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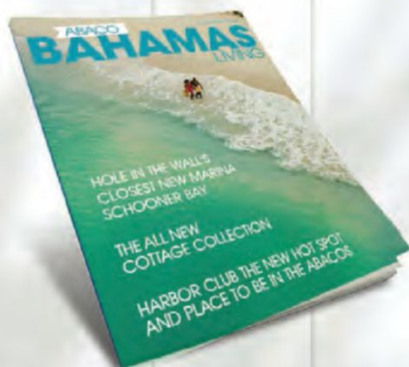


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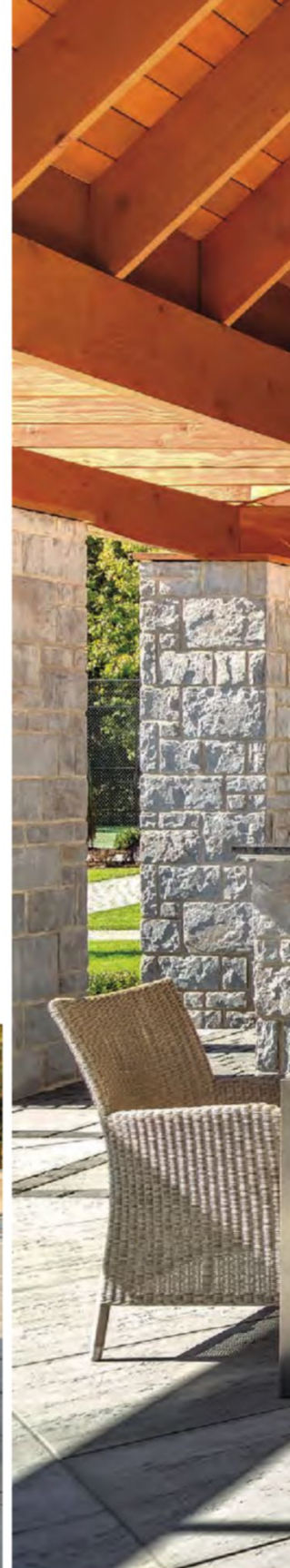


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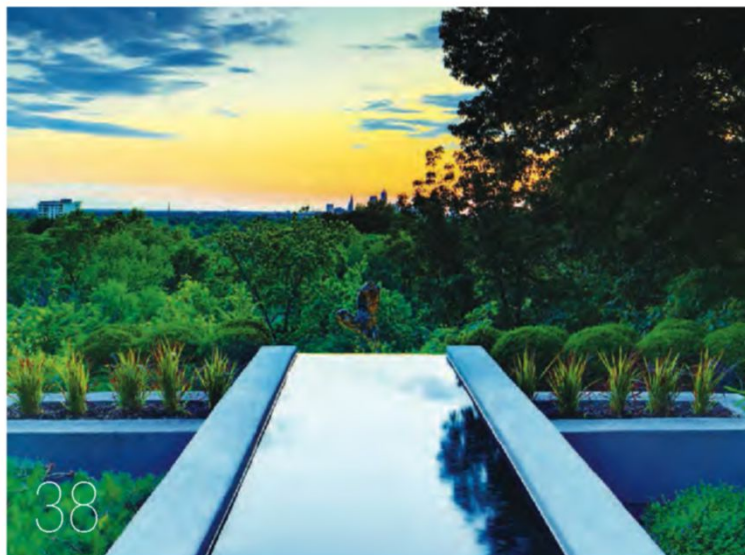
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THIS MONTH ONLINE

SOFa, SO GOOD

France is rightly renowned for its haute couture, but the country's furniture makers are equally *en vogue* in the home fashion stakes. **Sifas**, the French manufacturer of high-quality and contemporary in-outdoor furniture for pool decks, patios and yachts, has launched its latest Komfy collection, a stylish range in modular components which allows homeowners to create customized lounge spaces. The new collection blends comfort, durability and an eco-friendly design, and is offered in several finishes and colors for its cushions, tops, surfaces, fabrics and structures. Read more at oceanhomemag.com/sofas



Cool and Komfy
 The stylish new Komfy Collection adds a wow factor to any pool deck.



cROSSING THaT BRIDGE

Some ocean homes are more location challenged than others, requiring a bridge over a coastal gully, stream or environmentally sensitive wetlands. Enter the Florida-based York Bridge Concepts, a market leader in one-of-a-kind timber bridge design and construction for almost 30 years. Discover more about their durable, eye-catching, low-maintenance and landmark residential bridge designs and technology at oceanhomemag.com/ybc



ca P JULUca'S SUITE LIFE

Fresh from a multi-million-dollar design refurbishment, the iconic Cap Juluca in Anguilla has never looked better. With only 69 guest rooms, villas and suites overlooking the powdery white beach of Maundays Bay, this deluxe resort now boasts the new Jonquil Suite, a 3,300-square-foot villa with an oceanfront dining terrace and freshwater infinity pool. Read more at oceanhomemag.com/capjuluca



JOIN THE LUXE cLUB

Leading New York interior design firm Salisbury & Manus has launched an exciting new membership service for sophisticated and savvy buyers of home furnishings. The Luxe Club service is the first of its kind allowing customers to search for quality home furnishings online and visit manufacturers' showrooms to purchase directly at wholesale prices. Read more at oceanhomemag.com/luxclub

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PHOTOGRAPH BY SCOTT HELFRICH (YORK BRIDGE)



southern marsh

COLLECTION



SHE'S A TRUE BELIEVER

Few people ever find their dream home. But Kym Gold, co-founder of iconic jeans brand True Religion and the dynamic creative force behind her new fashion brand Babakul, has done just that. Nestled on a bluff overlooking the Pacific Ocean, and located in one of Malibu's most exclusive enclaves, her exquisite Spanish Mission-style home is set in beautifully landscaped gardens which are the very essence of contemporary outdoor living. I was fortunate to meet Gold prior to our photo shoot (page 54) and she was just as stylish, beautiful and welcoming as her magnificent home. Intriguingly, the native Californian had seen and longed to buy the home for several years, proving that hard work, an entrepreneurial spirit and some wishful thinking can make any dream home a reality.



POOLING OUR RESOURCES

I'm also delighted to be joining forces on this special Outdoor Living Issue with Master Pools Guild, the leading network of luxury pool designers and builders that specialize in custom residential swimming pool construction and design. With more than 110 world-class members in the U.S. and overseas, Master Pools Guild is the go-to resource for any ocean home owner planning to invest in, or upgrade, a classic or contemporary pool. They were the first people I turned to for advice in compiling our 2014 Pool Trends feature (page 72), and I can't recommend them highly enough. masterpoolsguild.com

PHOTOGRAPHS BY SAM BROWN (ASLA), LAURE JOLLET (KYM GOLD), AND PAUL SCHULSMANN (BARRINGTON POOLS)

OUTDOOR LIVING AT ITS BEST

As the first shoots of spring and summer appear in our gardens after the long winter hibernation, I'm delighted to warm things up with our annual Outdoor Living Issue, a timely, informative and eye-catching showcase of the very best in luxury coastal living from swimming pools to landscape architecture and design, outdoor kitchens and grills, exterior lighting, garden furniture and accessories, and more. For this special edition, we've partnered with the American Society of Landscape Architects (ASLA), which held its annual EXPO in Boston recently, attracting more than 500 exhibitors—all market leaders in their respective industries—and large crowds of homeowners eager to discover the latest trends and newest products. We didn't have to look far to find exceptional landscape architects, designers and outdoor

living experts, many of which are featured in this issue. For my money, the blue skies, warm sunny days, delicate blossoms and fresh, green grass of the new season can't come soon enough, and I hope you are similarly inspired.



Me with Thomas R. Tavella, ASLA's immediate past president.

Andrew

Andrew Conway

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aconway@oceanhomemag.com

We'd love to hear from you. Send your ideas and comments to editor@oceanhomemag.com or visit oceanhomemag.com.



Two's Company

Maryann Hammers has covered home and design for publications ranging from "Luxe Interiors + Design" to the "Los Angeles Times." For her first *Ocean Home* assignment (page 66), she interviewed architect Horst Noppenberger and interior designer Arianna Noppenberger about modernism, California living, and working together as a married couple. "As a lifelong Californian and beach lover, I've always admired those sleek glassy oceanfront homes," she says. "I was honored to meet the architect and designer of one of Laguna's most gorgeous residences."



The New Iron Age and All Grown Up

Carol Sorgen is a Baltimore-based lifestyle and travel writer who has written for a variety of luxury publications including "European Homes & Gardens" and "Shore Life." For this edition, she profiled two standouts in outdoor design—Compass Iron Works and GreenScaped Buildings—for her feature articles on classic iron railings (page 36) and living walls (page 40). "I love the passion behind both of the products," she says. "It's truly inspirational when people love what they do. It shines through in their work."



Perfectly Puglia

Alexandra Pecci is a New Hampshire-based travel and food writer whose work appears frequently in "Every Day with Rachael Ray" and other leading lifestyle magazines. Her first assignment for *Ocean Home* took her to Puglia, Italy, where she was captivated by the region's rustic, undiscovered beauty, and its treasure trove of vacation villas (page 103). "Those who crave authentic and unblemished travel experiences should explore Puglia now before the rest of the world discovers it," she advises. "It is undoubtedly Italy's hidden treasure."



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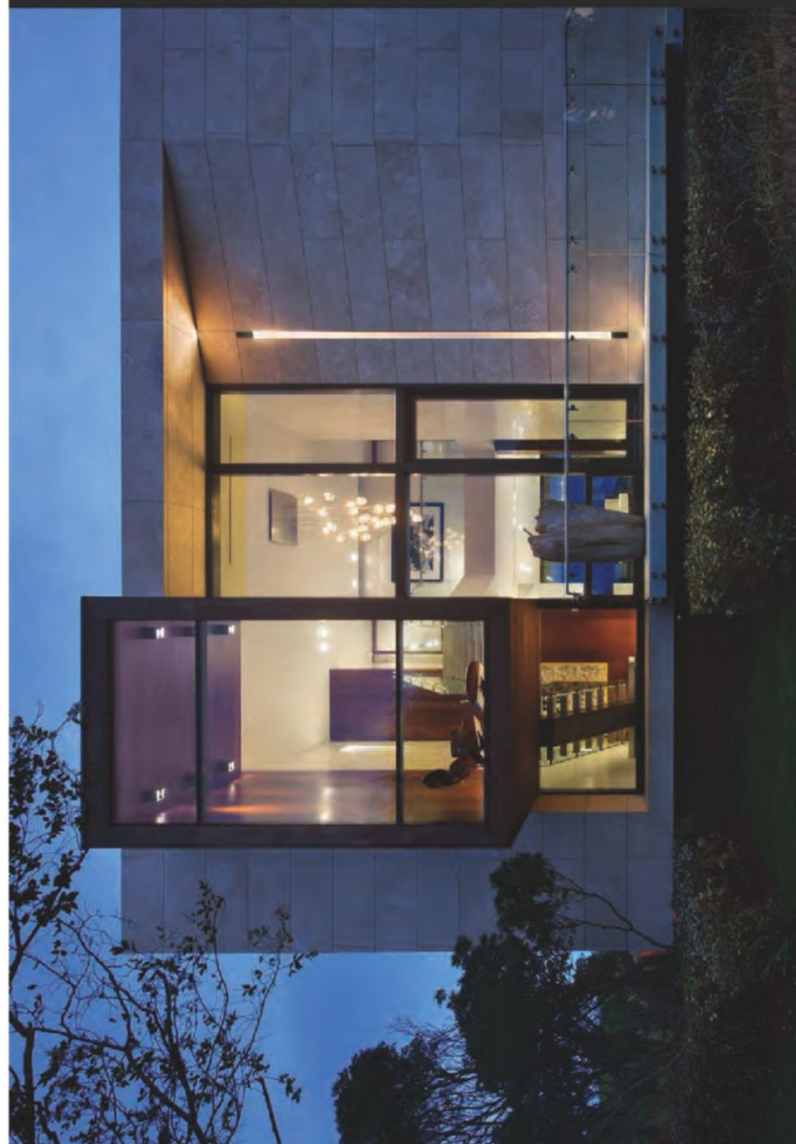
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words by **Andrea Collins**





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april showers

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words by **Andrea Collins**

SHARP AS STEEL

Ocean home gardens are invariably soft and pretty, so as not to compete with the dramatic water views, but one talented sculptor is wowing the landscape design world with his unique and razor-sharp fountains. A 20-year veteran of steel sculptures and the creative force behind ModFountain, New York-based artist Randy Bolander combines hard-edged steel with gently flowing water, resulting in a head-turning collection of fountains that will add a contemporary touch to any garden. "I'm obsessed with designing the perfect fountain based on minimalist principles," says Bolander. And who are we to disagree with the man of steel? modfountain.com

words by **Julia Johnson**

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HOME IS WHERE THE HEART IS

It's rare that a home of this quality, natural beauty and exquisite taste comes on the market. Nestled on more than six private waterfront acres in the Hamptons' hamlet of North Haven, and located on coveted Actors Colony Road in Sag Harbor, the impeccable Strongheart combines civilized contemporary living with old world charm.

Built in 1902 and beautifully renovated and expanded, the Strongheart manor house anchors the estate and is complemented by two additional renovated guesthouses, each on a single and separate lot, that echo the elegant style of the main house.

The designer interiors are meticulous with terraced bedrooms enjoying magnificent water views. Surrounded by landscaped lawns, flower gardens and stately trees –

and set on 300 feet of direct waterfront – the estate offers approximately 12,000 square feet of interior living with 12 bedrooms and 12 bathrooms combined in all three houses, perfect for welcoming family and friends.

For al fresco living and entertaining, Strongheart features a heated in-ground pool, a private beach, outdoor pavilion with a fireplace, a teahouse and pond, all with spectacular bay and water views. Permits are also in place for a 125-foot dock. Listed by Linda Haugevik, Sotheby's International Realty Hamptons. sothebyshomes.com/hamptons (web id: 0037127) or call 631 838 2247 for an appointment.

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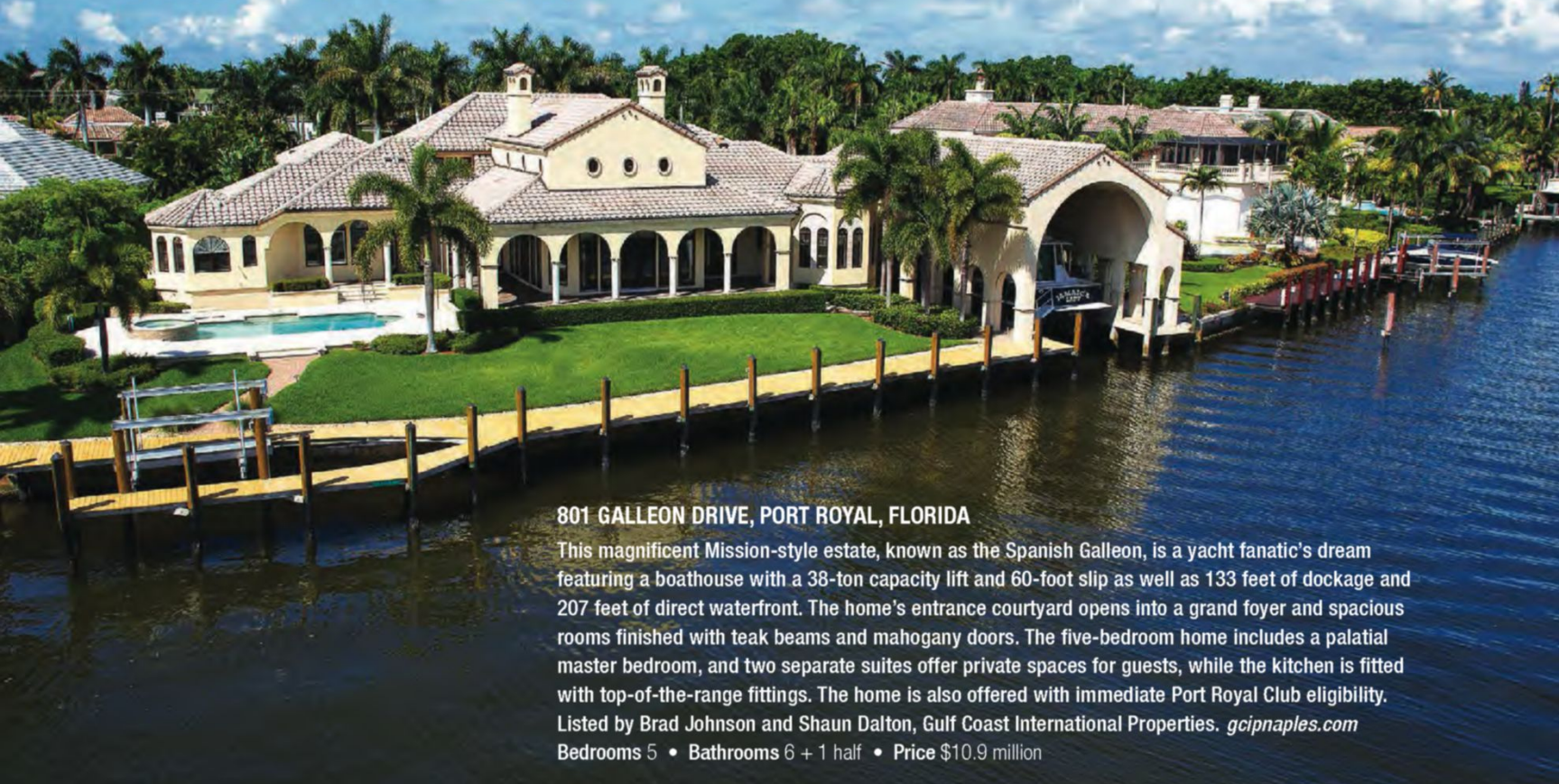
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801 GALLEON DRIVE, PORT ROYAL, FLORIDA

This magnificent Mission-style estate, known as the Spanish Galleon, is a yacht fanatic's dream featuring a boathouse with a 38-ton capacity lift and 60-foot slip as well as 133 feet of dockage and 207 feet of direct waterfront. The home's entrance courtyard opens into a grand foyer and spacious rooms finished with teak beams and mahogany doors. The five-bedroom home includes a palatial master bedroom, and two separate suites offer private spaces for guests, while the kitchen is fitted with top-of-the-range fittings. The home is also offered with immediate Port Royal Club eligibility. Listed by Brad Johnson and Shaun Dalton, Gulf Coast International Properties. gcipnaples.com
Bedrooms 5 • Bathrooms 6 + 1 half • Price \$10.9 million

