**
Company: **Castelli Real Estate Services**
Contact: **954.459.0337**

Address: **2100 N Ocean Drive #10L**
Fort Lauderdale
Description: **1 bed, 1 bath**
pool, waterfront
Size: **900 Square Feet**
Asking Price: **$549,000**
Listing Agent: **Janet Mathie**
Company: **Campbell & Rosemurgy R.E.**
Contact: **954.427.8686**

added bonus of creating safe passage for yachts and pleasure craft. Over time, our water frontage has encapsulated our character. Neighborhoods in Fort Lauderdale like Harbor Beach, Seven Isles, Riviera Isles and Coral Ridge offer incredible waterfront opportunities. But the obsession with life on the water doesn't end there. Hollywood and Dania Beach have incredible waterfront properties, as does Oakland Park... and Wilton Manors is known as the "Island City" as it is literally surrounded by water. We are indeed lucky to live here. ISLAND celebrates this good fortune each month and in this issue highlights six of the over 1,000 waterfront properties currently on the market.

Yes, the 1,000 available properties can and do include swirling Venetian palazzo-style estates on the Intracoastal Waterway with price tags not in the millions but in the tens of millions, but if you look carefully, you can still find the occasional waterfront bargain, say, a beautiful one bedroom condominium or cooperative on the water for under $300,000. With these six listings, ISLAND offers up a selection of single-family homes and condominiums scattered along our ocean and canals like little faceted jewels.

There's a little of everything here, whether you are looking for life on a languid canal, a boat parade home on the Intracoastal or a jaw dropping home on the Atlantic. Best of all, they are all

Over time, our water frontage has encapsulated our character. Neighborhoods in Fort Lauderdale like Harbor Beach, Seven Isles and Riviera Isles offer incredible waterfront opportunities. But the obsession with life on the water doesn't end there.

currently on the market. Shopping for a three-bedroom home with deep-water dockage and long water views? You'll find it here. Looking for a lakefront beauty just steps from shopping on N. Federal? You'll find it here. Looking for an efficient one-bedroom with ocean views as far as the eye can see? You'll definitely find it here.

None of those appeal to you? We also found you a jaw-dropping, 2.7-acre compound with two drop-dead contemporary single-family homes on the grounds asking $98,000,000. Bring your checkbook!

ISLAND

THE JOURNAL OF LAUDERDALE LIVING

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Flying to the Caribbean on Tropic Ocean Airways? Find us in your seatback pocket.

Getting a stylish new pair of glasses at Chic Optique? We're right inside the door.

Lunching at O-B House in the Himmarshee District? The hostess has them hot off the press.

Picking up fresh swordfish at Sea SaltFish Market? Right inside and to your left.

Spending a spa weekend at Little Palm Key Resort? Look on your bedside table.

Celebrating an anniversary dinner at Thasos? Open the front door and look to your right.

And of course there's always IslandFTL.com online, 24/7

On The Water And On The Market

Address:	**118 Lake Emerald Dr. #209 Oakland Park**
Description:	**2 bed, 2 bath pool, waterfront**
Size:	**920 Square Feet**
Asking Price:	**$239,000**
Listing Agent:	**Maryam Schag**
Company:	**The Dirt Brokers, LLC**
Contact:	**954.999.7257**

Address:	**5 Harborage Isle Fort Lauderdale**
Description:	**6 bed, 6+ bath pool, waterfront**
Size:	**20,000 SF, 2.7 acre lot**
Asking Price:	**$98,000,000**
Listing Agent:	**Michelle Howland**
Company:	**Compass**
Contact:	**954.210.7040**

Address:	**2101 NE 20th Avenue Wilton Manors**
Description:	**3 bed, 3 bath pool, waterfront**
Size:	**2,650 Square Feet**
Asking Price:	**$5,990,000**
Listing Agent:	**Carolina Lara**
Company:	**ONE Sotheby's Intl.**
Contact:	**954.522.2831**

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Clockwise from top: For Presley Anheuser, built a home at the tip of Riviera Isle Drive complete with picturesque loggias, balconies and a roof of Spanish tile. Dolores Hart and George Hamilton film a scene from *Where The Boys Are*, a film that put the Fort Lauderdale lifestyle on the map in 1960. Long, arches supported by squat, Doric columns of pieced stone lined the dining terrace overlooking the water.

