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The Luxury Coastal Lifestyle Magazine

AUGUST + SEPTEMBER 2021

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An architect and an interior designer team up to create a modern home in Corona del Mar.

BY J. MICHAEL WELTON

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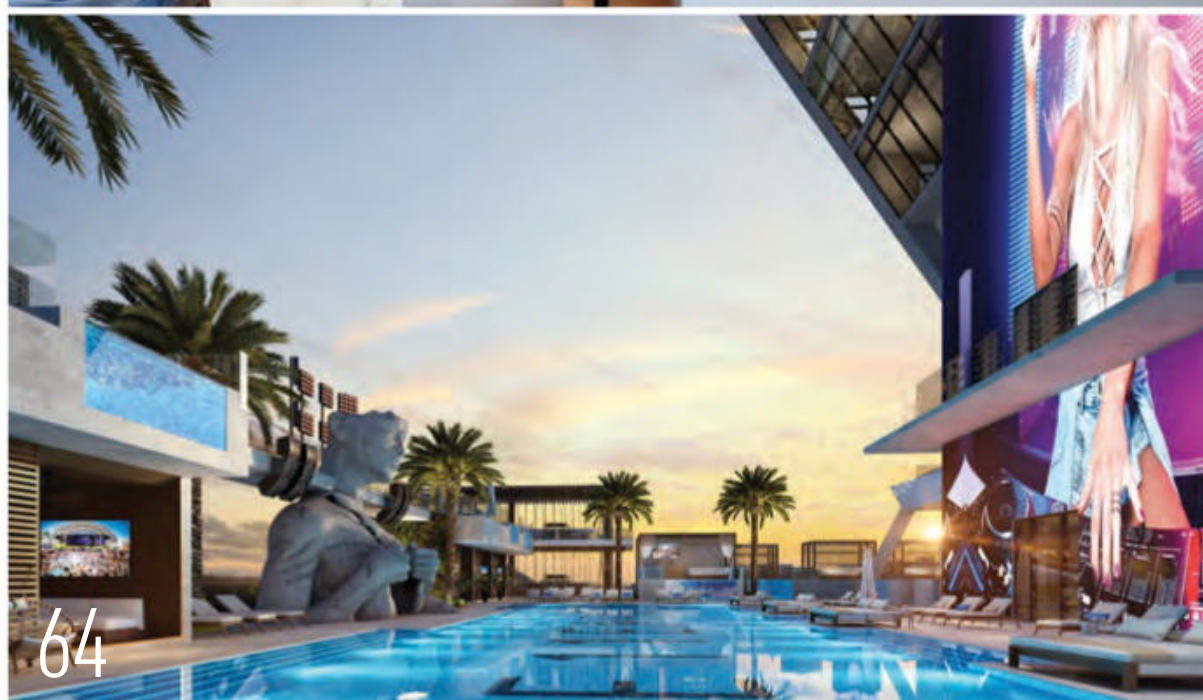
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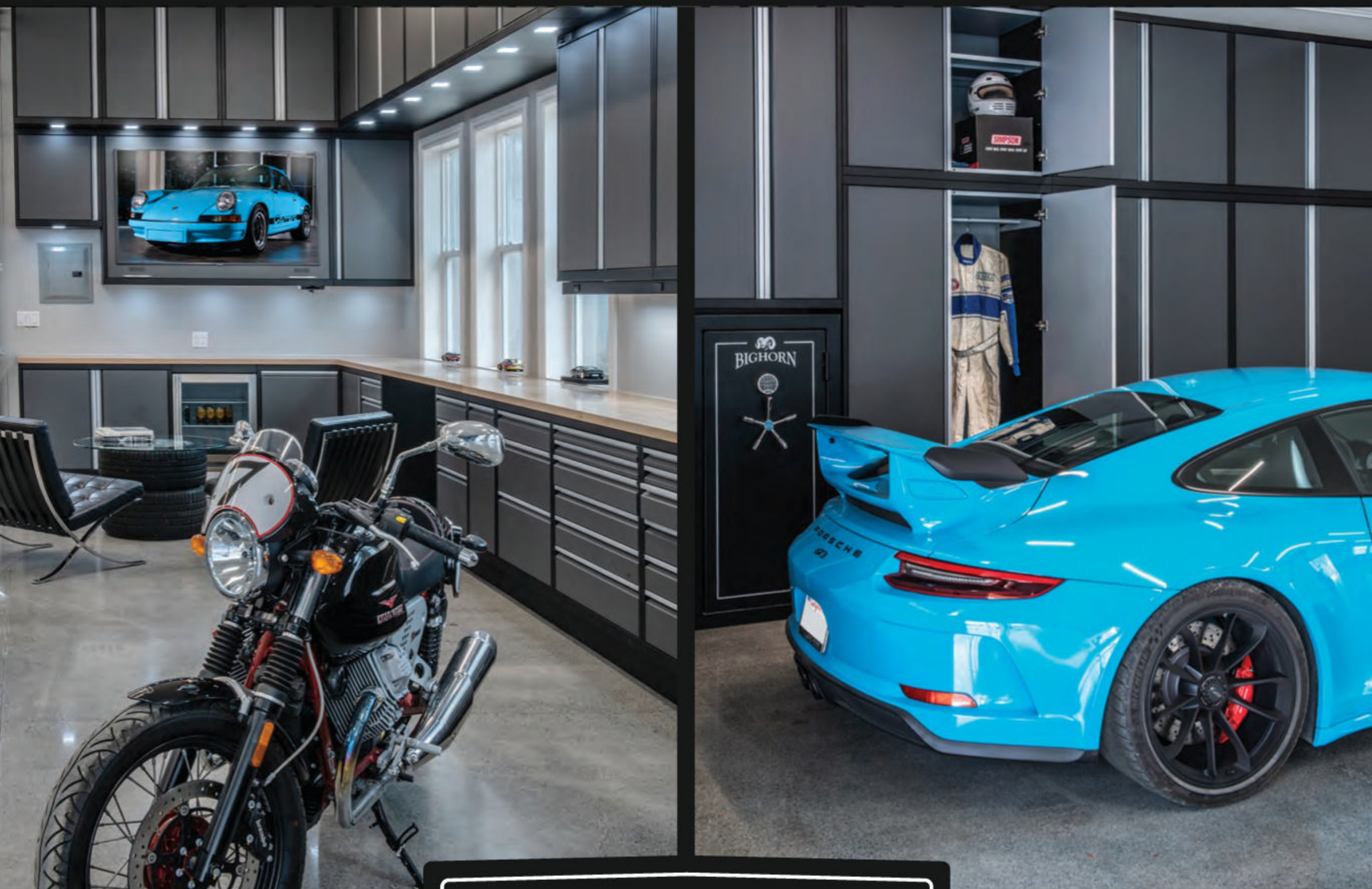
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editor's letter

■ NOTES FROM THE COAST

OCEAN INSPIRED

1,100 magnificent miles across 10 degrees of latitude is how the California Coastal Commission describes this beautiful stretch along the Pacific. With its sandy beaches to the south and its remote coves and high rocky bluffs to the north and inlets and bays sprinkled between, the West Coast offers some of the best scenic views anywhere in the country—in fact, I would argue anywhere in the world.

In this issue, we go inside some of the incredible homes that take advantage of these stunning Pacific Coast views. Architect Geoff Sumich, known for his “romantic” modernism, and interior designer Lisa McDennon, known for her “organic” modernism, collaborate to create a dynamic home in California’s Corona del Mar. With views framed with copper canopies, the design touches introduced by this duo bring the home to life.

Steve and Brooke Giannetti create places where “modern, classical, and industrial elements merge to create a unique style with a modern sense of space and emotion drawn from history.” One such house was designed by this team in a Southern California 1920s enclave of houses based on French Normandy architecture. Strict covenants ensure that the integrity of the distinctive architecture is kept intact. Steve took on the challenge of creating a design that would appear that it has always been part of this historical neighborhood. With a high-pitched roof, turret and brick and timber detailing, the manse looks like a storybook castle—complete with breathtaking sandy beach views.



Steve and Brooke Giannetti design a French Normandy house on the beach.