LITTLE'S POINT, SWAMPSCOTT, MASSACHUSETTS

One of the most impressive homes on the coastline of Massachusetts, 45 Little's Point Road occupies almost 1.5 acres of direct oceanfront with panoramic views of Marblehead, the South Shore and Boston skyline. Designed by the award-winning architecture firm of Schwartz/Silver and approached via a private association road, this south facing, stucco and contemporary masterpiece features five bedrooms and seven bathrooms with the principal living spaces on the second floor to take advantage of the stunning ocean views. The home is nestled in landscaped grounds and two beaches are less than a mile away. Listed by Lanse Robb, Landvest - Christie's International Real Estate. landvest.com
Bedrooms 5 • Bathrooms 7 • Price \$5.95 million



VILLA FLORENTINE, OCEAN CLUB ESTATES, BAHAMAS

Nestled inside the prestigious gated community of Ocean Club Estates with views of Nassau Harbour, Villa Florentine offers ocean home living on a grand scale. The estate is perched on two lots, comprising a 14,000-square-foot main house and a 10,000-square-foot guest villa, each with six bedrooms, spacious living and dining rooms and expansive outdoor entertaining spaces. The interiors feature custom-milled Brazilian woods, Italian travertine and bespoke ironwork, while the guesthouse has a spectacular rooftop deck. The property also has 175 feet of frontage on the waterway and multiple docks and boatlifts. Listed by Nick Damianos, Damianos Sotheby's International Realty. SIRbahamas.com
Bedrooms 12 • Bathrooms 12 • Price \$21.5 million



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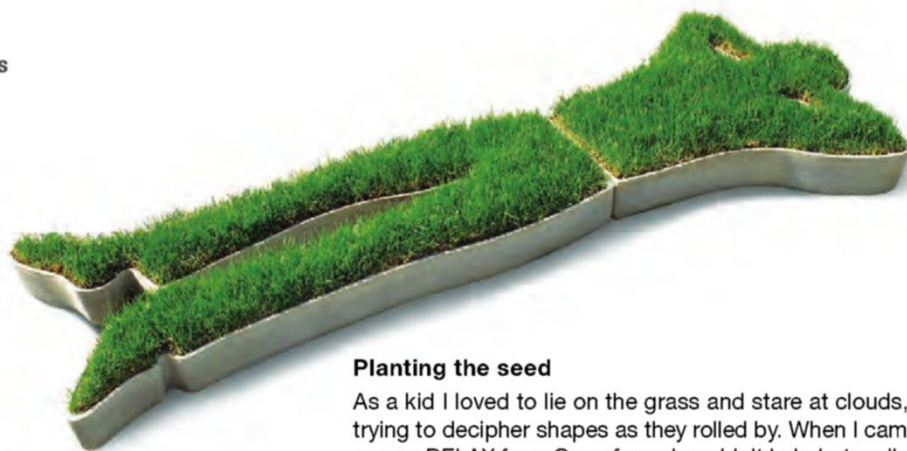
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Spring Fresh

OCEAN HOME'S DESIGN EDITORS JEFFREY AND DEBORAH FISHER UNCOVER FIVE GARDEN-FRESH OUTDOOR FINDS



Planting the seed

As a kid I loved to lie on the grass and stare at clouds, trying to decipher shapes as they rolled by. When I came across RELAX from Greenform, I couldn't help but smile at the whimsical charm of the 100 percent recycled fiber cement planter. Measuring more than 6 feet long in two planters, it can be filled with flowers or colorful stones but I like it best planted with lush grass. green-form.com



One for the birds

If you're a fan of modern design, this exquisite birdfeeder is perfect for a contemporary garden. Referencing the Barcelona Pavilion, created in 1929 by the iconic architect Ludwig Mies van der Rohe, Monique Engelund has designed a super cool and architecturally interesting birdfeeder. Made with durable acacia wood from sustainable European forests, the feeding table is located under the roof while the birdbath sits out in the open. What's not to love? allmodern.com



Classic and contemporary

Our favorite go-to for modern yet classic outdoor furniture is the 1966 collection by Richard Schultz for Knoll. The collection was actually designed by Schultz at the request of Florence Knoll, who, after retiring wanted outdoor furniture that could withstand the corrosive Florida air. As comfortable and well-proportioned as it is sleek, there's no question why this adjustable chaise and the entire collection has been a hit for almost 50 years. knoll.com

Raise your glasses

I love picnics, "Shakespeare in the Park" and a good ol' seaside clambake. I haven't, however, always loved my options for outdoor drinkware. That all changed when I discovered Govino stemless glasses. Made from a BPA-free polymer, these shatterproof, reusable, recyclable glasses are as thin-rimmed as crystal and feature a thumb notch for easy handling. They're so affordable I've taken to keeping an inventory on hand for hostess gifts. govinowine.com



Stepping out in style

When Deb needed an outdoor rug for her home in Naples, Fla., we went searching for something a little more adventurous than seagrass and found just what we were looking for with Liora Manne's LAMONTAGE rugs. Her beautifully creative floor art resembles wool felt but is made with 100 percent acrylic and polyester fibers specially coated to prevent mildew, odor and deterioration. Her online catalogue is extensive and she also does custom orders. lioramanne.com



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Cool and Classic

FIVE DESIGNER OUTDOOR FURNISHINGS FOR SPRING AND SUMMER SOJOURNS

styled by **Deborah Geiger**



The royal family

Ergonomics and outdoor elegance merge in the Sunday 193 Lounger, a new aluminium recliner from the design team of Royal Botania. Topped with cushions in durable CoaXXs fibers (a stretch resistant polyester), this chic chaise is available in a variety of colors and patterns and will sit pretty through all weather conditions, whether it's April showers or May flowers. royalbotania.com



A coastal affair

Create hotel-style glamour with the 8-Piece Maya Deep Seating Set from Westminster, a seriously stylish and scalable outdoor living setting offering several configuration options. Extra-deep sofa seating and matching coffee table and ottoman are beautifully crafted in sturdy Indonesian teak while plush all-weather cushions with removable Sunbrella covers will transform any backyard barbecue into a luxurious coastal affair. westminsterteak.com



Express yourself

Named after an expansive waterfront estate in Maine called Weatherend, this brand's DNA is awash with ocean home style. I love the customizable table and chair set from its Expressions line that offers tailoring of colors as well as chair back and tabletop patterns. Opt for the sea-inspired Scallop Shell and Ebb and Flow or the spring flower graphics like Daisy Chain and Flower Power to add vibrant seasonal style to your outdoor space. weatherend.com



Front and center

Store all your pool accessories in stylish order with this handsome Louvered Teak Trunk from Frontgate. With more than 28 cubic feet of space and a hydraulic hinged lid that opens almost 90 degrees, this chic storage trunk has a louvered front, back and sides allowing fresh air to circulate and eliminating dampness and mildew that can damage patio cushions, towels and garden tools. frontgate.com



A new benchmark

Inspired by the window shutters that personify southeastern style, Summer Classics' Ocean Grande Bench adds fresh and contemporary flair to this age-old standby. Crafted of golden Burmese teak in the traditional and ultra-sturdy mortise and tenon construction, this updated design features the signature shutter back and delicate details like curved armrests and tapered legs. summerclassics.com

PLANTING THE SEED

THE RIGHT LANDSCAPE ARCHITECT CAN HELP TRANSFORM YOUR OUTDOOR LIVING SPACES

words by **Maryann Hammers**

Are you thinking of redesigning your home's garden, backyard, courtyard or outdoor living spaces? "It's a big investment, but with a wonderful return," says Jennifer Horn, a leading landscape architect based in Washington, D.C.

A professionally designed residential landscape can add up to 15 percent to a home's value, just one reason why hiring the right professional for the job is so crucial. "It's more like selecting a doctor than a mechanic," says Horn. "It's an emotional, personal relationship, and if you don't have the right fit, you're likely to be disappointed."

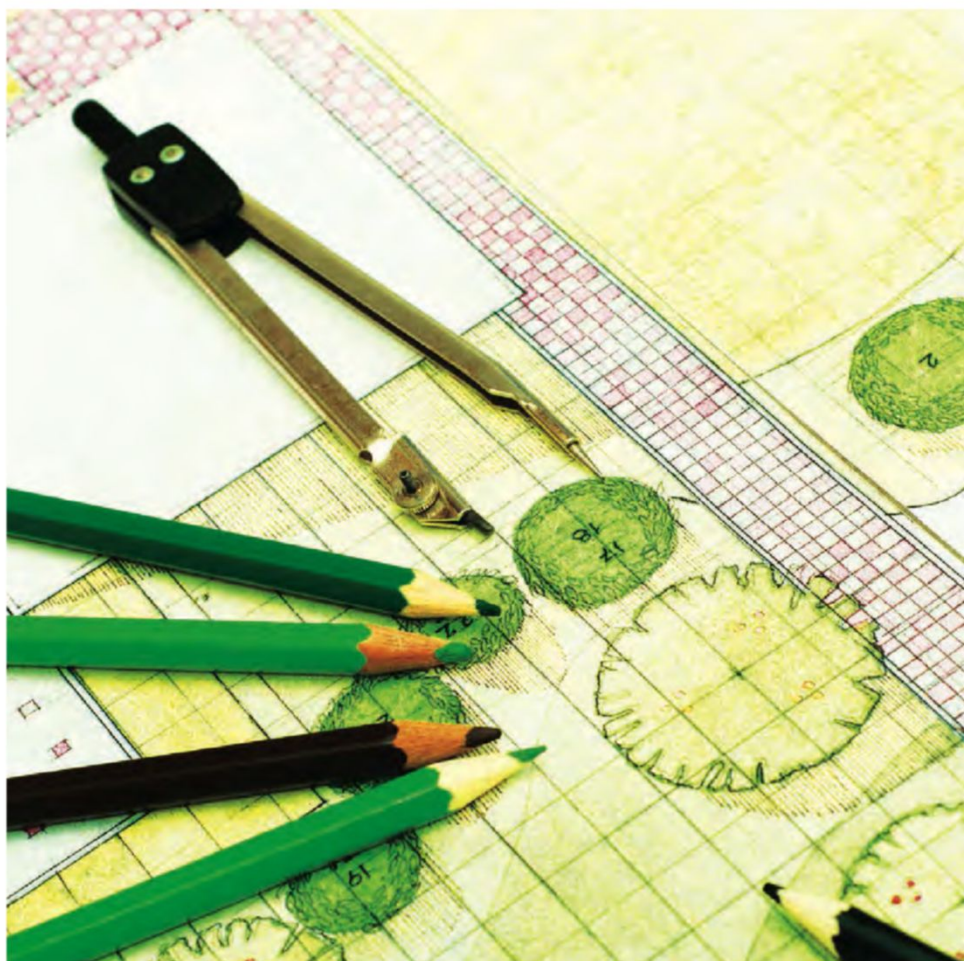
The American Society of Landscape Architects (ASLA) can help you find that fit, says Horn, who chairs the organization's Residential Landscape Architecture Professional Practice Network Group. Founded in 1899, ASLA focuses on big-picture issues – ranging from sustainable design to historic preservation and environmental stewardship – but homeowners wanting to beautify their own outdoor spaces can also turn to the society for advice and ideas.

The ASLA website is an excellent place to start. The Residential Design page is packed with informative articles on growing plants and vegetables, tips for saving water, and detailed guides on sustainable landscapes.

Once you've done your research and set a budget (typically 5 to 10 percent of your home's worth), you're ready to meet with landscape architects to discuss your project. ASLA's extensive Firm Finder can help you zero in on the best landscape architects who specialize in your needs, whether you're looking for a therapeutic garden, low-maintenance terrace, or more elaborate outdoor entertaining space.

You'll have plenty of professionals to choose from with ASLA representing more than 15,000 members in 49 chapters throughout the United States and in 62 countries worldwide. And you can be assured the landscape architect you hire really knows his or her trade. The society's full members must hold an accredited bachelor's or master's degree in landscape architecture and/or be licensed in their state, with at least three years of professional experience.

"You get a higher level of education, greater detail in the design and plans, and a stronger emphasis on responsibility toward the land with an ASLA landscape



architect," says Horn. "On a practical level, you'll get a much more educated and thoughtful approach to your home project. ASLA landscape architects also consider sustainability, aesthetics, programmatic functionality and detailing in all of their work." asla.org

The Green Team
An ASLA accredited landscape architect will bring experience and expertise to your landscaping project.

DIGGING DEEP

Before embarking on any major home project, here are some key questions to ask your landscape architect:

What is your experience?

Where can I see your work?

What is your specialty?

Are you licensed in my state?

Can you provide recent references?

Exactly what services will you provide within my budget?

Will you take my project all the way through construction, or just design it?

What is your approach to sustainability and environmental practices?

Do you prefer clients who say, "Just make it beautiful and call me when it's done" or will you involve me in every decision?



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ANNA MARIA ISLAND, FL

Uniquely and privately located on Anna Maria Island with vast 180° direct Gulf-front views. This unbelievable location is on the best beach on Anna Maria Island and close to popular Pine Avenue boutiques and eateries. **\$2,849,000.** Terry Hayes.

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LONGBOAT KEY, FL

The Beaches is located behind the gates of the exclusive Longboat Key Club. Wraparound terrace boasts breathtaking panoramic views over the Gulf waters, private beaches, golf course and Sarasota Bay. **\$1,595,000.** Erin McWhorter and Mark Huber.

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Kalapaki Bay Townhouse. With a stunning bluff top location in a private gated community, this 3 story residence is the ultimate in elegant island lifestyle. Floor-to-ceiling sliding doors allow for 180° unobstructed ocean, mountain & sunset views. **\$2,950,000.** Paul Kyno.

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Oceanfront offering 4,000± sf located on a quiet cul-de-sac between the Atlantic Ocean and 16± acres of dune reserve. 5 BR plus sitting room, 6.5 baths, elevator, pool, pool house, 2-car garage. 160± ft of direct beachfront. WEB: 0045251. **\$14,500,000.** Andrew Hart.

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MIDDLETOWN, RI

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OIH Inspirations

THE SMART HOME

EXCITING NEW TECHNOLOGY ALLOWS OWNERS TO CONTROL THEIR HOMES LIKE NEVER BEFORE

words by **Peter Drennan**

Modern ocean homebuilding is about more than square footage and luxe interiors. The best homes now incorporate intelligent designs that minimize energy usage and smart home control systems that make life simple and efficient.

Smart home technology gives switched-on owners complete control over everything from air conditioning and security to entertainment systems and even the temperature of the pool, all from a touch panel, remote control or an app on their smart phone or tablet. Homeowners don't even need to be in the same country – they can monitor the humidity of their wine cellar in the Bahamas from their iPad in Boston.

"When smart house design and technologies come together, anything is possible," said Mark van den Broek, president of SmartHouse Integration of Sarasota, Fla. Van den Broek was speaking at the 2014 Consumer Electronics Association (CEA) Mark of Excellence Awards in Las Vegas where he collected three awards for installations that include the ELAN g! home control system.

One award was for a bayfront home in Sarasota, dubbed 'The Pearl,' custom-designed and built by Florida-based Josh Wynne Construction. Wynne's eco-driven design makes the

home friendly to the environment, but the integration of smart home technology also makes it highly responsive to the owner.

Wynne had SmartHouse Integration install a variety of high-tech systems, without intruding on the aesthetic. Everything in the home – lights, air conditioning, heating, irrigation, TVs, multi-room audio, surveillance and pool controls – can be turned on and off, scheduled and adjusted from a single iPhone app.

"Walking into the open kitchen and living room area, there is a real sense of space," Wynne says. "We were able to extend the awe even further – the owner can walk into that room and hit a single button to dim the lights, turn on their favorite playlist and adjust the climate to the perfect temperature. It's a home that uses technology to simplify living."

If the owners want to watch a movie, all they need is an iPhone to dim the lights, turn on the TV and Blu-ray player, and raise the volume.

Laser triggers on the home's three driveways alert the owner when the laser beam is broken. A video feed of the driveway comes up on the touchscreen in the kitchen and the master bedroom. If the home is set to 'away' mode, the system turns on the lights and sends an alert to the owner's cell phone.

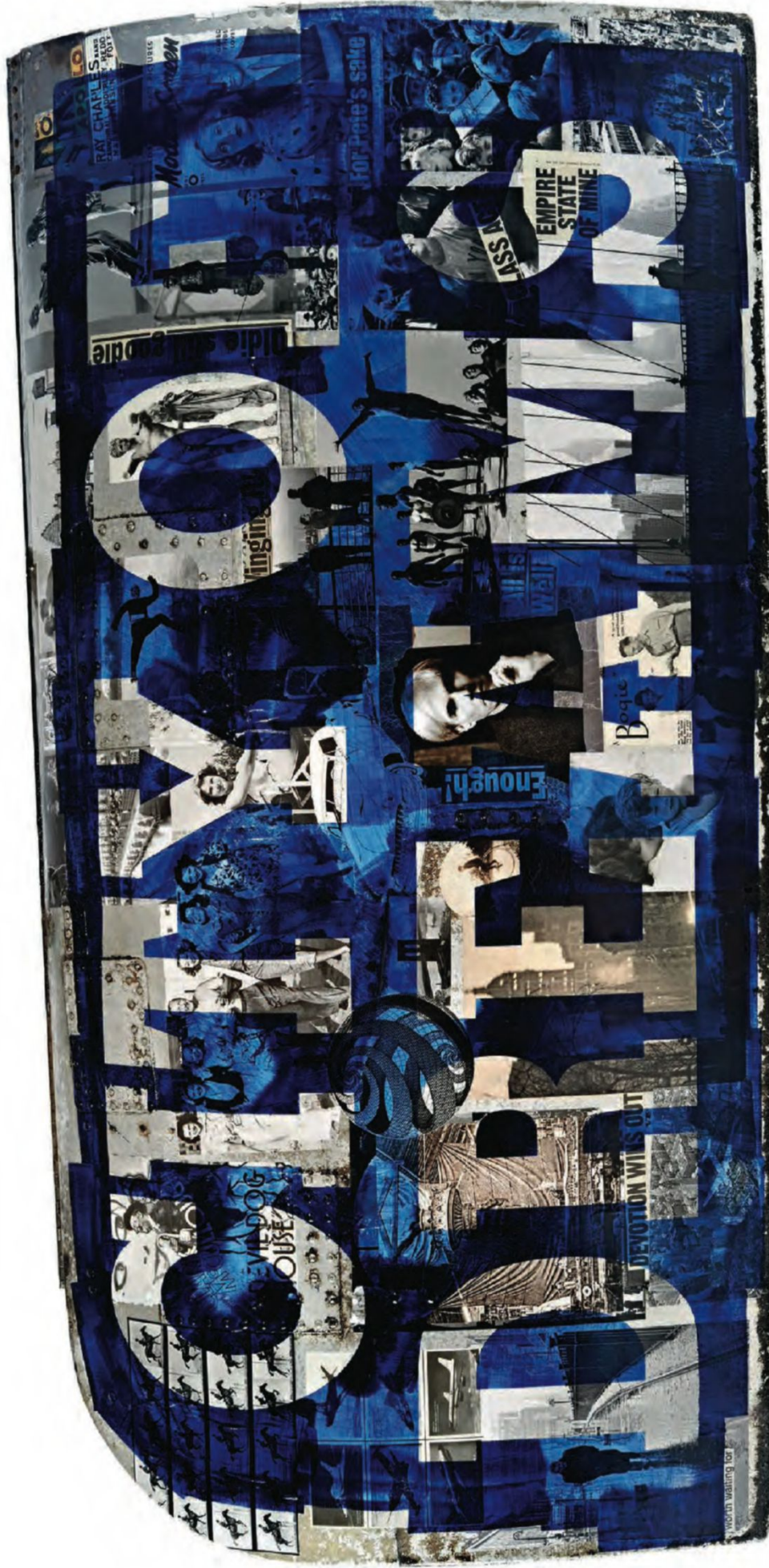
According to Van den Broek, the demand is growing dramatically as prices have tumbled.