Manga Reva | Francis Luis Abreu | 1933-2023

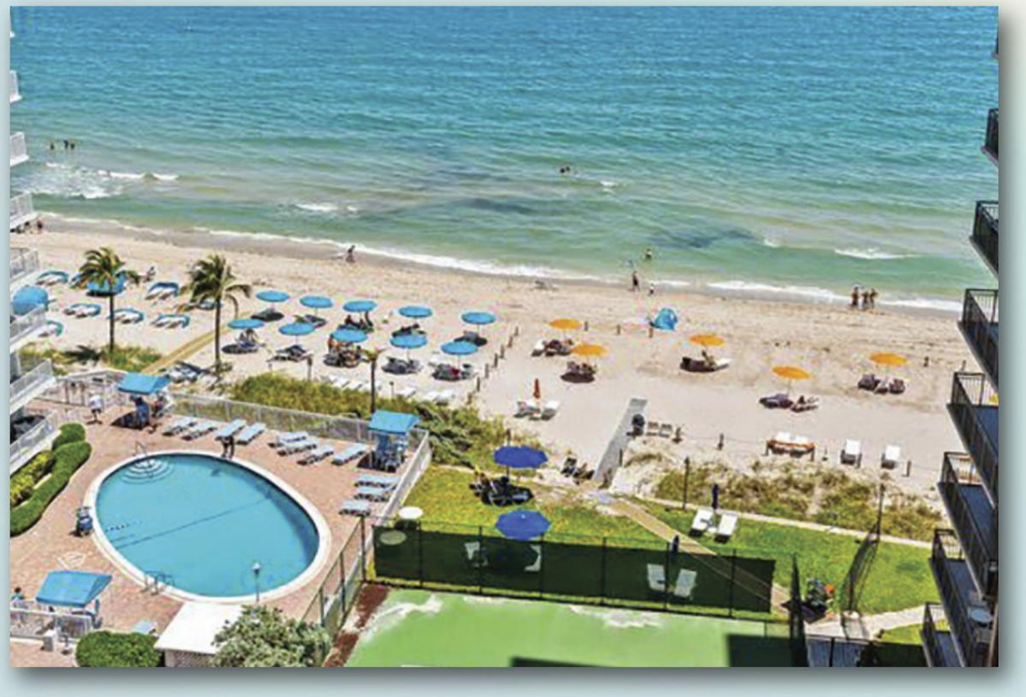
Manga Reva — perhaps wistfully named after the non-fiction novel *Manga Reva: The Forgotten Islands* by Robert Lee Eskridge, — rose in 1933 on the shores of Fort Lauderdale's New River. Designed by Francis Luis Abreu, the sprawling home was designed for a young Presley Anheuser, the 22-year old heir to the Anheuser-Busch fortune. Presley and his Wife, Ginny hired Abreu, who was, in the boom years of the mid-1920s, known as Fort Lauderdale's own architect to the carriage trade. Born into a wealthy family and raised in New York State, Abreu received his degree from Cornell and began working in South Florida at a time when Mediterranean Revival — the *real* thing — was taking all of the Gold Coast by storm. Abreu had originally landed in West Palm Beach after his graduation in 1921. Many have speculated that Abreu worked under the famous Spanish Revival architect, Addison Mizner at the time, but this connection has not been confirmed. By 1924, when Abreu arrived on the scene in Fort Lauderdale, development was beginning to take off and the architect's down-to-earth version of Spanish Revival design helped make him the most sought-after designer in the city. Abreu's first commission here was a turreted Oceanside home for his grandfather, Juan Jacinto Jova, modified, but still in existence today as the Casablanca restaurant just off A1A.