KAA Design Group renovated a dated hilltop home in Palos Verdes into a breathtaking home that is open and filled with light. Today the home fits perfectly with the spirit of this neighborhood south of Los Angeles, which was master-planned by Frederick Law Olmsted Jr., at the turn of the 20th century. The modern airy interior offers the homeowners gathering spaces with friends and family and enough space to host

larger charitable events. And, of course, the home offers endless ocean views.

We hope you enjoy this issue filled with some of the top home designs along California’s awesome and awe-inspiring coast.

Nancy Berry

Nancy E. Berry, Editor
nberry@rmsmg.com

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Ocean City Waterfront Home Revamped with Natural Light and Coastal Influences

With a stellar location on Assawoman Bay in Maryland, this outdated home needed a serious revamp. W.C. Ralston Architects rejuvenated the home's appearance and better capitalized on the property's natural light and gorgeous views.



Modern Miami Home by Max Strang Overlooks Biscayne Bay

This inspired masterpiece, a five-bedroom Miami mansion with a courtyard, looks to the skyline and sunset over Biscayne Bay. Strang designed the home for a client who likes entertaining and soaking up Miami's magic.

THE SEAGATE IN DELRAY BEACH OFFERS THREE EXCLUSIVE PRIVATE CLUBS

With private travel on the rise, this Florida boutique hotel offers an exclusive, relaxing private club lineup, available only to members and guests. The Seagate Beach Club provides private beach access, the Seagate Country Club caters to golfers, and the Seagate Yacht Club offers a marina with 44 slips.



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contributors

■ MEET THE TEAM



MARY GRAUERHOLZ

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



MARNI ELYSE KATZ

Marni Elyse Katz is a freelance design, fashion, lifestyle journalist as well as the art curator/consultant and blogger behind StyleCarrot.com. She lives in Boston and Truro with her husband, two sons and a cat. Follow her adventures on Instagram @StyleCarrot and @StyleCarrotCurates.



J. MICHAEL WELTON

As an architecture, art, and design writer, Welton's work has appeared in *The New York Times*, *The Washington Post* and *Dwell* magazine. He is architecture critic for *The News & Observer* in Raleigh, North Carolina, and is author of *Drawing from Practice: Architects and the Meaning of Drawing Freehand* (Routledge: 2015). He is also the editor and publisher of a digital design magazine at architectsandartisans.com.



JANICE RANDALL ROHLF

Janice Randall Rohlf is a Massachusetts-based freelance writer and editor who was until recently the editorial director for 14 lifestyle brands at Lighthouse Media Solutions. Her work has appeared in numerous publications including *New England Home*, *Art New England* and *Modern Luxury Interiors*.

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Editor-in-Chief
Nancy E. Berry

Creative Director
Ryan Jolley

Managing Editor
Melissa C. Gillespie

Copy Editor
Jennifer Sperry

Web Content Editor
Natalie Gale

Production Design Manager
Roxanne Ricker

Designer
Matt LaVasseur

Contributing Writers
Mary Grauerholz,
Marni Elyse Katz, Jennie
Nunn, Janice Randall
Rohlf, Jennifer Sperry,
J. Michael Welton

Contributing Photographers
Amy Bartlam, Francisco
Estrada, Ryan Garvin, Tim
Hirschmann, Karyn Millet,
Manolo Langis, Lisa
Romerein/OTTO, Eric Roth

Group Publisher
Rick Sedler

Publisher
Christopher E. McIntosh

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Digital Content Manager
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Marketing & Circulation
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Advertising: sales@oceanhomemag.com

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Inquiries: Ocean Home, 300 Brickstone Sq., Suite 904, Andover, MA 01810

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

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Expansive windows on the top floor of the almost 2,900-square foot, three-story home offer views of the adjacent park, the neighborhood, and the Pacific Ocean.

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■ INTERIOR DESIGN

CALIFORNIA DREAMIN'

THE SAND, THE SEA, AND AN ICONIC BLUE DOG INSPIRE THE PALETTE FOR AN EAST COAST FAMILY'S WEST COAST ABODE.

BY MARNI ELYSE KATZ

PHOTOGRAPHS BY ERIC ROTH



Porcelain bottles in sea glass shades by British ceramicist Sophie Cook add color to the dining area.



The team added a structural beam in the ceiling so that they could remove columns between the kitchen and living space.



In the living room, lush mohair pillows top Bright Chair Company sofas upholstered in performance fabric and Saarinen coffee tables with a low profile don't impede the view.



The client spotted the large, wood-framed mirror by Formations when shopping with Najnigier at the Boston Design Center.

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When Jill Najnigier's clients, a young family of four from Massachusetts, called to say they purchased a West Coast getaway in Manhattan Beach, California, the designer was thrilled to collaborate on what would be their fourth project together. "He's so much fun to shop with and has a great eye for art and design," the Boston-based principal of JN Interior Spaces says about the husband, who took the lead on the initiative.

Although the clients sent photos, Najnigier's vision jelled when she visited. The Pacific Ocean would be the star, with the adjacent green park playing a supporting role. The interiors would be modern, but relaxed, and incorporate a mix of materials. "Not minimalist, but judiciously edited," Najnigier clarifies. It would also feature fabulous art. A specific piece from the clients' collection—a signed, limited edition lithograph of Blue Dog by George Rodrigue—inspired the palette.

The Brutalist, three-story structure, which embodies the neighborhood's laidback, urban-meets-the-beach lifestyle, offered ample windows and an open layout. However, prior to the renovation, the views were an afterthought. The maize-colored walls, crimson fabrics, and blocky, brown



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wood furniture forced the eye inward. Najnigier's breezy but sophisticated scheme—wide plank flooring with hand-scraped texture; warm white walls and sandy grasscloth wallcoverings; cerused wood finishes interspersed with lacquered surfaces; and neutral furnishings punctuated with ocean-hued accents—melds the sunny interior with the glorious outdoors.

The first order of business was to remake the kitchen to feel more open to the dining area and to embrace the view. Najnigier removed the awkwardly shaped peninsula that impeded the flow. In its place? A central island boasting a thin Ceasarstone countertop with aluminum legs on one side along with Stua stools. She also closed an unnecessary skylight as well as a small window that stared straight at another house, reasoning that both were more distraction than enhancement.

Najnigier's new design locates the sink under the picture window that looks to the ocean. Poggenpohl base cabinets with an indestructible finish that resemble cerused wood hug two walls. An induction cooktop and retractable hood barely register. The same surface integrates the refrigerator and



freezer on the third wall. Next to it, a frosted glass door leads to the walk-in pantry. The effect perfectly illustrates the designer's signature style: sleek and modern, but far from cold.

For the dining area, Najnigier designed a low-slung, Vladimir Kagan-inspired banquette to follow the curve of the floor-to-ceiling windows where the view stretches up the coastline. The piece, upholstered in a faux leather, is stylish, practical, and a space saver. Other furnishings are intentionally airy: a round, cerused oak table with a leggy base, turquoise lacquer Wishbone chairs, and a lacquered rattan pendant by Tomoko Mizu that makes a statement without blocking light.