"We can now offer an affordable solution for home automation that years ago only the wealthy could afford. This technology is heading to the mainstream."

elanhomesystems.com OIH

Home Control
The Pearl home (below) can be fully controlled by tablet or smart phone.





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The NeW IRON AGe

A FAMILY OWNED IRON COMPANY IN PENNSYLVANIA OFFERS DISTINCTIVE GATES, FENCES AND RAILINGS

words by **Carol Sorgen**

The peaceful and traditional Amish communities of Pennsylvania might not be the most likely setting for a blue-chip custom iron works but great things often come from the most surprising places.

Since 1998, family owned Compass Iron Works, located amid the rolling countryside of Lancaster County, Pa., has been bending and shaping iron for distinctive gates, decor, fences and railings for some of the finest homes in America.

"We specialize in assisting architects, designers and homeowners with creative and innovative solutions to unique challenges," says Compass president Amos Glick, who adds that the firm's projects can range from expansive oceanfront estates to rustic mountaintop retreats.

"Whatever the end product," he says, "we will make sure that it is in complete harmony with its setting and surroundings."

Employing a team of 10 master craftsmen, Compass relies on contemporary tools, and hardwearing and environmentally friendly finishing techniques (which can withstand even the harshest coastal climates), but still creates each hand-rolled and hand-hammered

American Beauty
Compass Iron Works makes unique gates, railings and fences for all home styles.



project individually. Indeed, some of the company's larger installations may require up to 40,000 hammer blows. "There's no mass production here," says Glick.

As is customary in Amish tradition, Compass's 15,000-square-foot manufacturing facility is completely independent of the electrical grid, making the company – as well as its products – ecologically sound.

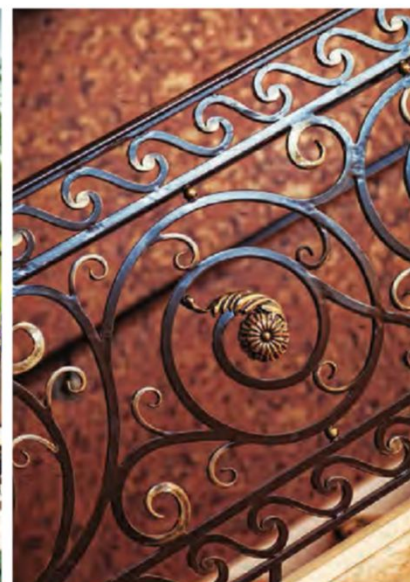
According to Glick, Compass Iron Works creates all the power it uses. Additionally, most of the staff travels to the iron works by carpool (alongside the traditional horse and buggies for which Lancaster County is famous), thereby minimizing costs and using fewer resources.

While wrought iron design is often thought of as intricate and ornate,

Glick and his craftsmen are willing and able to meet any design demands, from a standard security fence to the detailed scrollwork of an interior staircase and the sculptural artwork of a Japanese maple room divider.

Prospective clients are invited to fill out a submission form online and, if desired, upload drawings, photos or plans, and also order a design guide for a complete description of options.

"Every creation can reflect your unique wishes and requirements," says Glick. "At the end of the day, all that we want is for the client to be absolutely satisfied and delighted." ironworkclassics.com **ON**



PHOTOGRAPHS BY JORDAN BRIAN

WHEN ONLY **THE BEST** WILL DO



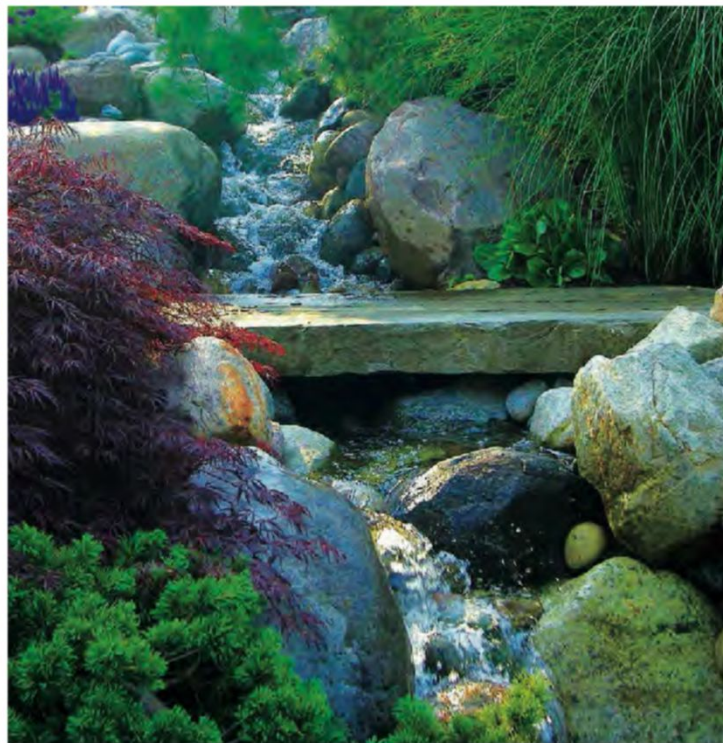
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SACRED SPACES

A HEALING GARDEN CAN DELIVER A DEEP AND SPIRITUAL CONNECTION TO NATURE

words by **Peter Drennan**

Virginia Burt is a passionate believer in the healing power of nature. This Burlington, Ontario-based landscape architect does not advocate alternative medicine but she is an ardent believer in the therapeutic power of healing gardens.

"Any garden can be considered a healing garden," Burt says. "Regardless of how extensive the garden is, it has the potential to decrease our blood pressure, reduce stress and bring about a feeling of relaxation."

Healing gardens, she says, engage the mind, body, spirit and emotions for a deep connection to nature.

While many of the gardens Burt creates are for healthcare institutions, almost 60 percent of her work is for private homes. In her 29 years as a landscape architect, she has created more than 300 inspiring gardens across North America, from balcony boxes to 500-acre properties.

Burt is passionate about creating meaningful spaces "where architecture comes together with the natural environment. Where those two things intersect, you have an opportunity to create something intrinsic and not available anywhere else in the world at that time. It creates the opportunity to take a breath, to relax us. So many elements of the modern urban environment do not."

In search of a life with more spiritual meaning, Burt launched her firm – now called Virginia Burt Designs – in 1996, allowing her to meld her personal journey with her career to create healing gardens and sacred spaces.

Her clients are at the center of every design. Her job, she says, is to translate their dreams into reality, within the context of location, natural environment and present and future uses.

"One of the things I strive to do is to create a connection between interior and exterior spaces. It's so important that it's an invitation, whether that is a visual invitation, a journey with the mind, or a physical invitation to take a stroll through the garden."

Good plant selection is just one of many factors. Burt says it's just as important how we experience and move through a healing garden. It's also about creating journey and mystery, the way a garden opens to a magical view, creating social spaces, enclosures and gateways. She highlights water, touch, light, scent, and even taste as key factors.

While the demand for healing gardens is growing, Burt believes we have been slow to recognize the healing power of nature. She is determined to change that, one garden at a time. vburtdesigns.com **OH**

Healing Hands

Any garden can be considered a healing garden, says Virginia Burt (below).



PHOTOGRAPHS BY VIRGINIA BURT

Tortola, British Virgin Islands

TINGALAYO

Occasionally, very occasionally, you take a holiday in a place that is so special you find yourself settling back into your chair thinking “this is as good as its gets”.

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all grown up

OUTDOOR WALLS CAN SPRING TO LIFE WITH INNOVATIVE AND EYE-CATCHING PLANTINGS

words by **Carol Sorgen**

Living walls aren't new (think the legendary Hanging Gardens of Babylon) but they're certainly enjoying a newfound popularity, according to Jim Mumford, founder of the San Diego-based GreenScaped Buildings, an offshoot of Mumford's Good Earth Plant Company.

Also known as green, plant or vegetated walls – or vertical gardens – the modern version of living walls began capturing the design world's attention about 20 years ago with the works of botanical artist Patrick Blanc, whose innovative installations in France and Spain brought this planting style into the mainstream.

In the early 1900s, a living wall usually referred to plants and vines growing vertically along a brick wall or trellis. Today's backdrop, says Mumford, may also include felt, fabric, foam and rock, although Mumford is still partial to traditional soil.

The medium acts as an anchor and the plants – which can range from common house varieties (Mumford's personal preference is succulents) to edible herbs and flowers – are grown flat off-site, attached to the wall,

and then installed. "When it comes to the choice of plants, you can have anything you want if you have the right amount of light and water," says Mumford.

While the majority of Mumford's clients are commercial establishments such as restaurants and urban public spaces, there is increasing interest from homeowners who have both the space and the budget. "With prices ranging anywhere from \$50 to \$150 or more a square foot, these are not inexpensive," says Mumford.

Living walls can exist inside with proper lighting, or outside in almost any climate. They can be planted randomly or have intricate patterns, and they can be watered with a recirculating irrigation system, hard piped with drip irrigation and a drain, or by hand.

Once the wall of plants is installed, whether inside or out, it requires the same daily attention as any indoor or outdoor plants to thrive.

Dead leaves need to be pruned, soil regularly fertilized, and plants replaced as needed. But with the correct choice of plants, an efficient water irrigation system, and a watchful eye on things, a living wall can be virtually self-sustaining, says Mumford.

"Whether you decide on a living wall of plants to bring a new design aesthetic to your home or garden, or an edible wall of herbs to incorporate more fresh produce into your meals, the end result is the same," says Mumford. "You're creating a work of living art." goodearthplants.com **OIH**

A Visual Feast

A living wall can sustain an array of vibrant plants and edible herbs with the right care.

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forever lawns

TODAY'S SYNTHETIC TURF IS SO TRUE TO LIFE IT'S DIFFICULT TO TELL FROM THE REAL THING

words by **David Eisen**

There was a time when artificial grass was immediately recognizable – think baseball parks pre-1990 or the backyard at “The Brady Bunch” house – but today’s synthetic turf is so true to life, you’ll think you’re walking, sitting and playing on real grass.

As consumers clamor for easier, lower maintenance, more eco-conscious and cost-effective ways to plan, build, maintain and enjoy their gardens, major landscape design companies like DuPont have set out to meet the challenge. And if DuPont’s innovative ForeverLawn is any barometer, the synthetic turf industry is succeeding brilliantly.

ForeverLawn is an artificial product designed to mimic natural grass. And does it ever. Not only do the polyethylene fibers look like real grass (tall and dense), they’re also the color of real grass – right down to the tannish hues indicative of sun-scorched blades.

The real test: “If you are barefoot, you can’t tell the difference,” says ForeverLawn founder Brian Karmie. “Our turf has a crescent shape and ribs like natural grass does, so it looks and feels more natural.”

The DuPont ForeverLawn line consists of four separate products representing different attributes. Karmie advises the Select VR and LX are at the top of the spectrum and the most robust with fibers that are taller and thicker. The only difference is color: VR is brighter; LX is darker.

Select HD and EL are lighter in weight and a tad cheaper. All told, an average backyard will cost around \$10-\$12 per square foot to install the DuPont line, leaving home owners with an artificial lawn that’s as green and luscious as grass.

And how does it stand up to harsh ocean climates? Surprisingly well, in fact. Karmie says the plastic fibers don’t hold water and are immune to salt and sand. Put simply, the turf won’t break down.

Maintenance, however, is where the real value lies. With no need to mow or water, the only true upkeep is raking or blowing off autumn leaves and loose debris.

And synthetic turf more than lives up to the test of time, proving itself a solid long-term home investment. Karmie says the DuPont line has a lifespan of around 10 years. “We call it grass without limits,” he says.

foreverlawn.com **OH**



Synthetic turf is the ideal choice for low-maintenance lawns and residential golf putting greens.



Puttin' G Greens a sHaw tHinG

If you've always wanted an outdoor putting green at home, **Southwest Greens** offers hole-in-one solutions that are perfect for any pro or amateur golfer. A subsidiary of Shaw Industries, Southwest Greens offers several varieties of synthetic grasses, including the new Bolt fiber and exclusive HydroChill technology which promises a cooler, more comfortable backyard or putting green on even the hottest days.

Endorsed by pros such as Sergio Garcia, Jack Nicklaus and Annika Sorenstam, the state-of-the-art turf remains green and pristine year-round, regardless of the weather, requires no watering, fertilizing or mowing, and is 100 percent recyclable and child and pet friendly. southwestgreens.com

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LIGHTING THE WAY

THOUGHTFUL AND EFFICIENT OUTDOOR LIGHTING CAN TRANSFORM ANY OCEAN HOME LANDSCAPE

words by **Deborah Geiger**

When it comes to oceanfront living, Florida-based lighting specialist Coastal Source knows a thing or two. "I was born in the Florida Keys," says the company's president Franco D'Ascanio, "which gives us a major advantage. I have more than 35 years' experience in the world of building and design, and our outdoor lighting products and systems are specifically designed for coastal conditions."

The right landscape lighting not only adds significant value to a coastal home but also dramatically enhances the way families and friends enjoy their outdoor living spaces. And new innovations are continually changing those landscapes.

"Technical advancements have made custom lighting systems much more cost-effective and accessible than in the past," says D'Ascanio. "Twenty years ago, it was all high-voltage. Fixtures were large and very expensive."

"Today, major progress has been made with a shift to LED lighting. There is a tremendous range of different colors available from warm candlelight to cooler and more contemporary colors. Really good lights today can last 10 times as long as incandescent. It's a very exciting time with new possibilities."

The trend in 2014 is towards more thoughtful and



Perfectly Lit
Coastal Source is a specialist in outdoor lighting for ocean home environments.

efficient outdoor lighting. "A well-lit residential landscape provides both safety and comfort and enhances dining and entertainment experiences long into the evening," says D'Ascanio.

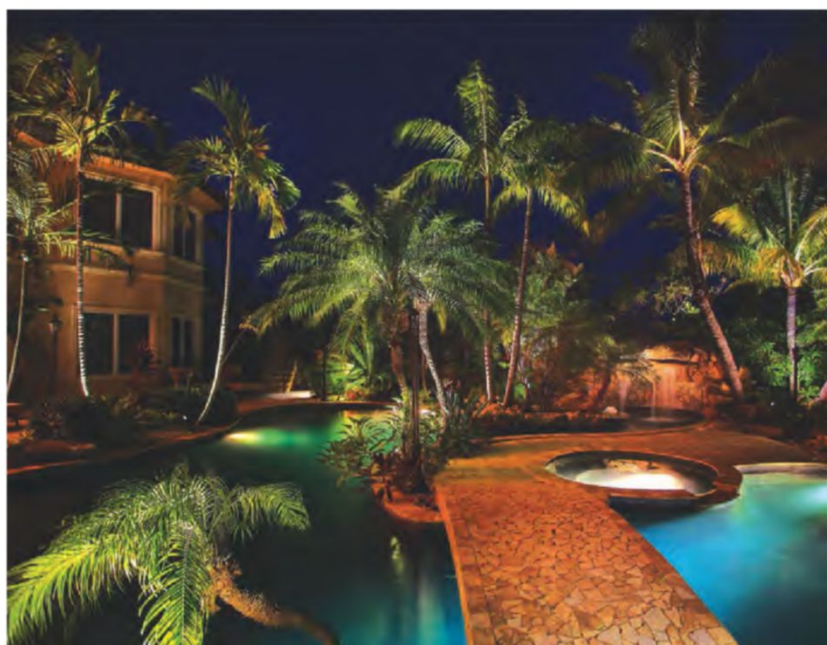
Outdoor landscapes require a variety of light fixture sizes, shapes and purposes. Coastal Source not only has an extensive range of cutting-edge products but the in-depth knowledge and expertise to install it correctly.

"Two different metals in coastal conditions will suffer from galvanic corrosion, a costly mistake a non-specialist might make," adds D'Ascanio. "Our fixtures are made completely of brass, including the hardware, so it lasts. We have a deep understanding of harsh coastal conditions and what works best."

For landscapes, Coastal Source offers Bullet Lights, perfect for highlighting specific areas or plants, and mounts can be used to allow for dramatic down-lighting effects.

Other offerings include Path Lights, Step Lights and Nose Lights to highlight desired areas. For docks and waterfront lighting, Coastal Source offers a Pile Cap in several sizes and versatile finishes in black, white and copper. For underwater effect, a Fish Attracting Light casts a luminous glow in white, blue or green.