For Manga Reva, the architect designed what amounts to an island home, It commanded — until this winter — over 500 feet of coastline where the New River meets the Intracoastal. The 12,500 square foot home was a confection of stucco, irregular brick and carved stone with extensive detailing in coral stone. Abreu's version of Mediterranean Revival was more on a par with that of Coral Gables' H. George Fink than that of architect Addison Mizner in Palm Beach. While all of the major architects of that heady era, Mizner, Abreu, Fink, Phineas Paist and others produced stunning work in a cohesive, aesthetic style, Abreu had an earthier approach. Instead of the carefully chiseled detail and baronial splendor associated with Mizner's work, Abreu's designs — while still magnificent — were more subdued and restrained. Fink's work in Coral Gables or at his Sheppard Estate on Las Olas Boulevard in Fort Lauderdale shows a very similar approach to Abreu's handling of detail, both architects often using a signature triple-arched tower in their work. The shared goal of these men was to give newly built homes the patina of age. For Abreu, this often meant paint over irregular brickwork that was then partially rubbed off here and there to reveal a hint of the character and texture of the brick, as if washed away by decades of weather. For Manga Reva, Abreu added sections of half timbering and an open breezeway connecting two wings of the house and framing views of the water from the front drive. This view, and the home itself, was best captured by Hollywood in the 1960 film, *Where The Boys Are*, as character Ryder Smith's grandfather's estate.

Unlike the crazy version of Mediterranean Revival used in Fort Lauderdale in the first decade of this century, replete with Styrofoam-molded details and staircases worthy of Dynasty, Manga Reva was an understated, yet breathtaking composition. No giant, two-story entry, its front doorway was low and heavy, like that of a monastery, and accessed through a secluded courtyard, its carved, coral stone fountain lined in azure blue Spanish tile. A loggia-style, raised dining terrace faced the water with a ceiling that was meticulously hand-painted. Another long, loggia space contained a wall inset with Delft tiles while inside the home some spaces had burnished, hearth tile floors embedded with Batchelder tiles, popular in fine homes from the 1910s and 20s.

Details that cropped up at Manga Reva also appeared in an exquisite "cottage" Abreu designed one year earlier for playwright Eugene O'Neill and his wife, Carlotta in Sea Island, Georgia, known as the Casa Genotta. As was the case at Manga Reva, Casa Genotta contains Abreu's signature features like the antiqued barrel-tile roofs, carved coral columns, cloister arcades, beamed ceilings and second-level balconies. The difference: Sea Island, Georgia dubbed Casa Genotta historic, which to this day protects it from being erased. Fort Lauderdale has very few protections, and the ones it does have are best described as toothless. When we first published a piece on the home in Tropic magazine in 2013, we were convinced – foolishly, in hindsight -- that this well-crafted and valuable piece of our city's history would continue to survive this city's seeming love affair with demolition. Unfortunately, nothing could have been further from the truth. The home was torn down earlier this year, the land it occupied being marketed as a developable lot. Its asking price: $29,995,000.

FORT LAUDERDALE OCEANFRONT



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LET'S TWIST AGAIN, LIKE WE DID LAST SUMMER... LET'S TWIST AGAIN, LIKE WE DID LAST YEAR...

Fort Lauderdale Beach, A1A near Las Olas Boulevard, circa 1962, a couple of years after the Metro-Goldwyn Mayer hit, Where The Boys Are was shown to a generation of teen-aged movie-goers around the nation.

The movie, starring Connie Francis, Yvette Mimieux, George Hamilton and Dolores Hart put what was then a quiet little town north of Miami Beach quite literally on the map for thousands and thousands of college-aged kids for the next twenty years. By the early 1980s, the city had had just about enough and put the kibosh on the yearly festivities.