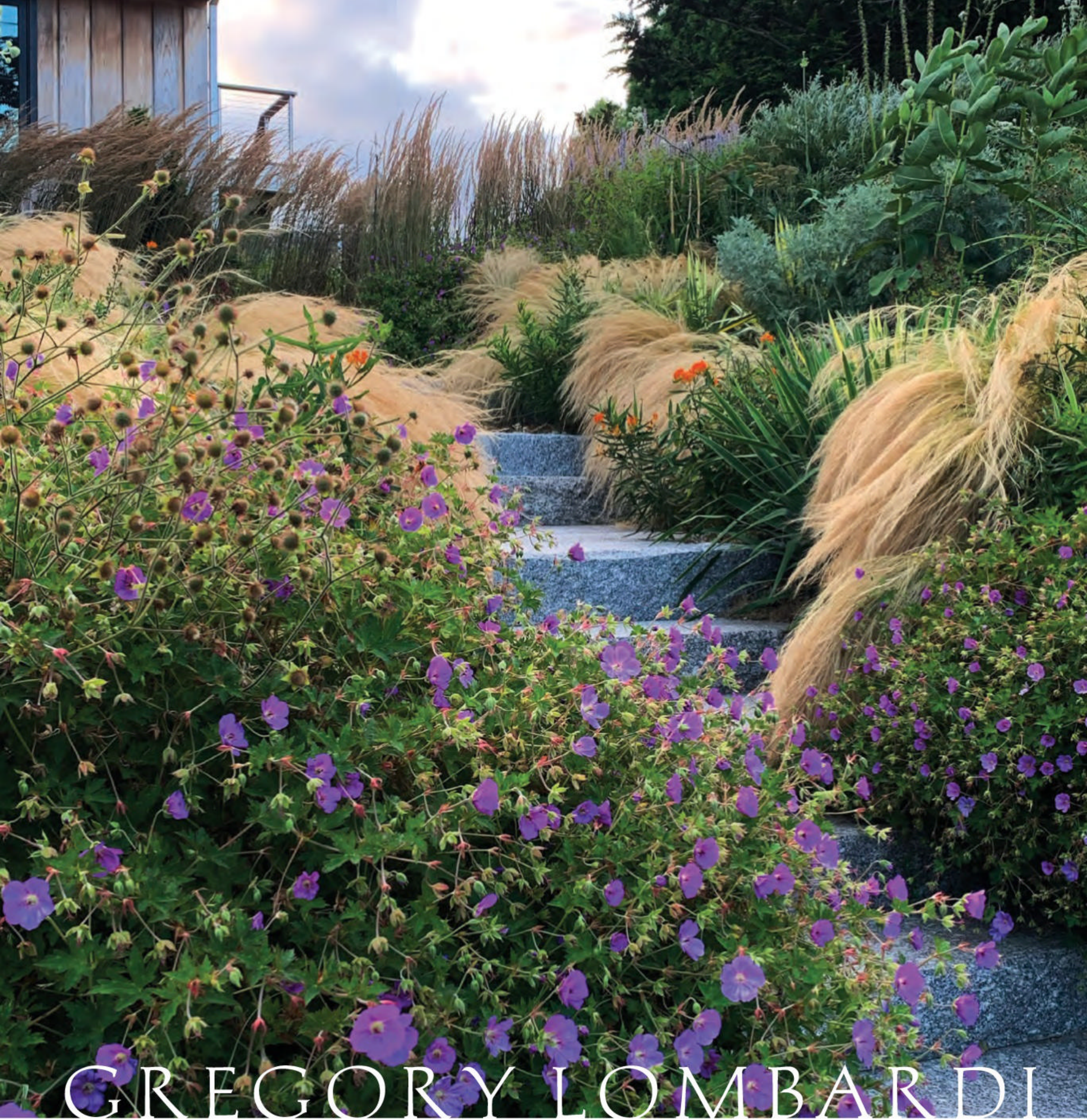
Two seating areas occupy the back half of the house. Najnigier positioned a Mies van der Rohe Barcelona daybed—the client had long coveted one—in front of windows that overlook the park. “It’s a wonderful spot to read with all the natural light,” she says. Identical sofas upholstered in performance fabric means indoor lounging post beach isn’t an issue. An oversize mirror reflects the view and separates the space from the media room where a family-friendly sectional, this one upholstered in a hide-like patterned vinyl, faces the TV.



Najnigier made the pantry deeper so its new frosted glass door sits flush with the fridge.

Modern floating stairs replaced the traditional, carpeted staircase, though Najnigier retained the rail, simply painting it white.

A mirror with a shagreen frame hangs over the custom lacquer dresser in the primary bedroom.



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Landscape Architecture

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A home office affords water views.

The bedrooms are down one flight. Najnigier used a wood grain linen wall covering by Cowtan & Tout, along with a wool and silk Stark carpet to infuse coziness in the primary bedroom. The Zeitraum oak bed with leather strapping is the star of the show. “They wanted a unique, modern piece,” she says. Custom lacquered nightstands and a matching floating dresser tie back to the credenza in the dining area and the organic circles in the artwork over the bed serendipitously echo the tone-on-tone pattern of the carpet.

In the ensuite bath, Najnigier cerused the existing vanity and retained its limestone top. The custom glass tile backsplash, which pulls colors from the home’s overall palette provides an exuberant culmination of Najnigier approach of balancing simplicity with refinement. Still, she keeps her eye on the prize. “The sublime view is what this design is all about,” she says, “It literally takes your breath away.” ♦

Hand-blown seeded glass pendants by Jamie Young Co. add spots of color in the primary bedroom where a corner window showcases the ocean.

In the primary bath, Najnigier replaced a massive deck tub with a freestanding soaker tub from WetStyle’s Be collection. The custom backsplash tile is from Oceanside Glass.



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“The vision for this space in Chileno Bay, Cabo San Lucas, Mexico was to have an indoor/outdoor living feel, no matter what area you are in. We wanted the design aesthetic to be modern, bold, and organic, but still comfortable and durable for the clients [who are a family of six], to host friends and family on a regular basis.”

— Erica Bryen, Erica Bryen Design



DINING OUT

A Newport Beach-based interior designer creates a coastal glam dining area for a family in Cabo San Lucas, Mexico.

BY JENNIE NUNN

STYLED BY ERICA BRYEN

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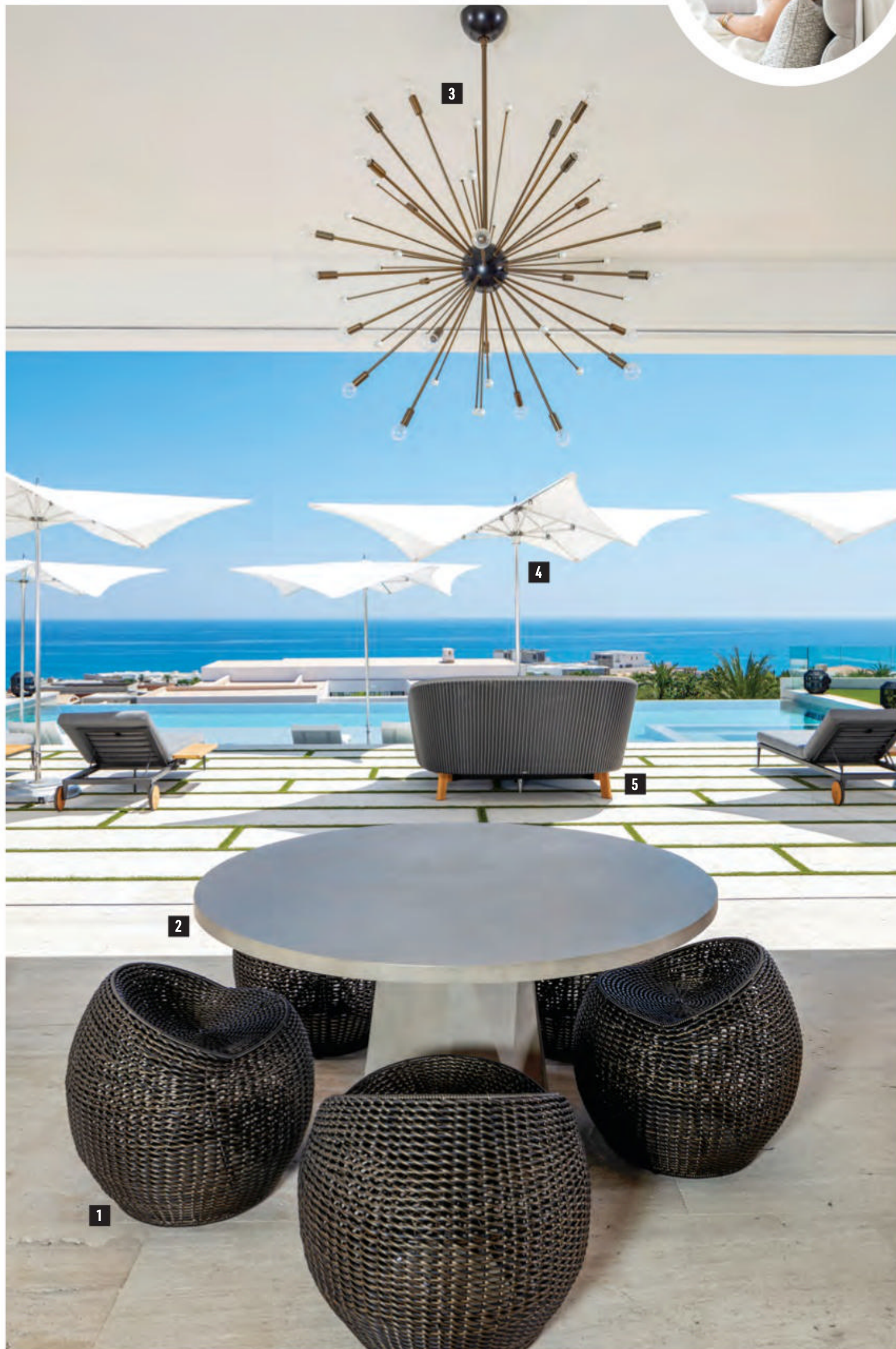
1. Outdoor open weave wicker swivel stool in black, Palacek, “The low-textured stools in this flexible indoor/outdoor space ensure the incredible view was not obstructed,” says Bryen.