"Great outdoor lighting can be customized to highlight the best attributes of your home," adds D'Ascanio. "It's an art form. You can hide less attractive areas while focusing on the property's strengths." coastalsource.com **ON**





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ANDAZ BIDS ALOHA

THE NEW ANDAZ MAUI BRINGS A CONTEMPORARY STYLE TO ONE OF HAWAII'S BEST-LOVED ISLANDS

words by **Scott Kearnan**

There's a cool drink in my hand, and the faint sound of tropical music in the air. The Hawaiian sun is warm, the light breeze instantly calming and restorative. Gazing out to the Pacific Ocean, I'm captivated by pinpoints of light sparkling on the cresting waves, then I close my eyes, exhale, and dig my toes deeper into the sand.

And this is just the lobby.

The Andaz Maui at Wailea is a luxury resort where traditional separations between outdoor and indoor living no longer exist – as if the line in the sand has been gently erased by the tide.

Upon arrival, guests cross over a lantern-lit pool on a

pavilioned Italian marble bridge to the property's atrium-like lobby lounge. The absence of an oceanfront wall creates an open, sun-filled void that immediately welcomes guests with a sweeping panorama of Mokapu Beach, a pristine gem of Maui's southern resort communities.

Immediately, guests can absorb the spectacular scope of the resort grounds, tiered terraces of mirror-still infinity pools appearing to cascade like a waterfall in the direction of the beach, a clever and eye-catching architectural element that forges an emotional connection to the sea and represents Andaz Maui's oneness with Hawaii's love of the outdoors.

"Everything is designed to orient you back to the ocean and remind you of that spectacular view," explains Shawn Sullivan, a partner at renowned architecture and design firm Rockwell Group which oversaw the \$90 million transformation of a former 15-acre resort into the 10th property in the luxury Andaz portfolio. Opened in September 2013, Andaz Maui is also the first in a resort location.

Andaz is a Hindi word meaning "personal style," and

Tiers Of Joy
The tiered pools of the new Andaz Maui cascade down to gardens and the pristine beach.



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Rockwell honors that concept by planting the resort's design deeply in the indigenous environment. To that end, says Sullivan, the design team imagined the resort as a lavish beach house welcoming guests as friends.

Cheery attendants greet new arrivals with "Aloha" and offer registration by handheld computer tablet. You can set your welcome drink on a stone bar (which doubles as the check-in desk) or relax in the soft curve of wood bucket chairs in the recessed sandpit. Natural materials, organic textures and a creamy color palette predominate, lending a contemporary, cosmopolitan vibe to the resort.

"It can be challenging to find something contemporary," says Sullivan of Maui accommodations. "We were excited to do something that felt fresh, modern and sophisticated."

The resort's main building is an impressive stage of exterior design elements and amenities, a traveler's delight for outdoor play. The five-pool complex of tiered terraces is interspersed with grassy lawns and speckled with chaises and cabanas for surveying the dramatic sea views.

This is the sun-splashed heart of the resort, where you'll spend most of your time sipping fruity craft cocktails from the Lehua Lounge, relaxing over a casual lunch at Bumbye Beach Bar, or enjoying water sports off the powdery sand of Mokapu where a mile-long beach path allows for easy ambling to local shops.

In the evening, dinner is a culinary experience at Morimoto Maui, Iron Chef Masaharu Morimoto's sleek



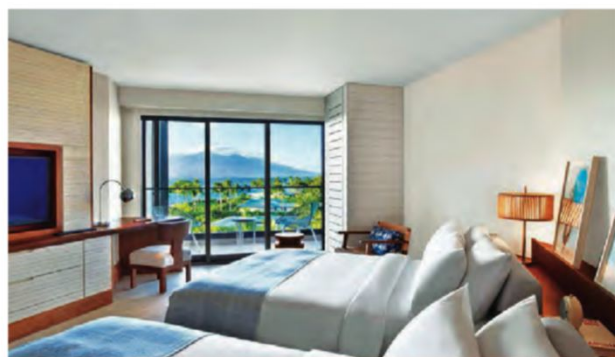
Clean Lines
The interiors of Andaz Maui have a cool and contemporary vibe that's both stylish and comfortable.

dojo where reverent and experienced hands roll sushi for guests on a 79-seat patio overlooking a spectacular lagoon pool.

Meanwhile, Ka'ana Kitchen serves fabulous farm-to-table cuisine and sends surplus dehydrated fruits and herbs to the resort's Awili Spa and Salon, an apothecary inspired hideaway where guests create personalized lotions and potions for their treatments of choice.

If a mind-melting massage doesn't lull you to sleep, the sound of lapping waves will do the trick as you lay in one of 297 airy guest rooms and suites – including seven two-to-four bedroom villas – with tastefully edited interiors featuring clean lines and minimal hardware, lava stone floors, teak slat vanities, and discreet doors to closets and bathrooms.

Showers feature shuttered wooden screens that open to overlook the bed and the swaying palms beyond your private lanai. Bringing the outside world indoors – that might best define Andaz Maui's signature style. maui.andaz.hyatt.com **OH**



... AND ANot Her ANDAZ

Hot on the heels of Andaz Maui, the new **Andaz Peninsula Papagayo** (the company's second luxury resort) has opened to critical acclaim in Northwest Costa Rica's beautiful Guanacaste region.

Designed by the iconic Costa Rican architect Ronald Zurcher, and fusing modern comforts with an authentic pre-colonial design aesthetic, the resort offers 153 spacious guest rooms, including 21 suites, many with panoramic views of the Bay of Culebra.

The resort is also offering unique experiences with its Andaz Salon program, introducing guests to the vibrant surfing, art, music and fashion cultures of the region and exciting local events. papagayo.andaz.hyatt.com



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Resorting to Style

THIS SEASON'S RESORT WEAR TAKES ITS CUES FROM THE COAST IN SUMMERY OCEAN BLUES

styled by **Karina Timmel**



The colors of calypso

Go for the breezy beach resort look with this lightweight Hester Colima Print Tunic by Calypso St. Barth in a vibrant emerald green, indigo and dark blue print with navy and silver embroidery. Pair it with a pair of slim fit white pants for a timeless daytime look, or jazz it up with layered silver accessories for dinner. calypsostbarth.com

Diving into the deep

Dive into the ocean blue in Orlebar Brown's Bulldog men's swim trunks. The quick-drying fabric depicting marine scenes and featuring three handy pockets transitions nicely to an off-the-beach outfit that's ideal for resort lounging.

You'll also be assisting the world's oceans with 25 percent of sales going to Blue Marine Foundation, which is committed to preserving our oceans' future. orlebarbrown.com



The caftan is back

This soft and flowy Racquel Cotton Crochet Caftan by Miguelina is a sheer delight and a must-pack for any luxury resort vacation. Throw the flattering cover-up over your bathing suit, or add a pair of strappy sandals and a floppy hat, and it's the perfect look for lounging by the beach or heading to the pool bar. miguolina.com



A hint of print

Turn up the fashion volume with a chic but supremely comfortable pair of Trina Turk Santiago Printed Denim Shorts sporting a low-rise cut with relaxed legs and side pockets. Wear them with a loose-fitting white tee, or tuck in a pastel button-down and anchor it with a colorful belt for a more structured and sophisticated look. trinaturk.com



Swimming upstream

This chic and sporty tank top-shaped full piece is a swim fanatic's best friend. The Color Stripe Nageur in Marie France Van Damme's "body sculptor" fabric will flatter your curves and swathe you in all the right places. A low-cut back in a digitally printed and multi-hued snake print add a double dose of subtle sexy. mariefrancevandamme.com

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The coolest pool trends for 2014

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Picture-perfect outdoor spaces

Dining Al Fresco

Spectacular outdoor kitchens like this one in Hawaii, created by Kalamazoo Outdoor Gourmet, are a major home trend for 2014.

A Warm Welcome
The entrance courtyard of Kym Gold's Malibu home embraces family and friends as soon as they arrive.

A woman with dark hair, wearing a patterned dress and high heels, stands in the center of a courtyard. She is positioned in front of a large arched doorway that leads into a house. The courtyard is paved with light-colored stone tiles. In the foreground, there is a rectangular stone basin containing a large, dark brown ceramic urn that serves as a fountain. The urn has a small spout at the top. On either side of the doorway, there are large, ornate green ceramic planters filled with lush tropical plants, including banana plants and ferns. The house has a light-colored stucco exterior and a terracotta tiled roof. Above the doorway is a decorative pediment with a carved ornament. The overall atmosphere is warm and inviting.

Heart of Gold



Fashion entrepreneur Kym Gold has found her dream home in a spectacular oceanfront retreat in Malibu

words by Peter Drennan | photographs by Laure Joliet

few people ever find

their dream house. But Kym Gold, the passionate co-founder of iconic jeans brand True Religion, is talking to me from hers. She is standing by the open French doors leading from the elegant living room to the wide terrace that has been the setting for countless parties, looking out over the hot tub and pool, across the neat lawn that skirts the yoga cabana, and out to the Pacific Ocean beyond.

And having found it, she never plans to leave. "I'm living in my dream property," she says with the broadest smile. "There is no other view like this."

The house is an exquisite Spanish Mission-style property in one of the most exclusive locations in Malibu, set on a bluff overlooking the absolute beachfront homes on Malibu Road – still called the "Old Road" by locals as it was part of the original Pacific Coast Highway, long since moved inland.

With five bedrooms, five bathrooms, two half baths, a private gym, home office, guesthouse and music studio, the exquisite home spans some 7,800 square feet and sits on a generous two-acre plot boasting a putting green, a basketball court framed by hydrangeas, and lush fruit and vegetable gardens where Gold grows her own lemons, oranges, tangerines, avocados, tomatoes and cucumbers.

The property offers sweeping ocean views, especially ravishing in the first light of dawn and the last rays of sunset, and beach access via some stairs. Gold bought the home seven years ago for \$10 million.

When it came to house hunting, this was the first property Gold saw. But it wasn't the first time she'd seen the area. Knowing how she came to buy this house is to understand the passion and conviction that are the hallmarks of Gold's extraordinarily successful career.

One of identical triplets – and a Malibu native – Gold and her sisters used to drive through the area on the way to high school. That, she told her two sisters of the then-vacant bluff above the ocean, is where I want my house. Some years later, and within a week of that first viewing with her real estate agent, she had bought it.

She then set about remodeling across the board. She



built the guest house and music studio, added stairs down to the beach, a deck overlooking the ocean, and an extensive terrace at the rear of the house with a pergola, a feature fireplace and a barbecue – for which she ordered an 18-foot wood table from South Africa – and landscaped the exterior.

"The bones were fantastic," she says, "but I really wanted more of an indoor-outdoor ambience, so I knocked down walls to create a seamless feel. I didn't want a choppy house, I wanted that wherever you went there would be music, candles, flowers, it would be free flowing."

She describes her style philosophy as "modern with a spice of Bohemian chic." Gold opted for an open, minimalist feel with clean lines and a broadly white palette, yet made it warm and inviting with accent colors, contemporary artworks, and fabrics that change with the seasons. "I like that people feel very comfortable as soon

A Work of Art
Kym Gold's home is complemented by original artworks created by her sister, the artist Michelle Oppenheimer.





Outdoor Living

The shady veranda, pool deck and tropical gardens have been the venue for many parties and family celebrations.



as they walk in, like an old comfortable feel mixed with something modern,” she adds.

The crisp white backdrop of the living room is punctuated by ceiling beams, which – like the grand stone fireplace and aged doors to the dining room – were imported from Italy, giving the property a tangible Mediterranean vibe. The rectangular kitchen is dominated by an impressive marble-topped island while the large double oven and expansive fridge hint at Gold’s love of entertaining and good company.

That seamless, indoor-outdoor feel is a key feature of her favorite part of the house. The master bedroom opens directly onto the terrace, anchored on one side by the fireplace. Gold says she and her partner end most nights here with a glass of wine.

The master bedroom, like the house, offers Gold a sanctuary. Fortunately, many others get to share in that as she built a house for entertaining. “I love to entertain, I made this house for entertaining. I wanted to create little nooks and zen areas all throughout the house.”

Gold recalls one party she hosted three years ago for a children’s charity. “That was a fantastic party. At one moment it was like I was listening to the radio, I looked outside and there was Kenny G practicing on my lawn. We raised about \$150,000 at that event. So many celebrities came to support it, we had David Foster, Adam Sandler, Catherine Oxenberg, Jane Seymour, Jay Leno, and Paul Reiser was the MC.”

Has growing up in Malibu shaped her style? “Absolutely. There was a sense of calm growing up here; it’s not that way necessarily now because it’s much more urbanized. But it gives you a real indoor-outdoor feeling with the colors of the ocean, the salt and the sea, the landscapes, the trees, the birds, and so on, that essence of a beach community.”

Since selling her shares in True Religion in 2007, Gold has dedicated her formidable energy and determination – never take no for an answer is her motto – to Babakul, a fashion/lifestyle brand for the contemporary woman, which she set up with friend and business partner Sophie Wizmann.

Indeed, Babakul – it means hippy in French – is Wizmann’s nickname for Gold. From the outset she was keen to build a brand that empowered women to feel confident and sexy. “It’s a collection from denim to silks to knits with a lot of detail,” says Gold. “I really wanted the looks to be timeless, the colors to be subtle, the fabrics to be soft. It’s a cohesive, seamless day-to-night collection.”

While she has lived in London – a city she loves for its music, fashion and energy – she says there is nowhere she would live now but in Malibu. Gold concedes that she has been offered millions for the house, but has never been tempted to sell. “Where would I go? I have everything I want right here.” babakul.com **OH**







HOT

Off
the
Grill

ARE THE HOTTEST
TREND IN COASTAL
LIVING AND THE
NEW GENERATION
OFFERS A SIZZLING
ARRAY OF OPTIONS

words by **Andrea Collins**

Remember the days when a barbecue meant carting the food and cooking equipment outside, bringing it all back in to serve it up, heading outside again to eat, and back inside again to clean the dishes?

All that traipsing in and out of the house and cooking clutter is now a distant memory thanks to the hottest new trend in ocean home outdoor living. The humble barbecue has been transformed into fully functioning outdoor kitchens for weekend chefs to cook up a storm.

Once the domain of sun loungers and sunbrellas, pool patios have expanded to include dedicated outdoor entertaining spaces featuring state-of-the-art grills, specialty burners, pizza ovens, refrigerators and beverage coolers, kitchen carts, fire features, portable heaters, and a sizzling array of other cooking facilities and lifestyle accessories.

And that's just the delicious appetizer. All of the equipment can be custom designed in all-weather fixed cabinets and mobile islands, made of stainless steel and other durable materials, as well as drawers, floating shelves, sinks, faucets, and even outdoor dishwashers to make storage and cleaning up a breeze.

The result? More time and space to relax with family and friends, an assortment of cooking options, all-year outdoor entertaining, and a significant investment in the value of your home.

If you're planning to build or upgrade an outdoor kitchen, here are six industry experts to guide you:

KALAMAZOO OUTDOOR GOURMET

This outstanding company is a market leader because it builds outdoor kitchen equipment exclusively. The architect of the revolutionary Hybrid Fire Grill, the first of its kind to offer outdoor cooks the ability to grill with gas, charcoal and wood – all at the same time – Kalamazoo adheres to the highest quality craftsmanship.

With a heritage of innovation and an extensive product line featuring cutting-edge grills, weather-tight cabinetry, refrigeration, a unique pizza oven, outdoor



The Heat Is On
Kalamazoo's Artisan Fire Pizza Oven (below left) makes authentic Neapolitan-style pizzas every time; Coyote's range of all stainless steel grills (right) is perfect for outdoor kitchens.



dishwasher, and a custom design program, Kalamazoo knows kitchens inside and out.

New for 2014 is the redesigned Artisan Fire Pizza Oven, an outdoor pizza oven that heats to more than 800 degrees and bakes homemade pizzas in less than three minutes. Powered by natural gas or liquid propane, the updated oven offers more power control (and a stylish new look) to cook pizzas, bake breads, and roast vegetables, meat and fish.

Designed to sit easily on an outdoor countertop, Kalamazoo's pizza oven is compact and comes with two stones and two burners for an authentic and versatile cooking experience.

"The stone on the baking deck is hollow to heat and cool quickly while the one in the ceiling radiates heat back down to pizza toppings," says Russ Faulk, Kalamazoo Outdoor Gourmet's vice president of product development. "This really helps create the blistered and leopard crusts so key to Neapolitan-style pizza flavor." kalamazoogourmet.com

COYOTE OUTDOOR LIVING

Based in Dallas, Texas, a Mecca of outdoor grilling, the innovative Coyote specializes in the design, development and production of high-quality, all-stainless steel grills and accessories, offering homeowners the chance to create their dream outdoor kitchen.

A leading manufacturer of grills, storage solutions and refrigeration, among other outdoor living options, Coyote

recently launched a series of new products, including an exclusive Grill in a Box, a refreshment center, a power burner, and combination drawers and doors.

The line's Two Burner Grill and Grill in a Box is made of stainless steel featuring interior hood lights and improved heat control grids, and is available as a preassembled Grill in a Box or as a grill head.

The new power burner is ideal for a turkey fry or lobster pot with accessories including a wok and Teppanyaki attachments.

Coyote's refreshment center comes with a sink and faucet and a sturdy self-insulated drop-in cooler for food and beverages, a bottle holder and opener, towel rack, and removable insert for condiments.

"Our goal has always been to provide customers with premium quality, affordable outdoor kitchen products, and our latest innovations support that mission," says Jim Ginocchi, the company's president. "We aim to address the needs of a variety of customers, who may also want an outdoor kitchen for smaller spaces." coyoteoutdoor.com



FONTANA FORNI

No one cooks pizzas and crusty home-baked breads like the Italians, which makes Fontana Forni's wood-fired steel outdoor ovens a durable and stylish standout in this highly competitive industry.

Designed and handcrafted in Italy (and imported by Fontana Forni USA), the newest addition to the line is the Forno Toscano oven that is smaller, lighter and available at a lower price than other Fontana Forni models while offering many of the same unique features.

While typical wood-burning brick ovens have a large mass that must be heated and require hours to reach cooking temperature, the new direct-heating Forno Toscano can achieve that in just 10 to 15 minutes.

All of the Fontana ovens use up to 80 percent less wood than traditional brick ovens but can still reach cooking temperatures nearly twice that of a standard home oven.