Photo Greg Durkin

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2200 S. Ocean Lane #205

Point of Americas is a luxury Harbor Beach Ocean Front condominium located on 10 lush landscaped acres. Enjoy panoramic views of the ocean, inlet, boats and coastline from this 2 bedroom, 2.5 bath apartment with both northern and southern facing balconies. Two generous primary suites and a separate half bath for guests, floor to ceiling windows, shutters throughout, ceramic floors, underground parking, extra guest parking, Guest Hotel rooms, 2 heated Oceanfront pools, attended beach with cabanas, multiple gyms, grilling areas, onsite restaurant, 24/hr security and guardhouse entry. About 15 minutes to the airport. $1,100,000

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Sky Harbour East! Best ocean views in town from the penthouse!! South-facing 1/1 penthouse apartment with direct views of ocean, port & Intracoastal from every room. Very private with unobstructed views to Miami. Enjoy the waterfront pool, cruise ships & yachts, see the manatees swim by & turtles nest. $515,000

2100 S. Ocean Drive #5L

Best views in town! South facing 1/1 with direct views of ocean, Port and Intracoastal from every room. Very private with unobstructed views to Miami. Hurricane impact windows. Cruise ships & yachts up close and personal! See manatees swim by and turtles nest. Quiet, Harbor Beach neighborhood. $515,000

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2200 S Ocean Lane #1401

Point of Americas is the absolute prime location. This sky-high northwest corner large 2/2 sits on the southeast point of Fort Lauderdale. FIND YOUR INNER PEACE with breathtaking unobstructed south ocean, inlet & city wraparound views down the long coastline. Enjoy the daily mega-yacht & cruise ship parade. Dramatic views from all rooms; move-in condition. Impact windows & doors +guard house entry. Widest private and quiet attended beach with cabanas, picnic area, fabulous amenities. Two huge tropical pools-on site restaurant. Full fitness facilities, club & party rooms, over night guest rooms available. 24 hr security. Maintenance includes reserve fund. Close to airport, major highways, shopping, restaurants, Brightline train, midway between Miami & Palm Beach. $1,175,000

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SEE FORT LAUDERDALE BEACH IN A WHOLE NEW LIGHT

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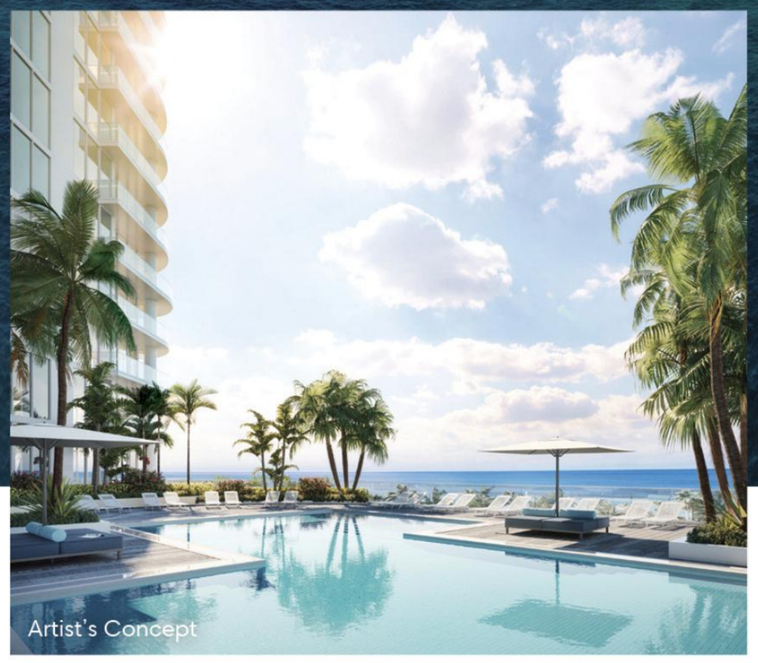
FORT LAUDERDALE

Artist's Concept



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Selene Oceanfront Residences' two landmark towers are Fort Lauderdale Beach's tallest new address and a beacon of oceanfront luxury living. Spacious open-concept floorplans take full advantage of spectacular Atlantic Ocean and city skyline views through iconic walls of glass and private terraces. Resort-style amenities include an elevated pool deck, fire pits, social gathering lounges, and more. Selene's premier location is minutes from Downtown Fort Lauderdale's vibrant shopping, dining, and entertainment districts.

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VIRTUAL APPOINTMENTS AVAILABLE | 954-833-1911 | SeleneFTL.com

2- to 3-Bedroom Residences from $2.7 Million

PRESENTED BY
KOLTER

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EQUAL HOUSING OPPORTUNITY