2. “Bowman” outdoor dining table, Four Hands, “This concrete dining table adds a natural organic texture and provides a durable surface while contrasting with the black textured stools,” explains Bryen.

3. “Imogene” large chandelier, Arteriors, “The starburst lighting fixture adds drama and boldness to unify the space from the ground to the ceiling,” says Bryen.

4. “Ocean Master M1 Manta” umbrella Tuuci, “I love the idea of this particular umbrella shape being inspired by the graceful flight of the manta ray,” says Bryen. “It evokes an image of effortless grace with timeless elegance.”

5. Cane-line “Peacock” outdoor daybed with table, Foersom+Hiort-Lorenzen MDD, Danish Design Store, “The teak daybed was a perfect modern collection to utilize aesthetically due to its finishes, but also functionally due to its climate temperature and UV-resistant attributes,” says Bryen.



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STYLED BY JENNIE NUNN

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1. Outdoor Solis I Side Table by Fiona Barratt-Campbell, FBC London, fbc-london.com
2. Kida Hanging Lounge Chair by Stephan Burks, Dedon, dedon.de
3. Belmont LED Large Wall Bracket, Kalco Lighting, kalco.com
4. H Collection Large Coffee Table by Toan Nguyen for Brown Jordan, brownjordan.com
5. The Loon Collection Floor Lamp L and Floor Lamp S by Sebastian Herkner, Dedon, dedon.de
6. Wishbone Outdoor Chair, Rove Concepts, roveconcepts.com



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“This kitchen is a perfect response to our clients love of natural light, clean, practical, and efficient spaces.”

– Luis Murillo, Principal, LMD Architecture Studio



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NATURAL SELECTION

A sun-soaked kitchen in Manhattan Beach takes cues from the sand and sea with natural woods and light hues.

BY JENNIE NUNN

Using the ocean views in Manhattan Beach, California, as a backdrop, Luis Murillo, Principal of LMD Architecture Studio in Lawndale, pulled in soft, sea-inspired colors for cabinetry and tile for a recent kitchen design. “This home does a great job in capturing the ocean views and bringing in a tremendous amount of natural light to all three levels,” says Murillo of the space located just steps from the beach along the popular Marvin Braude Bike Trail, best known as The Strand. “Built for practicality, low maintenance, and efficiency, this home also brings inside the natural feel of the beach with the use of natural woods, light tones, and interconnected spaces.”

1. “Melt LED Pendant in Chrome” by Tom Dixon, lightopiaonline.com

2. “Anzio Island Range Hood” by Zephyr, zephyronline.com

3. “Moonshine V2 Red Clay Body tile in ‘Wave’” laid horizontal, fireclaytile.com

4. Spectralock Pro Epoxy Grout in “Silver Shadow”

5. Cabinetry in Shinnoki Manhattan Oak by LMD Architecture Studio and fabricated by Design Support Woodworking, designsupportwoodworking.com

6. “Onda” Stool in White/Stainless, Design Within Reach, dwr.com

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This Laguna Beach home offers sophistication and endless ocean views.

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■ INTERIOR DESIGN

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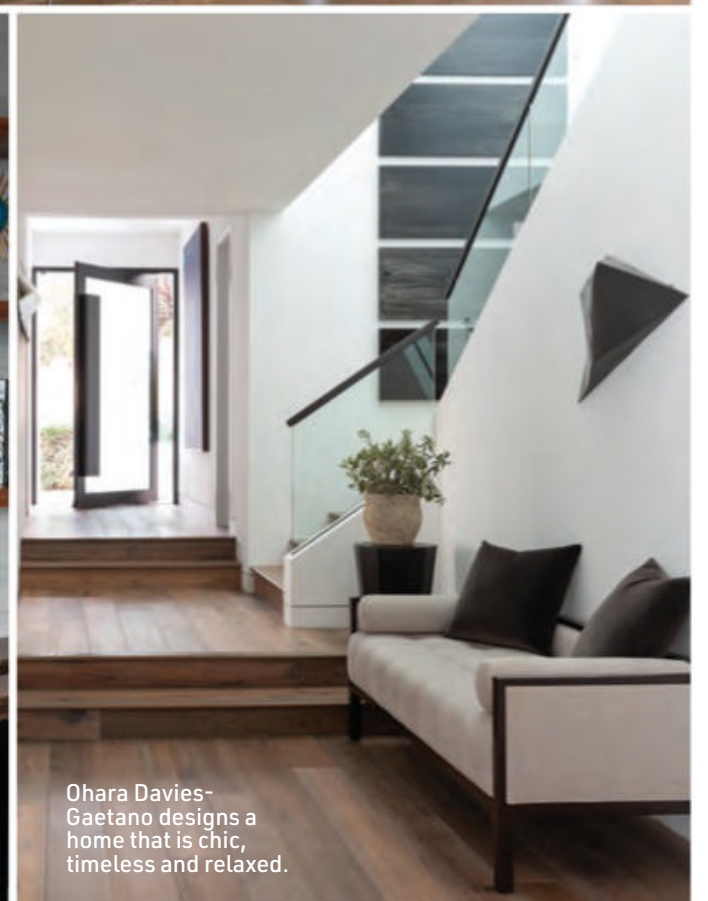
A FAMILY'S INSTAGRAM SEARCH LANDS THEM THE PERFECT DESIGNER TO CUSTOMIZE THEIR HOME WITH CONTEMPORARY AND TIMELESS DETAILS THAT MATCH THE VIEW.

BY JENNIE NUNN

PHOTOGRAPHS BY LISA ROMEREIN/OTTO

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Ohara Davies-Gaetano designs a home that is chic, timeless and relaxed.

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When it came time for a Laguna Beach couple and their 19-year-old daughter to choose an interior designer for their home, they had a very specific strategy. Each would independently research and select an expert of their choice, and then they would take a vote. Ultimately, the daughter's favorite, from Instagram—interior designer Ohara Davies-Gaetano of ODG Interiors in Los Angeles—was declared the winner. “I thought it was great how they each did their own research and decided together who would be the right fit for the family,” says Davies-Gaetano.

For the family, the view and feeling connected to the ocean was most important. They also wanted the home to be very well appointed, to be chic but also comfortable for entertaining and for gathering with extended family. From a design standpoint, Davies-Gaetano asked herself, “How can we curate the home so it feels layered and timeless within the context of the architecture?”

Since this was a spec house just in need of customization, much of the major structural work was already complete. Along with framing the view, Davies-Gaetano's goal for the interiors was to implement a grounding



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palette with an element of coziness. “The home was very white, and although stunning, it lacked layering and depth,” explains Davies-Gaetano of the 5,000-square-foot residence. “We chose a palette of warm charcoal grays and brown [leather] mixed with blues and a few pink and lilac tones.” Contrasting different textures also came into play, like setting a velvet sofa atop a flat-weave rug.

The great room, awash in warm grays and light-violet hues, features a custom-designed sectional sofa by Davies-Gaetano upholstered in Dedar’s “Adamo & Eva” soft cotton velvet, with mauve accent pillows, also custom-designed by Davies-Gaetano, covered in Fabricut’s “Madison Heather” linen and trimmed with Samuel & Sons La Terre-printed border in birch. With its metallic gold-leafed finish and hammered texture, a Z-stool by Bliss Studio brings a bright accent to the room.

“Knowing the family and how they interact and use the house, I just love the

Davies-Gaetano introduces a grounding palette to the home while contrasting different textures for a layered look.



A wide-angle photograph of a rustic living room. A large, multi-tiered stone fireplace with a warm fire burning inside is the central focus. Above the mantel is a framed picture of a sunset. The room has a high wooden ceiling with exposed beams, a patterned rug, and comfortable seating including a sofa, armchairs, and a leather couch. Large windows in the background offer a view of a snowy landscape.