"Fontana Forni has been manufacturing high quality steel products for more than 60 years, and the ovens are made to exacting Italian rules and regulations," says Fontana Forni USA's owner Kirk Laing.

"My wife is from Italy and I've lived there for seven years," he adds. "Our ovens are the perfect way to achieve the unique flavors of Italian cooking at home without having to build an oven and then spend hours pre-heating it to cook a meal." fontanaforniusa.com

LYNX GRILLS

Since its launch in 1996, Lynx Grills has set benchmarks for design, innovation and engineering excellence



The Grilling Season
Lynx Grills (above) and Fontana Forni's wood fired steel ovens (left) offer sizzling cooking options for summer barbecues and pizzas.



in stylish, durable and efficient outdoor grills and accessories. Based in Downey, Calif., the company's product line currently features 16 grill models (built-in or freestanding and ranging in size from 27 to 54 inches), and accessories including an outdoor refrigerator, ice machine and cocktail station, among other items.

Earlier this year, Lynx Grills unveiled a revolutionary Smart Grill, a voice-activated connected grill that can be programmed from a smart phone and automatically cooks foods based on user commands.

Driven by a fly-by-wire system that powers primary functions such as ignition and burners via an automated system, the Smart Grill will also cook recipes that have been pre-programmed by Lynx master grillers for perfect meals every time.

The Smart Grill will even talk back to you, checking to see if you would like your steak selection grilled to the exact temperature as last time. The Smart Grill is still at concept stage but sources say it is slated for release in 2015. lynxgrills.com

DANVER AND BROWN JORDAN

Two other industry leaders in the outdoor kitchen universe are Danver and Brown Jordan, both specializing in sleek and stylish stainless steel cabinetry and offering professional advice, functional design, and high-quality products from grills to pizza ovens and refrigerators.

Outdoor kitchens suffer from exposure to the natural elements far more than indoor kitchens, so it pays to think



carefully about which materials to use in the design process.

Stainless steel not only looks attractive in an outdoor setting, it also provides a sanitary surface, is easily cleaned, 100 percent recyclable and corrosion resistant. A new selection of painted finishes is also available in 10 standard and eight realistic wood powder coats.

Danver, which also distributes elegant and low-maintenance Walpole pergolas, takes a holistic approach to outdoor kitchen design, looking at everything from the layout and "flow" of the available space to the siting of cabinets, equipment and accessories to create a single functional plan. danver.com, brownjordan.com and walpolewoodworkers.com **O/H**

Great Outdoors

A sleek kitchen by Danver and Brown Jordan (top) makes for perfect al fresco dining, while an airy pergola by Walpole offers shade.

Two's Company

A LEADING ARCHITECT AND DESIGNER
DUO CREATE SPECTACULAR RESULTS IN A
CONTEMPORARY OCEAN HOME IN CALIFORNIA

words by **Maryann Hammers**



Living On The Ledge

Perched on a bluff in Laguna Beach, Calif., the breathtaking Rockledge is designed by architect Horst Noppenberger and his wife, the designer Arianna Noppenberger.





orst and Arianna Noppenberger like to tell the story of the moment they met. The year was 1990, and Horst, a young architect, had recently opened a studio in Laguna Beach, Calif., hanging his shingle with but a single client. That client decided to host a beach party to thank the workers involved in building the new home.

Arianna, having just graduated from the Istituto Europeo di Design in Milan, Italy, was touring California with her roommate. She happened to be in Laguna Beach, and through a friend of a friend, got invited to the party. Horst offered to show her around the construction site.

At the outset, the two shared a keen interest in contemporary design and a passion for minimalist, modern architecture. They would have had a lot to talk about – except she couldn't speak English, and he didn't speak Italian.

No matter. "We ended up just sitting on the beach, watching the sun go down, and feeling a connection grow between us," says Horst. Within a couple of years, they were married.

Once Horst and Arianna bonded their personal lives, it made sense to partner professionally, too. Arianna immediately joined her husband's business, Horst Architects, where she perfected her English. She began building a portfolio of her own clients and branched out on her own in 2002, launching Aria Design, specializing in high-end interiors.

The couple's complementary careers and aesthetics continued to dovetail and intersect, and they still work together on various projects – he as a cutting-edge architect known for his modernist buildings, she as a highly regarded interior designer with contemporary European flair.

"We both are passionate about modernism, but Arianna is more

Design Duo: Horst and Arianna Noppenberger bring complementary design aesthetics to the clean and contemporary lines of Rockledge.

practical and grounded, whereas I'm more intuitive," says Horst. "She understands architecture and thinks like an architect, so she looks at the big picture, but she specializes in the decorative aspects of design, whereas I'm more of a minimalist.

"Materials, colors and textures are her realm while I do the conceptualizing. That way, we avoid having two different egos going in two different directions, which we often see happening between architects and designers."

Horst says he has always been drawn to the "timelessness, stillness and visual lightness" of modernist architecture. "Modernism resonates with Southern California's climate by breaking down walls and barriers and integrating inside with out," he says. He achieves this integration with techniques such as organizing internal spaces around outdoor courtyards, extending floors from inside to out, using large expanses of glass, and installing door systems that bi-fold or pocket.

The result? "Buildings that sit comfortably in their natural landscapes without dominating them," he says. "A simple, uncomplicated space works at the most fundamental level, without the architectural gymnastics," he adds, describing his over-arching design ethos as one of "simplicity and restraint."

Arianna's Italian upbringing and classical European education influence everything from color palettes to her instinctive understanding of forms, shapes and proportions. "The roots of the past are always within me, but I have broken free from the old traditions," she says. "In Milan, they provoked us to create new designs, not to repeat history."

And so she wholeheartedly embraces what she calls "easy California living" and incorporates the outdoor lifestyle in her designs. "People here are so casual," she says. "They walk in and out of their homes with coffee mugs, barefoot, munching on sandwiches. People here live outdoors with pools and hot tubs, and in the evening they sit by beautiful fire pits."

Her aim, she says, is to ensure that her work "does justice to California's amazing climate, natural light, beautiful sun and gorgeous beaches."

One of Horst and Arianna's latest joint projects, Rockledge, incorporates the contemporary vision and integration of indoor/outdoor spaces for which the Noppenbergers are known.

This eye-catching residence, which sits atop a rocky bluff in Laguna Beach overlooking the Pacific Ocean, was originally built 25 years ago, and was due for a major remodel. The new Denver-based owners wanted a relaxed family beach house where they could enjoy the views, the sunshine, and time with family and friends.

Coincidentally, Rockledge also represents Horst

"Modernism resonates with Southern California's climate by breaking down walls and barriers and integrating inside with out."

— ROCKLEDGE ARCHITECT HORST NOPPENBERGER

nostalgically coming full circle, as the oceanfront home was originally designed by his first mentor, the renowned modernist architect Fred Briggs. "After graduating from architect school, I worked for Fred for six years and Rockledge was one of my first projects," Horst says.

His goal on the Rockledge remodel was to "respect the architecture of the home, stripped down to its honest essentials." Part of the challenge, he adds, was to understand what was extraneous and could be removed, such as the heavy rectangular columns at the entrance.

"We wanted the entry experience to be one of lightness rather than heavy columns," he says. "And we got rid of a lot of stucco which we replaced with natural stone and wood to bring warmth to the contemporary architecture."

Color and material blend interior and exterior spaces. Limestone floors in the family room extend out to the deck. Movable screens with slatted vertical shutters add privacy while filtering bright sunlight, and walkways and interconnected courtyards are planted with native California succulents.

"We alternate large areas of transparency with solid stone walls that become pockets for slider windows," Horst says. "The main idea was to bring in a greater connection between the home and its coastal setting with the natural forces of sun, wind and time."

"We also opened up rooms to take advantage of every inch of ocean view," adds Arianna. "Every room has the presence of the ocean. You don't know if you are in or out, everything is open. There are no boundaries."

She designed what she calls "outdoor living rooms," where the owners can relax on a sectional sofa facing the ocean on two sides, sunbathe by a cool blue pool, or sit and chat by a long linear fire pit that lights up the terrace. "It's beautiful at night under the moon with the background of crashing waves," she adds. "It's a magical space." horst-architects.com and ariades.com **OIH**

Inside Out: Rockledge's indoor and outdoor living spaces flow seamlessly, offering what Arianna Noppenberger calls "easy California living."





Light And Dark
Fire features are the hottest new trend in pools for 2014, as seen in this spectacular design by Claffey Pools, based in Dallas/Fort Worth.

Pool's Paradise

THE COOLEST POOL TRENDS FOR 2014?
THINK FIRE FEATURES, MOSAIC TILES, BAJA
LEDGES, SUN LOUNGERS AND PAVILIONS

words by **Andrew Conway**



Fire And Water
This custom pool by Patio Pools and Spas, of Tucson, Ariz., with a Caribbean Blue Pebble Tec finish, would look stunning in any ocean home setting.

If you want to make a big splash in your outdoor living space this summer, here are five red-hot trends and cutting-edge companies that will have you living in a pool's paradise.

FIRE AND WATER

Two natural and essential elements – fire and water – have combined in spectacular style to become one of the hottest trends in residential pool landscaping this year.

Pebble Technology International, a global leader in the transformation of pool building and remodeling as the manufacturer of Pebble Tec pool finishes, recently launched Fire & Water, using fire to add drama, light and movement to outdoor pool areas.

“Fire adds a unique element to pools and creates an exciting experience for everyone to enjoy,” says Bob Haning, Pebble Tec’s executive vice president of sales and marketing.

“Homeowners can turn on their fire features automatically and

look out and see the flames working off the reflection of the water. And at night, they really become a dazzling focal point of the pool.”

Fire features also take indoor-outdoor living to new levels. “We are finding more and more customers are designing their outdoor spaces as true extensions of their homes,” adds Haning. “Outdoor living is where it’s at for 2014.”

The award-winning firm headquartered in Scottsdale, Ariz., has also added a fourth and innovative new custom finish to its popular Pebble Tec, Pebble Sheen and Pebble Fina pool finishes.

Beadcrete combines glass beads with pigment and white cement to create a super smooth pool lining underfoot and eye-catching water effects, reflections and patterns by day and night. pebbletec.com

GOING THE EXTRA TILE

History is repeating itself in another major pool trend with the rise in demand for the ancient Roman art of mosaic tiles for pool linings and decoration.

In 2010 Rick Skalak and Ken Rotstein, two master craftsmen with a combined 60 years' experience in the custom stone art industry, teamed up to form Vita Nova Mosaic, a full service custom mosaic studio based in Pacoima, Calif.

The in-house team of fine artists, skilled craftspeople and draftsmen work with glass, natural and semi-precious stone, ceramic and metal elements, inspiring and working with clients from visual concept stage to finished works of art.

The company has collaborated with some of the world's best artists, architects, interiors and landscape designers on major hotels, casinos and private residences keeping this timeless and enduring medium alive. vita-nova.com

Another industry leader is Artaic, a cutting-edge company based in Boston, Mass., which transforms tile into an impactful architectural surface finish that's ideal for an outdoor pool.

Fusing art and technology, Artaic pushes the boundaries of what's possible with tile by using innovative design software, one-off sample creation, and hi-tech robotic manufacturing which allows for complete control over the color, material, layout, imagery and overall aesthetic of a mosaic's design. Artaic mosaics come in standard 12 x 12 inch sheets with a guide for easy installation. artaic.com

TAKE IT TO THE LEDGE

Another pool trend making a splash this year is the Baha Ledge – an area of a pool that's about 6 to 9 inches deep and perfect for catching some rays or staying cool – and one company has created a furniture product that's both comfortable and practical.

"All too often patio furniture is dragged onto the ledge which can damage not only the furniture but also destroys the pool's surface, costing the owners stress and a great deal of money," says Chris Anderson, owner of Houston, Texas-based Ledge Lounger.

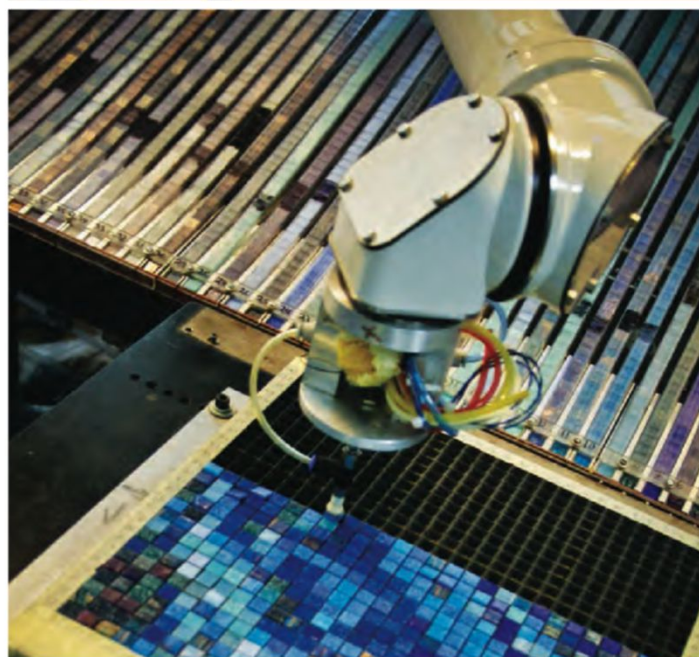
His comfy chaise is made of ultra-strong but lightweight polyethylene (weighing only 35 pounds), has no sharp edges, is made to withstand harsh pool chemicals and UV, stacks easily and comes in 12 colors.

A new line of accessories, including a pillow made of marine-grade Sunbrella fabric and an 18-inch cube side table (which also holds an umbrella for shade) is now available with other items set to release in time for summer 2014. ledgeloungers.com

LET THE FLAMES BEGIN

Pebble Tec isn't the only company firing up pools. Several other innovators are fanning the flames of the hottest trend in 2014 and delivering new products that provide all-season warmth and light to outdoor living spaces.

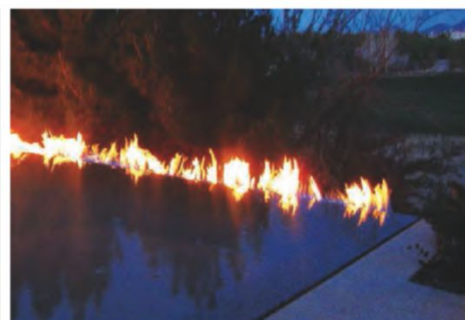
Spark Modern Fires, co-founded in 2005 by Tom Healy, a former custom home builder, is an award-winning manufacturer of indoor and outdoor fires, lighting up five-star hotels such as The Ritz-Carlton,



Cool Mosaics: Vita Nova (top) and Artaic (center and bottom) use cutting-edge technology to create distinctive mosaic pool tiles.



Fanning The Flames
Grand Effects and Fire By Design offer an array of red-hot fire features for spectacular pool effects.



Mandarin Oriental and W Hotels, as well as many ocean homes.

New outdoor products include The Cube, a contemporary, freestanding fire that creates light and warmth when in use and looks like an art installation when powered down. Available in stainless or powder-coated red, it can be fueled by natural gas or propane.

Spark's other new product is the Outdoor Vent Free Fire Ribbon which is built-in and can be fitted into an exterior wall with no chimney or flue. Burning natural propane or gas, the fireplace comes in two widths of 3 feet and 4 feet, and is quick and easy to start via remote control. sparkfires.com

Grand Effects creates beautiful fire and water elements, including the new and luminous Stone Candelere, available in round or square. Handcrafted from white quartz and pieced together using a marquetry inlay effect, each Candelere comes with a decorative powder-coated base in black or brown. The effect is translucent and ideal for an outdoor pool area. grandeffectsinc.com

Automation in fire features is another growing trend (who wants to light a fire by hand or see it continually blown out by the wind?).

Enter Fire by Design, which not only offers automated tiki torches, fire on water surface features, wall mounted torches, and fire bowls, rings and glass, but has also created AWEIS, its own All Weather Electronic Ignition System.

New for this year is the AWEIS Mini, the world's smallest electronic ignition system, making Fire by Design a global leader in automated fire and fire on water surface products. firebydesign.com

COOL CABANAS

With the transformation of outdoor living spaces as an extension of contemporary ocean homes, another major trend for 2014 is the move toward seasonal cabanas and all-year pool pavilions.

Peter White, co-owner and principal landscape architect of ZEN Associates, based in Woburn, Mass., says a pavilion offers several advantages from lifestyle, practical and investment standpoints.

"A cabana or pavilion takes all of the activities out of the house, allows you to move from sun to shade, offers all-day and year-round enjoyment, and creates a weekend retreat feel," he says.

"On the practical side, it allows you to store pool equipment and accessories out of sight, and as an investment in the property it can pay itself back by increasing the value of the home."

White's company has built several pool pavilions on the U.S. East Coast including a spectacular example (pictured opposite, below) with Boston-based Flavin Architects for an oceanfront estate in Gloucester, Mass.

"The size and definition of a pavilion drives a lot of what goes on around a pool area," he says, adding that a seasonal cabana makes sense for a smaller weekend home while a permanent pool house can approach the scale of a guesthouse depending on space and budget. zenassociates.com and flavinarchitects.com **OH**

For more details, advice and ideas, contact the Master Pools Guild, a global network of elite custom pool builders. masterpoolsguild.com



Cool Pools
Sitting pretty in a
Ledge Lounger; below,
a stunning pool house
by Flavin Architects
and ZEN Associates.



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words by **Andrew Conway**



Grand Estate
Techo-Bloc takes
outdoor living to new
heights with its
innovative concrete
landscape products at
this home in Canada.





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There was a time, not so long ago, when a garden was just a garden. A neatly clipped grass lawn, colorful perennials growing in earthy flower beds, and perhaps a swimming pool with crazy paving was once a typical backyard scenario so familiar to 'Generation Brady Bunch.'

Fast forward 40 years and today's contemporary gardens are virtually unrecognizable. Humble patios and pergolas have been replaced by entire outdoor living spaces, as if whole rooms of a home's traditional interiors have been magically cloned and moved into the great outdoors.

Indoor kitchens have morphed into full-blown outdoor kitchens, complete with cutting-edge cooking appliances, countertops, fridges, cocktail bars, hi-tech



barbecues, wood-burning pizza ovens, and an array of innovative accessories.

Formal dining rooms have given way to breezy courtyards and shady pavilions, filled with tables, chairs, sink-into sofas, sun loungers, cushions and throws, invariably set around a free-form or geometric infinity pool shimmering in the sunlight.

The family TV room has been replaced by a seasonal cabana, or even a year-round pool house and dedicated outdoor entertainment space which can include anything from cinema-size flat screen TVs to surround-sound music systems for movies and dancing under the stars.

Even the trusty bathroom has moved outdoors with gushing all-weather rain showers and bubbling spa baths



Sitting Pretty
Techo-Bloc's new Borealis captures the natural look of wood.

turning backyards into semi-tropical and al fresco Gardens of Eden where one can shower or bath under a rising sun or waxing moon.

This relentless consumer craving for outdoor living spaces, fashioned in beautiful and durable materials and settings, is pushing commercial landscape companies, architects and designers to be exceptionally innovative and creative in delivering the right products and services.

"As the trend of extending the home's indoor space outward onto the terrace and backyard continues to grow, we'll be seeing outdoor living brought to whole new levels," says Anna Polspoel, a professional landscape architect at Techo-Bloc, a market leader in landscape design serving eastern United States and Canada.

"With more space than the contained and divided rooms most homes have to offer, it seems as if the backyard is becoming the party room, and homeowners are looking for creative and functional ways to entertain their guests under the open sky.

"The trend for 2014 is about blurring those boundaries between the outside and inside of the home by creating a softer transition in terms of decor."

With 25 years' experience in consistently redefining outdoor living spaces through innovative concrete landscape products, Techo-Bloc has combined art and science to create Precious Stones, a trademarked collection of dry-cast and wet-cast paving and retaining wall stones renowned for their aesthetics, strength and durability (which also come with a lifetime warranty).

"For 2014, we also set out to create products that

could recreate and replicate the luxury and elegance of traditional and modern indoor decor materials while being resistant to the elements of the outdoors,” says Polspoel.

The result is Borealis, a new and eye-catching concrete slab that captures the look and texture of wood but without the on-going maintenance.

“The use of wood indoors has long evoked luxury, warmth and comfort but it hasn’t been ideal in outdoor applications due to its poor resistance to climatic conditions and the commitment in time and money to maintain it,” adds Polspoel. “Borealis is a game-changer on the design front for landscape architects, opening up so many creative possibilities.”

The Borealis wood plank concrete slab is a modular 5 inch-wide “plank” akin to a *trompe l’oeil*, a classic art technique using realistic imagery to create an optical illusion. “It’ll have you guessing whether you’ve opted for hardwood or concrete,” says Polspoel.

Available in a range of hues, Borealis is offered in Sauvignon Oak and Hazelnut Brandy, both light-colored woods and major interior design trends for 2014, as well as the very dark and rich Smoked Pine, which is ideal for adding drama to an outdoor space.

“Interior designers have long had the luxury of combining different materials and textures such as marble, ceramics and woods to create beautiful and functional spaces. We too now have those choices,” adds Polspoel. “By mixing Borealis with other pavers and slabs, we can now really push the envelope on outdoor living designs.”

Another company pushing the boundaries in landscape design is the British-owned Haddonstone, one of the world’s leading manufacturers in architectural cast stone and fine garden ornaments.

With a showroom in Mount Laurel, N.J., and a purpose-built U.S. production facility in Pueblo, Colo., where many of the company’s products are made by hand, Haddonstone offers American landscape architects and designers the opportunity to create beautiful and durable outdoor spaces with a classic or contemporary British aesthetic.

Haddonstone is a unique form of cast limestone with a surface similar to Portland stone. The material matures and weathers like cut stone yet, piece for piece, normally costs significantly less than cut stone.

The ability to mold the Haddonstone material into almost any shape, faithfully reproducing new designs or producing replicas that are virtually indistinguishable from an antique original, has won the company numerous contracts ranging from leading international hotels and shopping malls to upscale residential projects.

“With its inherent strength, Haddonstone cast stone can be used in structural building situations. However, the usual practice is to use Haddonstone cast stone



purely as a decorative building facade supported, where necessary, by reinforced concrete or structural steelwork,” says David West, president of Haddonstone (USA) Ltd.

“This task is not difficult but should be carried out only under the supervision of an architect or a structural engineer.

“If you intend to use the products structurally, let Haddonstone know when you place your order, giving as much detail as possible. We can then advise you on any ways in which Haddonstone can simplify this work, saving you time and money.”

As well as manufacturing world-class architectural stonework from balustrades and columns to porticos, pavilions, temples, follies and mantels – all of which are ideal for an ocean home setting – Haddonstone offers a collection of more than 1,000 designs and decorative features from planters, fountains and statues to sundials, bird baths and garden furniture.

Haddonstone can custom manufacture architectural stone pieces to practically any shape or size. The latest designs include the Gothic Fountain with Lion Centerpiece, launched at Britain’s popular Chelsea Flower Show, and the Athenian Wall Fountain, created in partnership with America’s iconic Robert A.M. Stern Architects. techo-bloc.com and haddonstone.com **OH**

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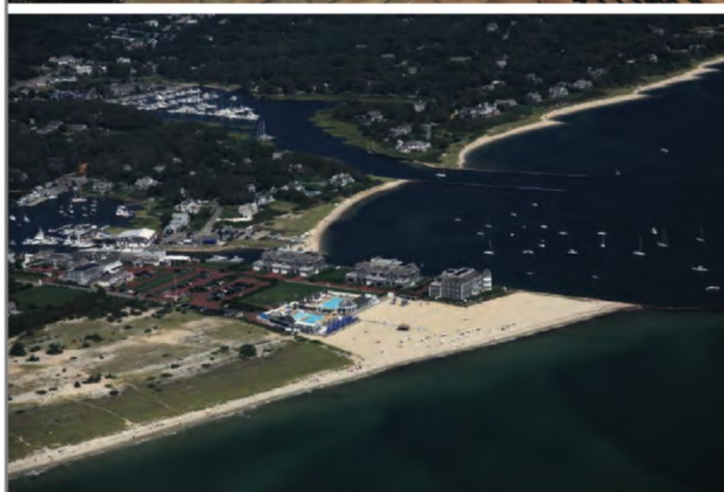
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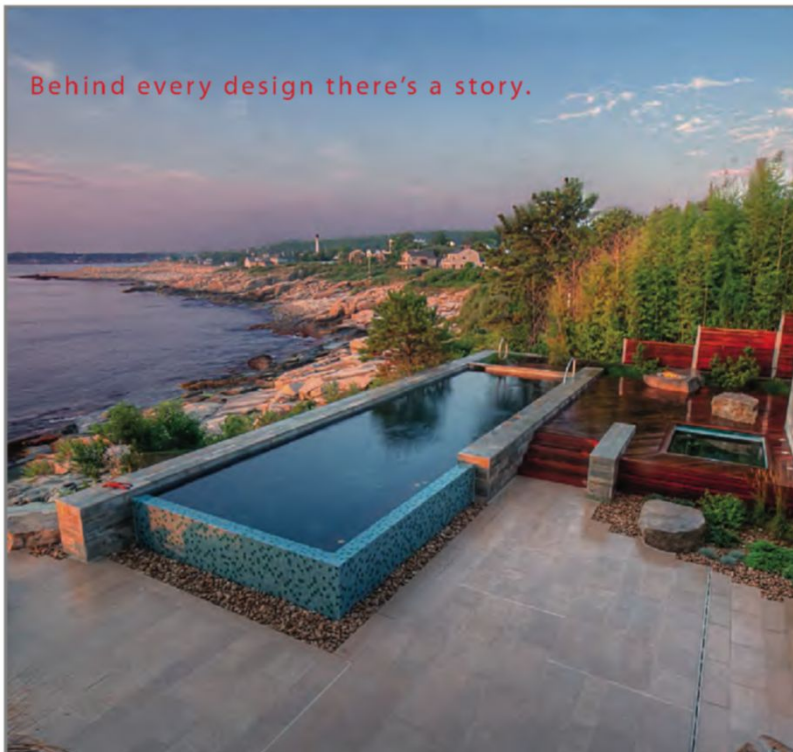
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DUXBURY, MA. Five bedroom Colonial with Back River marsh view. Open floor plan includes sunken 25' family room with stone fireplace open to porch and stone/granite 20' kitchen with upgrades. Deck, patio and landscaped yard. **\$1,350,000**



KINGSTON, MA. Water views from every room! Enchanting three bedroom home with updated granite kitchen. Fabulous master suite with loft sitting area. Endless decks, porches and hot tub to enjoy. Near to commute. **\$749,000**



MARSHFIELD, MA. Elegantly renovated 10 acre estate setting with panoramic views of expansive marsh. This 10 room designer home offers a gourmet kitchen with rotisserie. Wine cellar, In-ground pool and carriage house. **\$1,699,000**



DUXBURY, MA. Pond views from custom four bedroom Reproduction Saltbox on rare 3+ acre cul-de-sac in village neighborhood. Two-car attached garage, In-ground pool, five fireplaces, three full baths. LL playroom with fireplace. **1,195,000**



DUXBURY, MA. Waterfront 4500+sf main residence perched on 1.67ac setting with sweeping water views of Duxbury Bay, beach and ocean. One bedroom guest house/spa. Pool house with high-end outdoor kitchen, I/G gunite pool. **\$6,900,000**



DUXBURY, MA. Water views! No detail spared! Decorator restored five bedroom Antique Colonial with private master suite offering 30' deck views. Open living with French doors to screened porch. Cherry study with fireplace and custom details. **\$1,649,000**



DUXBURY, MA. Water views from five bedroom Colonial on quiet village lane offering 4800+sf of open living space. Master suite with fireplace and dressing room. Fabulous eat-in kit, home theatre, 3-Car detach garage with guest house. **\$1,950,000**



DUXBURY, MA. Waterfront five bedroom Colonial on desirable village location with private beach. Wraparound deck offering sweeping Bay views. Radiant heat, maple flooring, 3-Car garage. Separate waterfront cottage/home office. **\$3,295,000**



DUXBURY, MA. Panoramic ocean views from 4,000 sf home on three levels of flexible living space. Deeded beach rights to private neighborhood beach and shared dock. Detached garage with office/studio space above. Indoor pool, In-law/au pair wing. **\$1,050,000**

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MACDONALD & Wood Sotheby's International Realty was founded in 1982 as The Macdonald and Wood Real Estate Group located in historic Duxbury, Massachusetts. The 2006 official merger to form Macdonald & Wood Sotheby's International Realty brought together the local expertise and history of top performing agents of Macdonald and Wood and the worldwide recognition and far-reaching network and reputation for excellence of the Sotheby's name. Our innovative team of highly successful professionals is dedicated to providing each customer and client with personalized service. Amidst 1,078 real estate offices in Plymouth County, the office currently ranks #11 in Plymouth County with 7 agents working diligently to share our knowledge of the South Shore community and marketplace, and to bring our clients to a new plateau that will make the buying/selling process a pleasant experience. macdonaldwoodsir.com



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72 N MAIN ST, COHASSET, MA 02025
LIST PRICE: \$4,800,000

Direct waterfront property on Little Harbor. 1.7 acres of land with 300 feet of water frontage and direct water access. Hardwood and marble floors throughout most of the first floor which includes a gracious fireplaced dining room, elegant living room with fireplace which opens to an amazing family room off the kitchen and sunroom that has views out to the ocean for miles. The second and third floors offer 6 bedrooms featuring a large Master Suite. The lower level has a three car garage, storage rooms and a finished game room.



123 ATLANTIC AVE, COHASSET, MA 02025
LIST PRICE: \$4,695,000

Direct Oceanfront on exclusive Sandy Cove, this spectacular custom built home has been designed and built with entertaining and family living in mind. Built in 2008 this exquisite 12 room home boasts 6,200 sq feet of living space with 5/6 bedrooms, 4 full baths and 1 half bath. The custom built kitchen by Kitchen Concepts is state of the art with every detail thought out for the inspired chef. the 4 car garage has 1000 sq ft area insulated and ready to be finished. Living here is an unmatched lifestyle on the Ocean with your own private beach.



84 ELM ST, COHASSET, MA 02025
LIST PRICE: \$2,149,000

Fabulous totally renovated 1830's home in the heart of the Cohasset steps from the harbor and village. This magnificent residence offers unparalleled period craftsmanship and custom architectural detail combining understated elegance with modern day convenience. The open floor plan blends intimate and informal living with sophisticated entertaining. The spectacular custom chef's dream kitchen and family room compliment the dramatic living spaces. This stunning home has it all.



30 HOBART LANE, COHASSET, MA 02025
LIST PRICE: \$3,950,000

On the mouth of Little Harbor, this is the chance of a lifetime to create a waterfront estate. With 2 acres of rolling lawn to waters edge the opportunities are endless. Renovate the existing Boat House, or build your dream home with spectacular views, sunsets and private beach. This property is set amongst multi-million dollar mansions on much sought after Hobart Lane. Deeded beach rights to exclusive Lothrop Beach are also included in the sale. Hobart Lane is conveniently located near the Cohasset Common, the village, shops and schools.



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Westport, CT \$3,600,000

MLS#99048712, Edie Anderson, 203.858.4668



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New Seabury, MA \$2,900,000

MLS#21310695, Ralph Secino, 508.776.3323



Fairfield, CT \$2,000,000

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SWANS ISLAND

\$975,000

Immaculate log home perched high on the shore of Burnt Coat Harbor looking directly across to the lighthouse & open ocean. Cathedral living area flows into open kitchen & dining area. New deep water dock & float.



SWANS ISLAND

\$1,900,000

Solar assisted, Rockport Post and beam sits overlooking the pink granite ocean shoreline. Very custom details including a new endless pool in the three story tower that also includes a star-lit lookout room with glass roof.



LONGBOAT KEY

\$22,000,000 MLS A3989550 Deborah Beacham 941.376.2688

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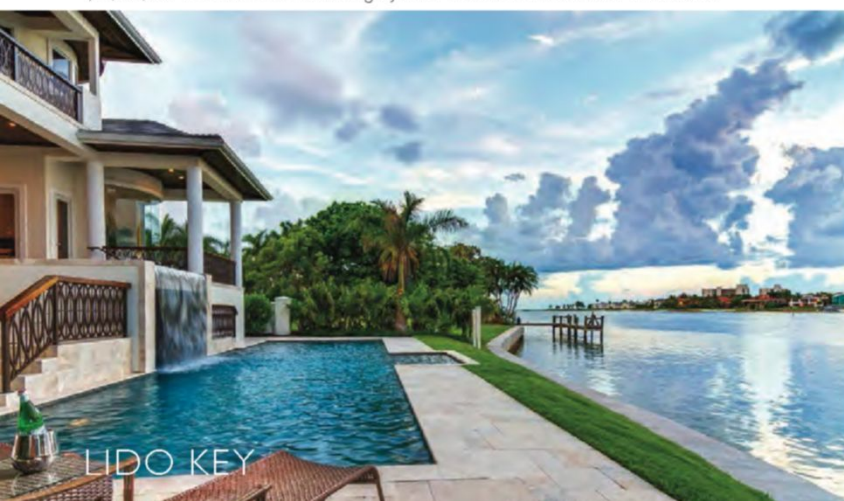
LITTLE BOKEELIA ISLAND

\$29,500,000 MLS A3959962 Klaus Lang & Jennifer Calenda 941.320.1223 or 941.916.0798



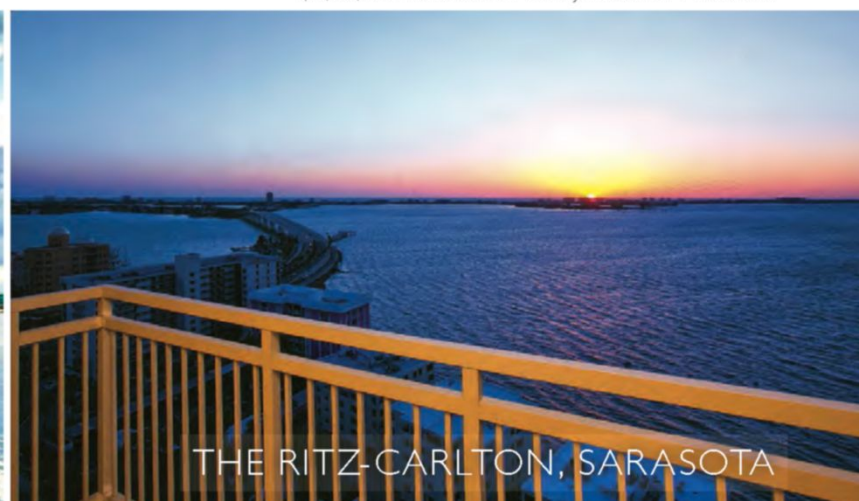
SIESTA KEY

\$10,900,000 MLS A3957336 Mel and Jan Goldsmith 941.356.6673



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\$6,500,000 MLS A3960472 Stephanie Church 941.724.5448



THE RITZ-CARLTON, SARASOTA

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LA DOLCE VITA DOESN'T COME ANY SWEETER
THAN IN THIS LITTLE-KNOWN REGION OF ITALY

words by **Alexandra Pecci**

Our speedboat is cruising through the jewel-bright expanse of the Adriatic Sea, along Italy's easternmost coast where craggy cliffs dotted with caves rise from the azure water as far as the eye can see. Suddenly the boat slows and the bow turns until we're heading directly toward a chasm in the cliff. The driver has something to show us.

The motor quiets as we drift slowly between two rock walls and into a majestic sea cave, sliding out of the bright afternoon sunlight and into cool shade. The water in the



cave is a deep, dark blue, except for one spot where a ray of sunshine pours through a natural skylight to create a pool of brilliant cerulean that sparkles like crystal.

Translucent jellyfish, floating just below the surface, shimmer in the sunlight. The scene is otherworldly and hushed, as if we've come to worship at one of nature's cathedrals.

A few minutes later, we're out in the open water again and heading for the seafood restaurant Lo Scalo, perched on a cliff's edge in Marina di Novaglie. I step out of the boat onto a rocky landing and climb the steep steps that are carved into the ancient cliff side. Soon, I'm sitting on Lo Scalo's whitewashed patio, sipping a glass of chilled white wine and staring into the glistening Adriatic below.

This is Puglia, the Italy of one's imagination, an unspoiled and somewhat undiscovered region that makes up the "heel" of Italy's boot. This spectacular region is pure, authentic and unadulterated southern Italy, and travelers who come here have the place virtually to themselves. In Puglia, the largest crowd you might see is a group of Italian school children on a day trip.