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kitchen, great room, and dining area,” says Davies-Gaetano.

The master bedroom is a serene retreat with a “Clayton” Jaipur rug, pendant lamps in blackened brass by Apparatus, and a Davies-Gaetano custom-designed bed with ebony-stained wood feet. “The view is amazing, so we wanted the room to be relatively quiet in tone and focus on the magic of the surrounding landscape,” says the designer.

Critical to the project’s execution, the selection of art and accessories includes pieces culled from sources like Interlude, Arteriors, 1stDibs, and ODG Galerie. In the foyer, Davies-Gaetano placed an angular black wall sculpture, *Untitled 2*, by Stephen Somple, above a custom-designed settee, and commissioned her father, artist Nick Gaetano, to create a series of tiered, acrylic-on-canvas panels that hang in the stairwell. The library, defined by built-in shelving, a petrified-wood side table by Bernhardt, and a pair of brown-leather armchairs by Horst Brüning from the 1960s, showcases lacquered wall sculptures by Richard K. Schwartz and curios ranging from shagreen bookends to black-and-white framed family photographs. “In this bright, light-filled environment, there are graphic moments for your eyes to rest,” observes Davies-Gaetano.

After a transformation that took just over a year, the final results far exceed



A well-curated collection of art pieces are introduced throughout the home.

Tranquil spots such as the soaking tub offer outdoor views and peeks of the ocean through a narrow window.



what the family imagined. “When we look around our home, we feel so fulfilled. Every room has a unique quality, and we love them all,” says the wife. “We’re reminded every day of the thought and creativity that went into making our home a place to share

[and make] beautiful memories with our family and friends.”

Davies-Gaetano agrees: “It was such a wonderful reveal with them because it was even more incredible than what they anticipated. For me, that’s the biggest joy.” ♦

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A seating area features a sublime photo by Craig Larson of Huntington Beach Pier, printed on large wood panels.

HOUSE OF SAND + FOG

INTERIOR DESIGNER LAURA BROPHY CREATES THE PERFECT ECLECTIC VIBE FOR HER ART-LOVING CLIENTS.

BY MARY GRAUERHOLZ

PHOTOGRAPHS BY TIM HIRSCHMANN

Craig and Elisa Larson's beach house has always held powerful, personal stories of their life together: world travels, artful pursuits, deep connections among family and friends.

When interior designer Laura Brophy

entered the picture for a first-floor redesign of the Huntington Beach, California, property, she was captivated by the Larsons' obvious love of their home and striking art collection. Much of her job, she figured, would be refining and reassembling the primary floor's

beautiful elements and updating the home for comfort and functionality.

"When I came in, we were only going to do the downstairs, toying with the interiors," says Brophy, founder and principal of Laura Brophy Interiors in nearby Newport Beach. But Brophy's workplan quickly expanded to a remodel of the entire house. Still, the focus on the couple's journey through life, so reflected in the makeup of their home, remained intact.

"We started with asking, 'What do you have? What do you love?'" Brophy recalls of her first meeting with the Larsons. The couple dug deep, and the result is a



collection of rooms with singular art pieces and stunning tableaux, shining amid bright, spacious interiors.

Brophy had no problem finding treasures to work with, including archival-quality prints by Craig Larson, a former firefighter and now a respected photographer. Elisa Larson, an owner of Sand + Fog Candles, has her own artful sense of style. Working with California architect Jeffrey D. Dahl and R&B Builders in Dana Point, the designer studied the full array of the couple's favorite things and let the beauty glow, while refining the home's layout with Dahl.

Brophy recalls seeing the couple's stunning collection of batik fabrics from trips abroad and feeling that they were destined for more prominent display. Batiks and woven tapestries—including those from the Larsons' favorite travel destination, Indonesia—were transformed with beautiful frames. The framing both preserves the fabric and modernizes the house, Brophy notes. Other times, Brophy brought pieces to new life. A blue batik, for instance, was re sewn as a pillow and now has a prominent place next to the family room's fireplace with floating bench.

In the first-floor bar room, carefully curated pieces blend beautifully with the home's modern design. In the center is a cunning chandelier of brass and weathered



Clockwise from top left, Visiting children have their own room, complete with trundle bed.

The living room's easygoing comfort is finessed with artful batiks.

Two views of the bar room, with seating area and glossy black bar.

lifestyle

■ INTERIOR DESIGN

bronze, crafted by Arteriors. One of the home's most arresting pieces, the fixture also cleverly maintains the room's open spirit. Nearby, an eye-catching lamp fashioned from an antique fire extinguisher reflects Craig's career in firefighting. A lush wall hanging appears as a found object against the black background.

"We focused on tailoring the house to the clients' lifestyle and life experiences," Brophy says. "The pieces have such beautiful, vibrant colors and exquisite craftsmanship. Finally, we could make them special." The art's new prominence also helps drive home the couple's support of artists in faraway countries.

Architectural elements are carefully presented for both practicality and visual magic. In one imaginative move, a coat closet was converted into a modern refrigerated wine cooler. "This is one of our favorite aspects of the house," Elisa says. "It's truly a statement piece."

The architecture adjacent to the bar room has the composition of sculpture. The team began by opening the space beneath the stairway, wrapped it in glass, and installed custom wire racks. The stairway, with cable railing, and a striking photo reminiscent of ocean waves by Craig, show the canny blend of building techniques, personalized house décor, and classic design.

The roomy kitchen features floor-to-ceiling cabinets with a built-in Thermador refrigerator and freezer columns. A large two-level island separates the space from a dining area. A first-floor powder room was transformed with graphic cream-and-black wallpaper.

The master bedroom features plush bedcoverings, art by Visual Contrast, and a vintage rug. Built-in cornice boxes hold remotely activated Lutron shades. Several seating areas throughout are designed with entertaining friends and family in mind, especially when their daughter visits with her family. The overall effect is one of sublime comfort.

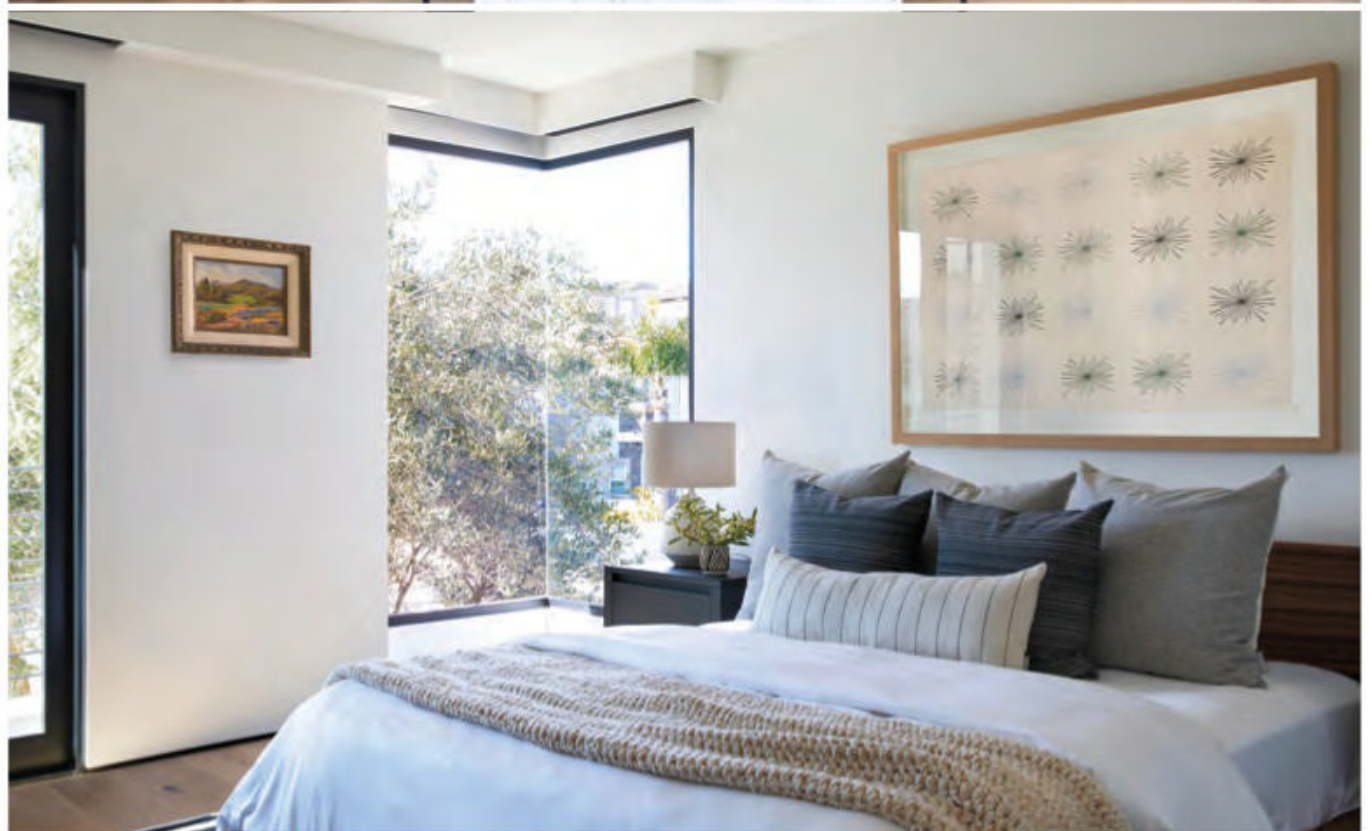
For the Larsons, every feature in their much-loved home is precious. "We're enjoying every space of our 'new' home," Elisa says. "The bright characteristics make it feel spacious and light." Best of all? The Larsons know they've come home. ♦



The wine cooler is one of the couple's favorite features of their home.

The kitchen features ample pantry space and a two-level island.

In the master bedroom, activated Lutron shades are hidden in built-in cornice boxes.



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Lester added an oak bench to the chimney to balance the TV, which is much larger than the fireplace. It also rounds out the seating area.



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BACHELOR AT THE BEACH

DESIGNER KATE LESTER STEPS OUT OF HER COMFORT ZONE TO CREATE A CONTEMPORARY HOME FOR A SINGLE CLIENT ON THE COAST.

BY MARNI ELYSE KATZ

PHOTOGRAPHS BY AMY BARTLAM

When a potential client, a guy with grown children who recently consciously uncoupled from his wife, asked Kate Lester to reimagine his newly purchased, 4,000-square-foot contemporary in Manhattan Beach, she was wary. “I don’t do streamlined boxes for bachelors,” she says. “White leather sofas

aren’t my jam.” Rather, the designer, whose studio/shop is located in Hermosa Beach, built her practice by working with young families seeking coastal Cali cool. The homeowner, however, offered a convincing comeback: “He said he wanted to warm up the clean lines with color, vintage carpets,

and interesting art,” the designer says. That, she couldn’t resist.

Once she signed on, she asked herself, “If Kate Lester is doing contemporary, what does it look like?” The answer, at least in this case, is curated and collected. She concluded that this aesthetic would reflect the stylishly dressed, well-traveled, highly educated, and bluntly funny client. That said, he moved in with only his clothing and toothbrush (albeit a really fancy toothbrush). Lester’s firm outfitted the three-story dwelling from top to bottom, from the coffee maker in the kitchen to the towels in his new hotel-like home gym.

The interiors of the house, which was built on spec by a developer, were crisp, but the finishes and fixtures were uninspired. To satisfy the client’s craving for character and quality, Lester enhanced the shell, incorporating handmade tile, artisan-made



Lostine maple and leather counter stools at the kitchen island juxtapose the glossy cabinetry.



A vintage Turkish rug with geometric patterning in the entry sets the tone for the home.



The rhythm of the louvered Line desk from DWR echoes the lines of the cabinetry behind it while the polymer pendant light from West Elm adds curves.

lighting, custom built-ins, and other details. Once she specified the furnishings—pieces with mid-century modern flavor in a mix of wood tones plus neutral upholstered pieces—she layered in the all-important, one-of-a-kind textiles and art.

The vintage Turkish rug that the designer used in the entry dictated the overall palette. It has a pale grey base, olive and sky blue geometric accents, and a strong, chocolate brown border. “He was surprised when I showed him brown tones,” Lester says. “They’re grounding and long-lasting, not

trendy.” Above a console with grid-like detailing, a street-art inspired print by Annie Spratt and an asymmetric sconce by The Black Steel announce that humdrum accessories have no place in this home. “It’s an energetic moment,” Lester says.

Everyday living happens on the bright and airy upper level. Floor-to-ceiling windows and an approximately 20-foot-long glass door opens onto a balcony with stunning views of the Pacific Ocean that stretch from the Palos Verde Peninsula to LAX. Lester achieves intimacy within the open concept layout by

defining distinct spaces for relaxing, dining, and cooking. A fireplace wall with textural stone tiles and an integrated oak slab bench anchors the seating area. A sectional upholstered in indoor/outdoor fabric and Lawson-Fenning lounge chairs with a modern vintage vibe make the space feel self-contained. A linear chandelier marks the dining area, where teak chairs with natural cane panels pay homage to the beach. “Rattan is a coastal reference, but not a literal one,” Lester says.

While well-appointed guest bedrooms

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Wood slats behind the gym’s refreshment area lend a boutique hotel vibe.



Light fixtures with distinct profiles define the third floor living areas and keep the eye moving.



Top to bottom, under stairs wine cellar, spacious kitchen and master bedroom

occupy a portion of the lower and entry levels, the homeowner's bedroom suite and office comprise the entire second story. All three bedrooms are fairly tailored, but avoid seeming overtly masculine thanks to Lester's love of vintage, hand-loomed, and block-printed textiles. Pillows and throws made by artisans in India from Filling Spaces are a favorite. "I also have a guy who sells me African textiles out of the back of his van," Lester says with a laugh.

Lester transformed the adjacent bedroom beyond the bespoke walk-in closet and spruced-up bath into a convenient home office with plenty of personality. A richly patterned rug in browns and blues and a grasscloth wallcovering makes the space feel lived-in, while sleek, acrylic built-ins provide storage and a place to perch decorative objects and art. It's also an ideal Zoom backdrop. Some of the artwork, including

Clockwise from top left, A vintage etching hangs above the Lawson Fenning "Chiselhurst" bed in the primary bedroom.

Lester initially proposed going dark in the powder room, but the client wanted a lighter, brighter hue.

The lower level guest bedroom features vintage artwork over the bed and a photograph by Judith Gigliotti.

Picasso-like portraits, were random flea market finds. "I bought a Rubbermaid tub filled with incredible art, some of it signed and numbered," Lester recalls. "The client appreciates weird art; I love that he thinks those faces are cool."



Despite her initial hesitation, the project was a dream, for Lester and the client. "He was able to create this home with only himself in mind," Lester says. "He did it right." ♦

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Hilltop

By MARY GRAUERHOLZ // Photographs by MANOLO LANGIS

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A wall of glass
offers expansive
views of the coast.

Haven

KAA DESIGN GROUP CREATES A
MODERN HOME OVERLOOKING THE PACIFIC.



In its 1980s heyday,

Paseo La Cresta was a red-hot property, coveted for its adobe hacienda profile and stupendous location on the Palos Verdes Peninsula south of Los Angeles. But the years were not kind to the house. Anyone who looked closely could see it had problems: overly thick plastered walls, poorly interpreted details, over-the-top columns, and an interior schematic that didn't serve modern life.

"It was a Spanish adobe wannabe," says Grant Kirkpatrick, the founding partner of



Clockwise from top, The skylit kitchen features a 16-foot-long island for informal dining. On the left is the wine cooler. Just beyond, the space opens to the pool terrace.

The teak walkway at the entrance to the home is elevated over a koi pond, completed with metal trellis and canopy.

The dining room opens to both the living and gallery spaces while focusing on the views.



Clockwise from left, Rooms are distinct but connected via thick plaster openings and flowing stairs.

Minimalist cabinetry and Carrera slab countertops complement the kitchen.

A wine cellar features custom metal racks, walnut display, and a stainless-steel rolling ladder.



KAA Design Group in Los Angeles and the architect in the home's renovation. "The layout was all right, but it was clunky, pretty dated, and super-goopy in style."

The stunning location, of course, had not changed. Set on a hilltop, the home's northerly views take a grand bow that reaches from Santa Monica Bay toward Malibu, Catalina Island, and downtown Los Angeles, all woven together with threads of coastline.