Flying into Brindisi from Rome is quick and easy, making Puglia a delightful diversion where visitors can easily fill five days exploring the region's beaches, Baroque towns and rustic restaurants.

Discover the striking opulence of Lecce, home to the breathtaking Basilica di Santa Croce and an excavated Roman amphitheater; the whitewashed medieval grandeur of Ostuni, "The White City" on a hill above the Adriatic Sea; and the impressive fortress walls of Gallipoli and Otranto.

Without the throngs of visitors that clog Italy's more touristy cities, it's easy find yourself quite alone in a peaceful piazza or wandering solo down a winding, cobbled lane. Puglia also boasts almost 500 miles of not one but two coastlines, the Adriatic and Ionian, which wrap around the Salento peninsula to create some of Italy's most striking panoramas.

Despite its easy access from Rome, marvelous cities and gorgeous beaches, Puglia is relatively off the beaten path and still thrives as a mostly agricultural region. It produces 40 percent of Italy's olive oil from almost 60 million olive trees which blanket much of the land.

The region also produces 17 percent of Italy's wine, with its Primitivo grapes creating one of its most renowned reds. Puglian fare is rustic and sourced from the land and sea, from the freshly shucked mussels that are pulled from the Ionian Sea just hours before being sold by a fishmonger in Gallipoli; to the famous orecchiette pasta made from locally grown durum wheat; and the soft, fresh and buttery burrata cheese that's traditionally eaten within a day of being made.



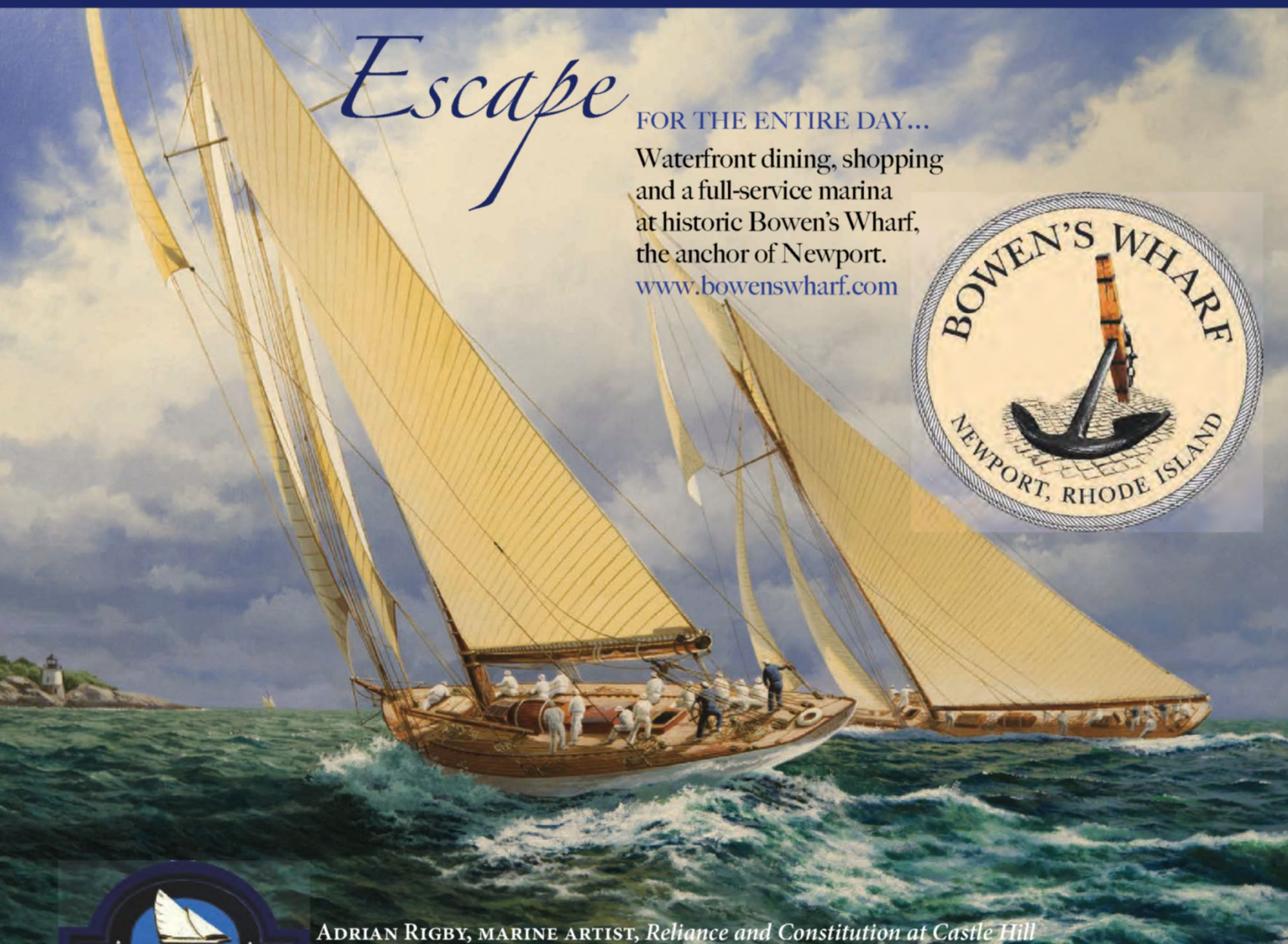
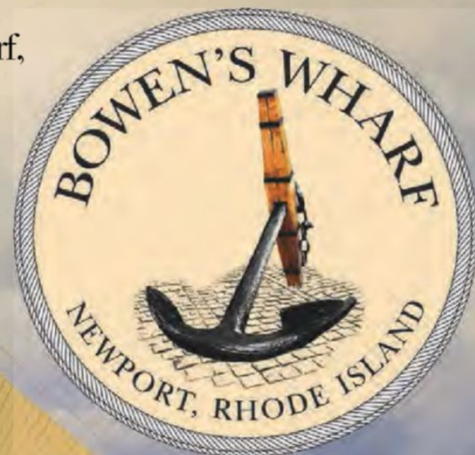
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This affinity with nature extends to the deliciously relaxed *al fresco* lifestyle that permeates Puglian culture. The countryside is dotted with *masserie*, former agricultural estates crafted of heavy stone. Today, many of these fortress-like structures have become lavish private villas and luxe hotels.

At the most luxurious of these *masserie*, guests will find sprawling, rooftop pergolas with thick-cushioned lounge chairs and floor pillows, vast swimming pools, olive groves, and wildflower gardens thick with bright red poppies and delicate yellow daisies.

At one such retreat, Villa Elia in Gallipoli, an outdoor pizza oven, herb gardens, fruit trees, and shaded patios invite lazy afternoons and long, lingering conversations over bottles of Puglian wine.

Puglia's beaches are equally stunning. Places like Punta della Suina on the Ionian coast feel secluded and private, thanks to the grove of trees that surrounds the quiet, sandy cove. Other beaches dot the Puglian coastline from Bari to Otranto to Gallipoli.

From the patio of Lo Scalo, I watch a family of locals laugh with delight as they take an impromptu afternoon dip in the shimmering waters of the Adriatic. They look completely at ease, and I realize that I feel the same way. From this perfect perch at the edge of one of Italy's last undiscovered places, it's hard not to. **OIH**

THINK ITALY, THINK PUGLIA

Luxury villa rentals are perfect for travelers who want a sumptuous home base from which to explore. Think Puglia is the exclusive provider for the best villas in the region with estates boasting amenities like outdoor cinemas, private pools, gyms and steam rooms, and fine art and antique collections.

Think Puglia demonstrates its regional expertise through excellent on-the-ground support and can accommodate any request, from airport transfers, to wine delivery, in-villa massages, and local cooks who can prepare authentic meals for guests.

For an elegant city stay, Palazzo Gorgoni is the essence of comfort. This restored 18th century palazzo with eight bedrooms, a private pool, gym and rooftop lounge is in the heart of Galatina, a beautiful Baroque city located less than an hour's drive from the airport in Brindisi.

For a stunning seaside stay, opt for Villa Blanca. This five-bedroom hilltop villa's outdoor living space is gloriously appointed with a shady pavilion and an infinity edge pool overlooking the delightful resort of Santa Maria di Leuca. thethinkingtraveller.com

Back To The Future
Left, Masseria Curti Vecchi offers old-style ambience while Villa Blanca, right, has a more contemporary look and feel.

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The British Virgin Islands comprise over 52 islands, rocky pinnacles and cays, appropriately named "Nature's Little Secrets."

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A DYNAMIC DESTINATION CLUB OFFERS UNIQUE AND STYLISH TRAVEL EXPERIENCES AROUND THE WORLD

words by **Melissa C. Gillespie**

Lounging next to my private infinity pool, listening to the cries of tropical birds give way to the calm of early evening, I wait for a knock at the door to signal the arrival of my in-villa spa treatment. A blissful massage and sugar scrub on my secluded deck awaits, resulting in the perfect finale to a four-day vacation in Costa Rica arranged by a dynamic destination club with properties in some of the world's most beautiful and exotic locations.

This type of exceptional personalized service is the hallmark of a membership with Exclusive Resorts, which prides itself on creating memorable moments for its savvy and sophisticated clientele – and how.

On this spectacular mini-vacation to Costa Rica's lush Peninsula Papagayo, I've zip-lined through a dense rainforest, explored coastal mangroves and caves on a wave runner, indulged in sunset cocktails on a luxury catamaran, and tucked into gourmet meals prepared by a chef in-residence.

As a destination club, Exclusive Resorts offers its members a discerning and sophisticated community and a distinctive lifestyle anchored by customized experiences. Simply put, Exclusive Resorts is in the business of providing unique and ultra-luxury travel and vacation experiences.

Jack Nicklaus, champion golfer and an Exclusive Resorts member since 2006, is just one of the company's fast-growing legion of aficionados.

"With Exclusive Resorts, my family enjoys one-of-a-kind vacations around the world including golf getaways with privileges at incredible courses like Turtle Point on Kiawah Island, and Old Greenwood in Lake Tahoe, two of my favorite signature courses," he says.

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This removes the stresses of logistics and gives way to the most essential element of luxury in today's fast-paced world – time. "You have to understand the world before you can understand luxury trends," says CEO Philippe Bourguignon.

"What we are hearing from our members today is that the ultimate luxury is time – more time with family and friends, more time to relax and refresh, more time to laugh. Nothing is more luxurious than time.

"By removing the hassles and complications of travel and creating personalized services to suit the way people vacation today, we can give our members the luxury of spending more time to do the things they want and love to do."

My chosen retreat on Peninsula Papagayo bore all the hallmarks of an Exclusive Resorts experience, fusing Costa Rica's engaging *pura vida* (pure life) expression of national identity with the private, five-star amenities of a luxury resort in a rich cultural landscape.

The property features 19 spacious Exclusive Residences with up to four bedrooms and en suite



The Rich Coast
Costa Rica's lush
Peninsula Papagayo
is an idyllic playground.

bathrooms – ideal for larger families and groups of friends – many with panoramic views of the surrounding Pacific Ocean and native rainforest.

While the interior accommodations are exquisite, the breezy outdoor living spaces continually beckon. Each residence offers an expansive terrace with a private infinity pool, outdoor showers, and comfortable all-weather furnishings for al fresco relaxation.

The 19 villas are located within an Exclusive Resorts members-only community ensuring the utmost privacy and security and encouraging a social environment where members can get to know one another.

The only downside to Exclusive Resorts is that subsequent vacations may pale in comparison. The large portfolio of residences, events and customized journeys ensures every vacation comes with trusted and personalized service, so living your dream vacation is a repeatable reality.

Exclusive Resorts is the domain of a privileged few – membership costs \$170,000 – but for the most discerning luxury travelers, it is quite possibly the best choice for exploring the world. exclusiveresorts.com **O/H**

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Featured on the cover of Christie's International Real Estate magazine, Punta Minitas 34 has nearly 35,000 sq ft of interior space, breathtaking ocean views and its own private beach. One of the most palatial estates in the five-star Casa de Campo seaside resort, the stunning compound graces an exclusive enclave of trophy homes. Within the privacy of the main residence, a salon has 20-foot ceilings; separate rounded towers have two-story suites. There are cascading fountains, an enormous oceanside lap pool, and a rare private dock.

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THE LIVING IS EASY

MANAGING EDITOR MELISSA GILLESPIE GETS THE INSIDE TRACK ON FIVE OUTDOOR LIVING INNOVATIONS

words by **Melissa C. Gillespie**

A chat with Steve Reisman, co-founder and CEO of **Neoteric Luxury**, supports my opinion that every stunning coastal home's outdoor living space needs a statement piece. His pick is the Foglia Rocker, 10 feet in width and available in several colors (Neo Golden Brown is the most popular hue). Reisman describes this color as a luster brown with golden fibers, and says the materials are treated with UV inhibitors so your Foglia Rocker will never fade. neotericluxury.com

From stylish furniture to beautiful planters, **Belgard** creates fabulous outdoor living spaces, turning nondescript terraces, pool decks and walkways into designer showcases. My top pick from the company's collection is the Euro Fireplace. With clean, contemporary lines that don't distract from your water view, the Euro Fireplace is a beautiful complement to any home by the ocean. belgard.biz

My sources at **Casa Design Boston** tipped me off about the new outdoor living must-haves from designer Roberto Serio for Talenti and the PAD collection. All of the pieces are designed with an oxidation-resistant aluminum frame and Sunbrella fabric coverings. Comfy seat cushions are available in the trending colors of sand or white sky, and are also water and weather resistant. All PAD sets feature interchangeable feet, which are adjustable to adapt to any kind of flooring. Casa Design Boston is confident this collection will be a staple for outdoor living spaces in 2014. casadesignboston.com

Why settle for fabric awnings or predictable lattice when you can opt for a work of art to shield you from the sun's heat and glare? **Uriah Bueller**, founder of Parasoleil, recommends ocean homeowners seek shade under one of his perforated overhead panels made of powder-coated aluminum. The eye-catching and effective panels are available in 20 different patterns (custom design is also offered as an option) and the metal cleverly draws residual heat out through the holes. parasoleil.com



Shane Larson, CEO & founder of **ORE Incorporated** tells me that customization is often critical to achieving your design vision. Be one of the first to customize the latest product from ORE – the Bar Code Planter. This design uses a removable and interchangeable shell to access the lighting without having to remove the planting, and shells can be customized in size, pattern, color and lighting configuration. As Larson says: "Imagination and creativity are wonderful things." orecontainers.com **OH**

The Style Setters
From the top, the on trend Foglia Rocker; Belgard's chic Euro Fireplace; and the new Talenti outdoor furniture from Casa Design Boston.

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STRONGEST LINK

CHEF DONALD LINK PUTS A LIFETIME OF EXPERIENCE INTO HIS NEW COOKBOOK

words by **Karina Timmel**

What does the James Beard Award-winning chef behind some of the hottest restaurants in New Orleans, including Cochon, Herbsaint and Pêche, do in his time off? He cooks, of course.

"It's fun to take a day and do it without a deadline. It reminds me of why I'm in the business in the first place," says Donald Link, who began cooking for large family gatherings at a young age with his grandfather.

Thumb through his second cookbook, "Down South," and you'll feel Link's deep sense of community, and abiding love for the South.

Each recipe is matched with a personal anecdote, and the pages are filled with on-location photographs not only of scrumptious dishes, but also of Link breaking bread with friends and family and regional food harvesters at work.

"This book is a lot less about black-eyed peas and collard greens and more about the new direction of Southern food," he adds. "I wanted to get back to local ingredients and doing something new and interesting with them."

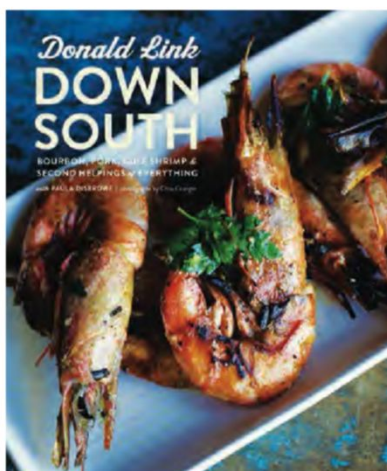
The book starts with drinks, like journalist Julia Reed's scotch Old Fashioned, and Mississippi Delta-style, old-school cocktail parties with blue crab beignets and black pepper biscuits.

Next, it travels through the Gulf Coast, where Link spent all of his time growing up, exploring his take on the area's offerings such as royal-red shrimp and Apalachicola oysters.

The Cook It Outside section, which includes the slow-cooked barbecue from his experiences with pitmasters in Tennessee and the Carolinas, revels in the camaraderie of food creation as an event for family, friends and the community.

And the chapter dedicated to heads, feet, neck and bones – something novice epicureans might ordinarily shy away from – is a fascinating read thanks to Link's compelling narrative.

What's next for the celebrated chef? As we try mixing his Flora-Bama rum punches and cooking meat over wood (charcoal and gas are big no-nos, says the expert), he'll be bringing his famed Cochon Butcher concept to Nashville or Birmingham. Cheers to that. **OH**



"Down South: Bourbon, Pork, Gulf Shrimp & Second Helpings of Everything" by Donald Link and Paula Disbrow (Clarkson Potter; February 2014), price \$22.14. amazon.com

SmOKEd ch IcKEN ThIGHs

These easy and succulent smoked chicken thighs make for a very satisfying meal when paired with cold, dry pink or white wine, sliced tomatoes, a few pickled vegetables, and sharp cheese.

- 2 pounds** bone-in, skin-on chicken thighs
- 1 tablespoon plus 1 teaspoon** kosher salt
- 1 teaspoon** black pepper
- 1 1/2 teaspoon** paprika
- 1/4 teaspoon** cayenne

Rinse the chicken and blot dry thoroughly with paper towels. Combine the salt, black pepper, paprika and cayenne in a small bowl and season the chicken thighs with the spice mixture. Set up your grill or smoker for low-and-slow cooking with wood chunks at 225°F for about two hours, until the chicken is tender and pulls easily away from the bone. Add more hot coals and a few wood chunks every 30 minutes or so, and adjust the vents as needed to maintain a steady temperature. Serves 4.