When the current owners asked Kirkpatrick to give the property a true California identity and a layout more suited to current life, he and his team were thrilled. "We are lucky enough to do a lot of coastal properties," Kirkpatrick says of KAA Design's signature work. "But most of our projects are looking over the city or ocean, not both." The key, Kirkpatrick says, was expanding the home east to west and opening up the entire center of the house.

The couple, recent empty-nesters, along with Kirkpatrick and his associates—including project team manager Todd Paolillo and architect Meghan Beckman—agreed that the house should be open and lighter in mood. This way, it would be a much more cohesive fit with the spirit of Palos Verdes, a neighborhood south of Los Angeles that was master-planned by Frederick Law Olmsted,

Jr., at the turn of the 20th century.

Kirkpatrick, with builder David Baldwin of Baldwin Construction in nearby Manhattan Beach, knew they had to go back before advancing forward. "We stripped it to studs and re-envisioned it as a more contemporary ranch-style home," Kirkpatrick says. "We wanted it to be more unexpected."

Today, rooms that were dark and gloomy

are bright and open to the outdoors. Almost every room has a view, carefully framed by the placement and styling of windows. The central portion of the H-shaped design is bookended by generous glass portals; one opens to the courtyard and the other frames another magnificent view. An architectural glass and plaster wine tower is an irresistible eyecatcher.



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The airy interior perfectly suits the homeowners' desire for gathering with friends and family and hosting charitable events. The kitchen, built along the length of the home's west wing, has sliding glass walls that open to a mingling spot and bar for large events.

With enormous 9-feet by 18-feet framed portal windows and through-views from the motor-court entry to an oceanside courtyard, porch, and pool, the center of the home was a focal point for interior designer Tim Clarke of Tim Clarke Design in Santa Monica. "It's almost like my job was less about embellishments and more about being true to the architecture," he says. "The architecture is so strong." And then there is the view: "It was about keeping it exposed. Clearly the view is the thing that drives the house."

Several new architectural features highlight the ocean's blue waters and the property's calming mood. The entry was redesigned as a loggia, again focusing on the view. A back porch, bolstered with mahogany columns, glass railings, and basalt tiles, now leads to a seating area with a firepit, cantilevered over the bluff. An expansive solar array and energy-storing Tesla Powerwalls



help the green effort and take advantage of abundant sunshine.

The entry’s central courtyard is focused on a koi pond, a lifelong goal of the homeowners. This is a special place, with a teak bridge and metal trellis that allow visitors to segue gently from the motor court to the home itself. Kirkpatrick dug deep into conversation with the owners, and his own musings, before creating a concept of a classic “roji,” literally “dewy ground.” In Japanese culture, including the Kyoto Imperial Palace, a roji allows the mind and spirit a chance to pass from the outward world to an inner sanctum.

For Kirkpatrick, the roji was a chance to inject not just peace and calm, but also real warmth into modernity. “It’s traditionally used as a way of passing through a garden to a teahouse,” he says. “It cultivates an air of simplicity, calming the mind.” What a way to come home. ♦

FOR MORE INFORMATION VISIT kaadesigngroup.com



Opposite page, Outdoor views are now unobstructed, thanks to frameless floor-to-ceiling windows. The pool, terrace tile, and other features were inspired by natural colors of the sky and ocean.

Right, from top, A portal frames the view in the primary bathroom, distinctive from the rest of the home, which offers a panorama of floor-to-ceiling glass.

Sliding glass doors open to connect the bar to the courtyard and pool.

The front entry with low pergola, where visitors are greeted by a 100-foot green wall and glass front door with a hint of the Pacific Ocean beyond.



A *twist* ON TRADITION

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A collection of glass Japanese fishing floats and a model sailboat sit atop an antique French limestone mantel.

Opposite, Brick Gothic archways were inspired by the Normandy details of the original homes in the community.



A home in a
historic SoCal
neighborhood
celebrates its
seaside location.

By JANICE RANDALL ROHLF
Photographs by LISA ROMEREIN/OTTO

Authors

OF FOUR HANDSOME

coffee table books in 10 years, Steve and Brooke Giannetti have a compelling way of combining words and images. More than that, Steve, an architect, and Brooke, an interior designer, are adept at pooling their distinct yet overlapping talents to forge an enviable joint career. The couple, based out of Patina Farm in Ojai, California, fashion bespoke abodes for clients whose house dreams coincide with their own aesthetic ethos.

The spirit sought by the Giannettis is a combination of timelessness and contemporary relevance. As Steve expresses in the introduction to their newly released *Patina Homes*, he and Brooke define the living spaces they design as “places where modern, classical, and industrial elements merge to create a unique style with a modern sense of space and emotion drawn from history.”

One such house, featured in *Patina Homes*, is located in a Southern California enclave where all the houses were built in the 1920s and are based on classic French Normandy architecture. The pioneering gated community—once a prestigious getaway for the L.A. elite—remains a private enclave for a close-knit community of longtime homeowners. Strict covenants, codes, and restrictions ensure that the integrity of the distinctive architecture is kept intact.

For this house, the exterior charm of the historic neighborhood was at odds with the impractical and dated aspects that prevailed inside. Typical of the period, the house was dark and sectioned off into small rooms, most of which didn’t even look out to the view. Beyond reclamation by renovation, the answer was to design and build a new replacement. “We had to change the architecture to support how our clients envisioned living here, which meant adding more open spaces, and connecting them to the views of the ocean,” says Steve, who scrutinized the neighborhood for French Normandy architectural details he wanted to incorporate into the new home’s façade, like a high-pitched roof, dormers, a turret, and brick and timber detailing.





Clockwise from top left, High-pitched roofs, dormers, and brick and timber detailing ensure that the exterior blends in with the neighborhood.

Protected from the ocean wind, an interior courtyard is ideal for dining outdoors.

The liberal use of windows and glass doors gives the living room a present-day aesthetic.

To order a copy of Patina Homes published by Gibbs Smith, visit giannettihome.com/collections/books

Inside, the new one-room-deep house centered around a courtyard is bathed in sunlight. “I wanted to get as much glass as I could on the front of the house, and big French doors,” says Steve, while Brooke underscores the importance of the doors when they’re flung open, presenting “a blurring of the line between the indoors and the outdoors.” The courtyard itself is treated like another room of the house. “Putting dormers in the tall ceilings makes it so you’re never in a room that doesn’t have light coming in from the top,” points out Steve. There are even skylights in some of the showers.

Nowhere is this seamless indoor-outdoor connection more dramatic than in the living room. Beneath a tall, 20-foot pitched ceiling lined with Douglas fir stained the color of driftwood, a restrained palette mimics the hues found in nature at the seashore—sandy grays and tans, pale ocean blues (Farrow and Ball French Gray is a favored hue), buff-colored rocks and bleached shells. Antique

French limestone mantels, one in the living room and one in the master bedroom, resemble sand sculptures smoothed by waves.

“The reason people love the beach is that we all feel so calm there, it’s a really relaxing place,” observes Brooke, who paired random-width antiqued limestone pavers with honed, white marble slabs on the master bathroom walls to create a serene spa-like atmosphere.

Brooke says that it’s all about “pulling together a palette that creates an emotional response,” and in this instance “keeping the flow between indoor and outdoor.” All the fabrics were connected to these soft, nature-inspired colors as well.

“I wanted the house to be livable and one the family didn’t have to worry about,” says Brooke. “Almost all the fabrics are indoor/outdoor, including the leather on the barstools in the kitchen. We picked antique rugs that already had some age to them, so they’re forgiving.”

“Putting dormers in the tall ceilings makes it so you’re never in a room that doesn’t have light coming in from the top.”



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The limited neutral palette and minimal trims keep the interiors uncluttered for the most part, but here and there, interesting objects are assembled to give the house a meaningful soul. “I like having little, charming collections,” says Brooke who juxtaposed antique books, vintage paintings, and shells on shelves behind a sofa in the cozy family room. There’s even an old handmade metal fish, which was part of the weather vane on the original house in this location. Such things, says Brooke, “add a little history to the home.”

Upstairs, the Giannettis played off themes that are more pointedly nautical. For example, built-in storage and nautical-inspired lighting give the bunkroom a ship aesthetic.