Go Wild with Outdoor Dining

Acclaimed wildlife artist, Lynn Chase, brings nature in all its glory to your table — from the magic of the Rainforest to the untamed African wilderness. See our fabulous new collections in porcelain and melamine at www.LynnChase.com

Featured (clockwise from top left): Rainforest in porcelain and African Inspirations, Butterfly Bamboo and Monkey Business in melamine.



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If you're planning to build, upgrade or buy your dream ocean home, or have a 2014 award-winning business to showcase, don't miss out on this very special issue.

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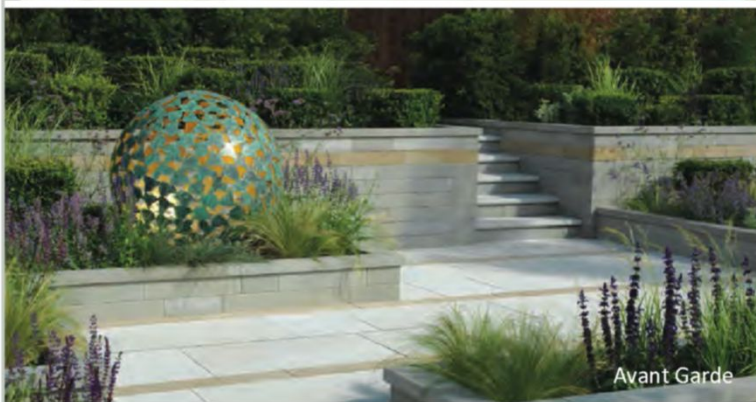
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Harbor Watch – Harpswell

Boasting 300 feet of oceanfront on the eastern shores of Harpswell Sound, "Harborview" offers coastal living at its finest. This newly remodeled 3 bedroom home is situated on 1.74 private acres, with guest suite, 4 season sunroom, High Head yacht club rights with deep water anchorage. **\$880,000**



By-the-Sea - Harpswell

"By-The-Sea" is a wonderfully situated property in the open reaches of the New Meadows. You'll enjoy the views from almost every room, well-appointed kitchen, private and generous guest quarters, outdoor space, and craftsman quality living area, all close to Bowdoin College/ Brunswick and 95S to Boston. **\$898,000**



Merritt House Condos – Orr's Island

Luxury condo in the heart of Harpswell's waterfront community. Walk to restaurants, beach, kayaking, boating and more. Morning sun fills this condo with warm glows from the hardwood floors. This never-lived-in condo is 100% luxury and includes stainless appliances, and deep water dock access. **\$255,000**



Mere Point – Coastal Brunswick

Just a few miles south of the Bowdoin College campus, this site offers direct dock access to Maquoit Bay with expansive westerly ocean views. The new owners will enjoy private grounds, open floor plan, and contemporary building materials, systems, and appliances. **\$699,000**



Goose Ledge Shores – South Harpswell

A very rare opportunity to own a Harpswell beach front. This oversized 2.38 lot is private and expansive, featuring spectacular westerly views (breathtaking sunsets) and secluded anchorage. Power is available at the site and the level lot will make for easy construction of your new home. **\$495,000**



Hidden Beach – Gun Point

"Hidden Beach" is situated at the water's edge almost at the end of Gun Point peninsula. Featured on a private beach and intimate relationship to the water. The house is completely renovated; kitchen offers granite counters, maple, & stainless. Living area capitalizes on the views. **\$559,000**



Sea Spray – Cundy's Harbor

This unique waterfront setting provides protected deep water dock, while enjoying open ocean views. Newly updated in 2011, with hardwood floors, expansive fireplace, a spacious and sunlit deck. Coastal living at its finest with new mechanicals. **\$659,000**

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Boater's Paradise in the Florida Keys

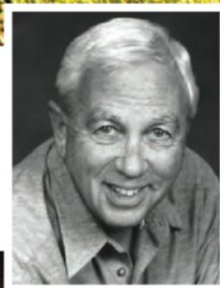
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The Hamptons



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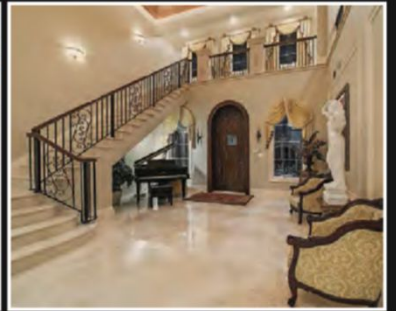
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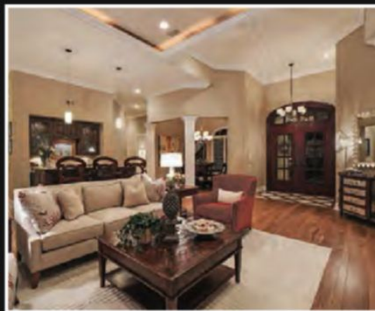
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Located minutes from world-class vineyards and wineries, Hidden Valley once served as a stop on the old stagecoach route to Santa Ynez and features a historic lodge, swimming pool and an extensively renovated 2-bedroom, 2-bath guest house. This enchanted sanctuary, with miles of stone walls and botanical species, consists of two contiguous parcels with possible upside potential. A true Santa Barbara paradise. HiddenValleySB.net



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BAY FRONT HOME SANIBEL ISLAND, FLORIDA



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The Iconic Landing Hotel and restaurant on the waterfront on Bay Street in beautiful Harbour Island, Bahamas was built in the 1800's. It has been renovated to an exceptionally high standard by the current owners, preserving the style and charm of Classic Bahamian architecture while incorporating all the comforts of modern island hospitality. This magnificent property includes 13 en suite rooms, a full service bar, that includes an award winning wine cellar, and a five star restaurant with indoor and outdoor seating. The gardens of this unique property include a heated swimming pool, and lush tropical landscaping. The harbour front allows for creative opportunities such as a private dock or additional dining area.

Ref.#8162 Price Available Upon Request



GREAT INVESTMENT: HARBOUR ISLAND CLUB AND MARINA

The Harbour Island Marina offers a rare opportunity to acquire a newly renovated premiere waterfront property. On the protected side of the island, the marina comprises 5.5 acres of developable land, with 50 wet slips, restaurant, pool, dive shop and 40,000 gallon fuel storage. This property has superb potential for further development of a resort, condominiums, or boutique hotel. The Bahamas is the ideal place to invest with no personal or corporate income taxes. \$10,000,000.00-Ref# 7645



VALENTINES RESORT & MARINA

Valentines is a vibrant and exciting luxury resort ranked "Best Island in the Caribbean" by Travel and Leisure Magazine. Tastefully furnished 1 and 2 bedroom luxury suites and villas with fully equipped kitchens and hardwood floors. 50 slip Yacht Marina, dive shop, restaurants, concierge and more. Starting at \$395,000

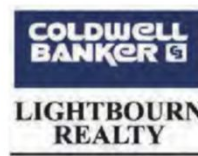


BEACHFRONT ACREAGE, HARBOUR ISLAND

This stunning 6.3 acre beachfront property is located in the exclusive Narrows neighborhood. Ideally suited for an expansive oceanfront estate. Extremely private and serene, with elevations of over 50 feet and 400 feet of pristine pink sand beach. \$11,500,000-Ref# 7892

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BIRD CAY, BERRY ISLANDS

Exotic 250-acre private island in the heart of a new marine reserve.
JOHN CHRISTIE. 242.357.7572 \$11,900,000. REF. BS10593



OCEAN CLUB ESTATES, PARADISE ISLAND

Luxury 5 bdrm oasis sits on an acre overlooking the 18th-hole.
JOHN CHRISTIE. 242.357.7572 \$9,995,000. REF. JS00215



OCEAN CLUB RESIDENCES, PARADISE ISLAND

Luxe 4 bedroom harbourfront penthouse boasts location and privacy.
MICHELLE ALBURY. 242.376.1301 \$6,750,000. REF. JS00217



OCEAN CLUB ESTATES, PARADISE ISLAND

Picturesque golf views await at this grand 4 bdrm tropical estate home.
RYAN KNOWLES. 242.376.7731 \$3,500,000. REF. JS00163



LYFORD CAY, NEW PROVIDENCE

This 3 bedroom home plus guest house enjoys relaxed island living.
VICKY ANDREWS. 242.357.9670 \$2,900,000. REF. NS08045

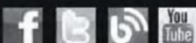


FEBRUARY POINT, EXUMA

A 3 bdrm ocean view home with dock, guest house and resort amenities.
JANET WATTS. 242.357.0960 \$1,350,000. REF. XS11244



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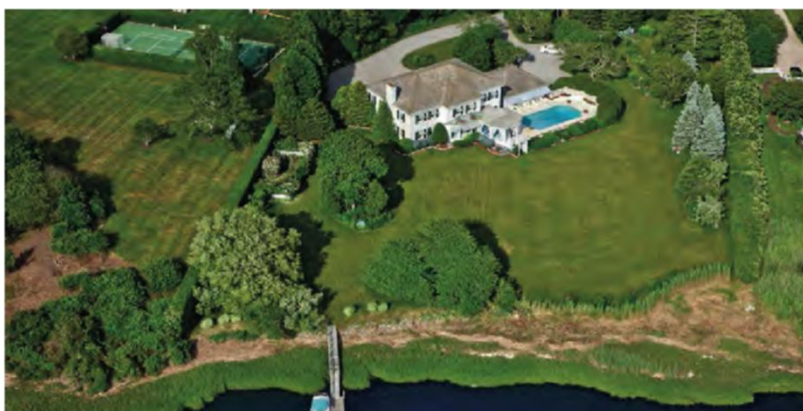
SOUTHAMPTON, NY | \$45,000,000 | Web ID: 0054117
12 bedrooms, 12 baths, 3 half baths | 10+/- acres | Outdoor/indoor pool



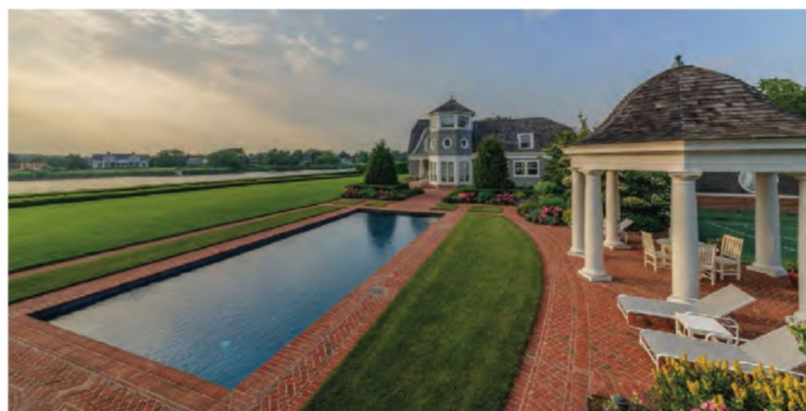
EAST HAMPTON, NY | \$29,950,000 | Web ID: 0056261
200+/- ft. of direct ceanfront access | 6 bedrooms, 5 baths, 2 half baths



WATER MILL, NY | \$32,950,000 | Web ID: 0055971
365+/- ft. waterfront | Dock | 7 bedrooms, 12 baths, 2 half baths



SOUTHAMPTON, NY | \$23,500,000 | Web ID: 0055333
300+/- ft. of waterfront on Heady Creek | Dock | 6 bedrooms, 6.5 baths



WATER MILL, NY | \$29,000,000 | Web ID: 0056162
300+/- ft. of waterfront | Dock | 7 bedrooms, 5 baths, 2 half baths



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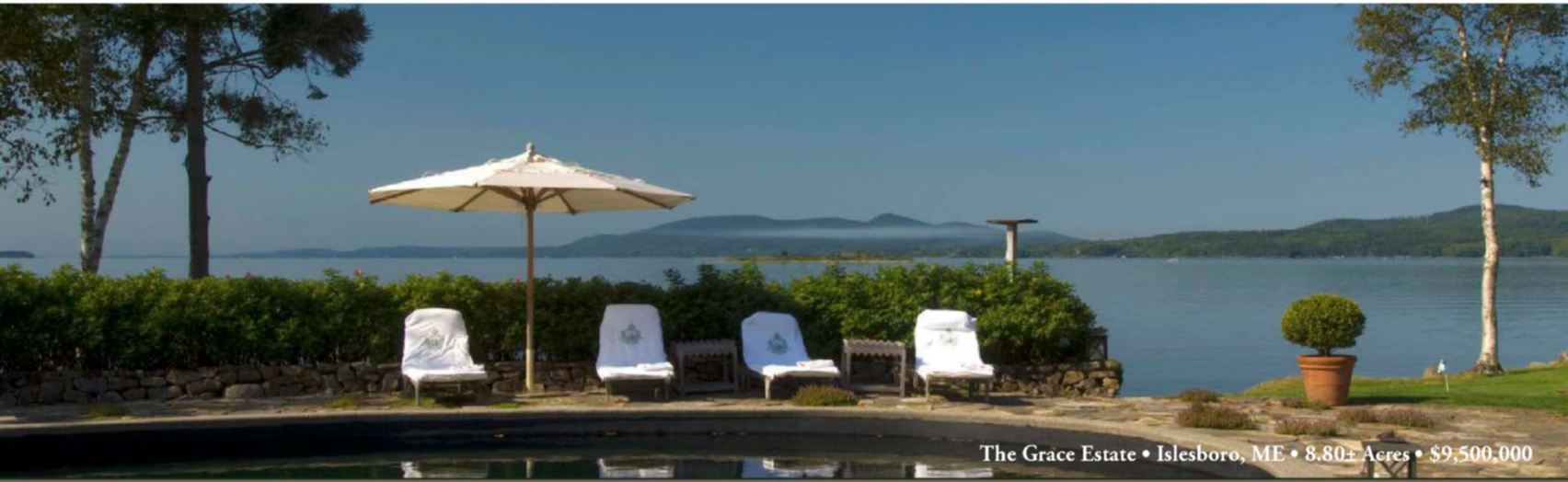
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Architect's Model

This direct Gulph-front home is to be built from plans already drawn and paid for. The ZBA, the planning board and conservation have all signed off on the plans. Jim Kelliher, Axiom, is the architect. There is a licensed dock and a cocktail shack in addition to the 3200 square feet proposed home. This is a rare opportunity to have it all!

Sunsets over the water, boating on the Gulph, walk to the Village and Harbor!!! **\$875,000.**



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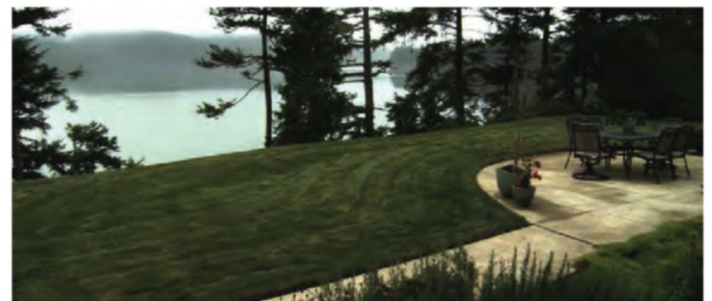
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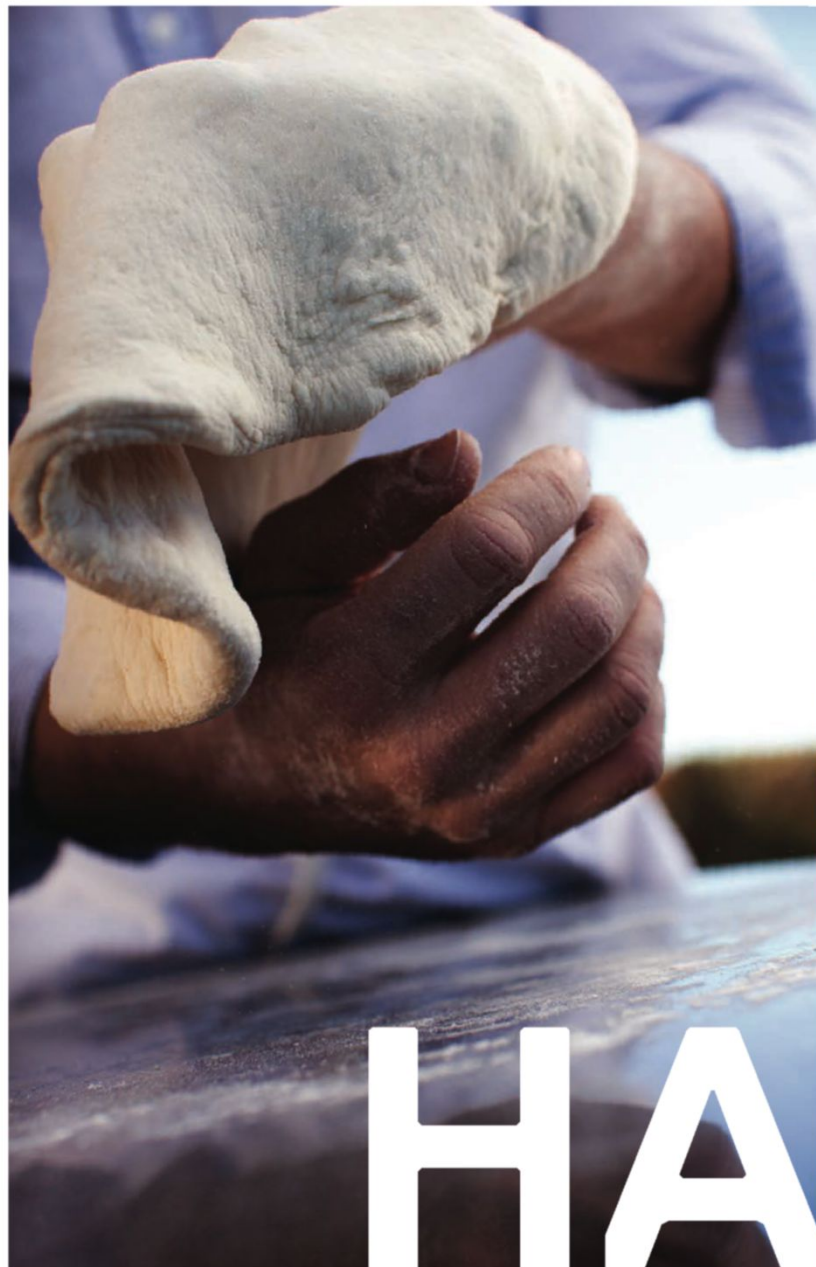
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words by **Andrew Conway**





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