“Our clients’ dream was to build a home where they could provide their children with the same kind of carefree summers in the same beach community that they visited during their own childhoods,” write the Giannettis in *Patina Homes*. This house is that dream come true. ♦

Clockwise from top left, Twenty-foot pitched ceilings, minimal trims, and a limited neutral palette of materials keep things airy and uncluttered.

The bunkroom has a ship aesthetic.

Antiqued limestone and white marble create a spa-like bathroom.

Opposite page, clockwise from top left, The second island in the double-island separates the kitchen from the dining room.

A gilt barometer, a collection of bleached coral, and vintage books.

A wood countertop sits on kitchen cabinetry painted Farrow and Ball French Gray.

Vintage ship blueprints hang above an industrial table.



Romantic & Organic

AN ARCHITECT AND AN INTERIOR
DESIGNER TEAM UP TO CREATE A
MODERNIST HOME IN CORONA DEL MAR.

By **J. Michael Welton**
Photographs by **Karyn Millet**



An architect known for his “romantic” modernism and an interior designer known for her “organic” modernism joined forces in 2019 to create a dynamic home in California’s Corona del Mar.

“I blend romance with modern design,” says architect Geoff Sumich. “There’s always warmth with wood or stone.”

Trained in modernism in his native New Zealand, the architect arrived in California during the 1980s, only to find clients demanding Tudor and French Country homes. For 15 years, he cut his teeth on classical architecture. “When I finally broke out to do the modern work that I wanted to, I hid the traditional work from my clients for three or four years,” he says. “Then I put it on my website—because it actually informed my modern work.”

Interior designer Lisa McDennon earned a degree in fine arts from UC Irvine and another in interior design from the Interior Designers Institute in Newport Beach. When she set up her firm in 2000, she began to explore a contextual, coastal style of her own. “It reflects the surroundings and natural organic elements,” she says. “I balance the architectural structure of the house with the client’s personal style.”

In this case, the client was developer Tom Nicholson, whose work is well known in Newport Beach and Corona del Mar. While the building’s bones were designed first by architects at Toblesky Green in Yorba Linda, Nicholson asked McDennon and Sumich to finish the home for himself and his wife. Halfway through the design process though, the couple elected to sell it.



Left, top to bottom, Architect Geoff Sumich created an entry sequence that draws people into the Corona del Mar home. He chose split-faced Texas limestone for exterior walls that extend inside the entry. Copper canopies with cedar tongue-and-groove soffits frame views at the rear.

Right, clockwise from top left, Interior designer Lisa McDennon selected all furnishings; Artwork was curated by Jeanne Denholm of Scape Gallery. Living room sectional sofa and pillows are custom; coffee table is from Nuance Home. Living room chairs are from Nuance Home. Dining room chairs and table are custom; chandelier is from the Lisa McDennon Collection for Hinkley.





Still, the architect and interior designer created a stunner of a house together. “We work on a lot of projects together—so I know that Geoff is passionate,” McDennon says. “He’s incredibly creative, he’s an out-of-the-box thinker, and he embraces collaboration.”

Sumich looked at the house from the street side first, creating a strong presence with a tall stone wall that splits the home in two. Over that, he designed a cantilevered canopy that follows a walkway and delivers owners and guests to the front door. For it all, he chose a warm material palette. “It’s Texas limestone for the axial walls, copper for the canopies, with wood soffits that are cedar tongue and groove,” he says.

At the rear, the architect created two axes to take advantage of natural and manmade vistas. One’s an elevated view of a sweeping Pacific coastline. Sumich framed it with cantilevered canopies borrowed from his vernacular at the entry—for no small amount of drama.

The other is a view to Fashion Island, the high-rise retail mall in Newport Beach. “This house had an incredible view of that on the diagonal, so I cut out the window corners to capture the view,” he says. “I was most interested in the commanding views of the skyscrapers rising up, so I was analyzing the biggest resource for the view toward those buildings.”

The architecture established, McDennon walked into the home, inspected the plans and began working out the layout of spaces between kitchen and family room, then master bedroom and bath. “I did the architectural detailing and worked closely with Tom for interesting design layouts for big windows and doors and custom design for the property,” she says.

She also worked through all interior details in the house—the finishes, including stone and tile, the cabinets, and the plumbing fixtures. “Initially I spring-boarded off the design established by the architect and design programming—it was a great way



to keep the warmth in the project with natural organic materials,” she says. “I was given a shell and I sculpted And sculpted it into a calming, serene, environment.”

The exterior’s split-faced stone flows into the entryway, then the study. “It’s balanced with warm walnut paneling,” she says. “There’s an earthy, sandy color palette—I had fun playing with the color too, in subtle ways.”

A taupe limestone floor runs from the front door through the hall, then dining room, kitchen and living room. On its right-hand side is a strip of white oak that follows along to an office and wine room. “The floor pattern is unique. The team questioned the design,” she

says. “But I just knew it was right.”

She repeated the warm-wood theme with a teak slat in the shower of the master bath, where walls are clad in blackened steel wainscoting. “What I like is that even though we have all those industrial materials, the bath is really soft,” she says. “It’s both masculine and feminine—a nice balance. It’s comfortable and relaxing.”

When all was said and done, McDennon staged the home, prepping it to put it on the market. Finished just weeks before the pandemic hit, it sold within months.

That’s a testament to timing, talent, and collaboration. ♦

Right: In the office, the desk is by Hickory Chair; the chair is by Nuance Home. In the master bedroom is a custom bed and bedding, with additional bedding from Nuance Home.

Left, clockwise from top, Custom-stained, white oak floors line the hall and bar area. Kitchen barstools are by Palecek; chandelier is from Y-Lighting. In the master bath, a vanity floats off the wall below a custom mirror.

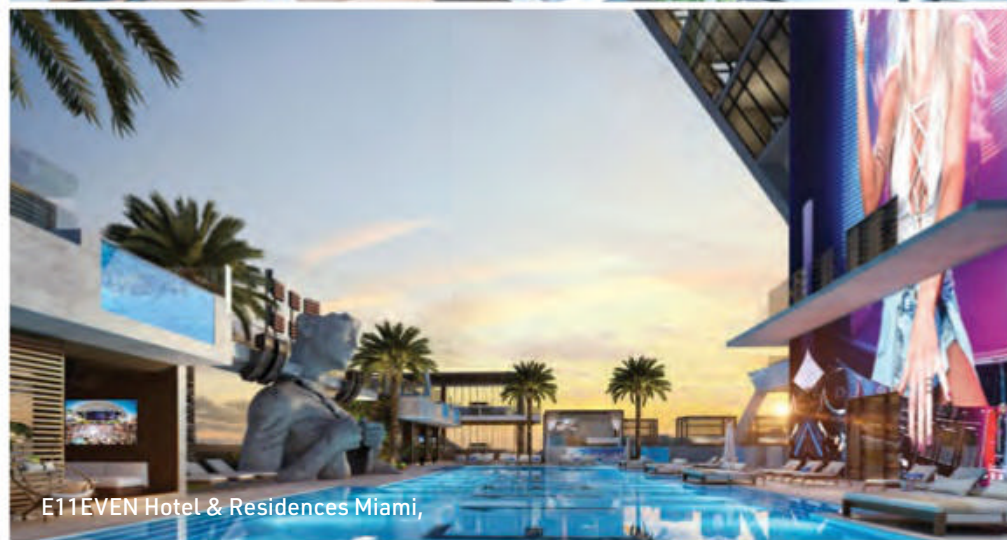
FOR MORE INFORMATION VISIT geoffsumichdesign.com; lisamcdennon.com



Hokuli'a, Kealakekua, Hawai'i



One Coast



E11EVEN Hotel & Residences Miami,



The Villa Collection at
The Ritz-Carlton Residences

OCEANFRONT LIVING

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

AUG
+
SEPT
2021

64

Hokuli'a, a private and spacious club community on Hawai'i Island, announces the release of Phase Two real estate, which is comprised of 20 oceanside lots spanning three miles along Hawai'i's Kona Coast. Development has been carefully planned to optimize ocean views from all 538 residential homesites. Homeowners enjoy authentic Hawai'i living, 1,260 uncrowded acres, as well as resort amenities, including a Jack Nicklaus Signature golf course. Each lot comes with its own agricultural easement for farming and sustainable living. Phase Two pricing ranges from \$4.25 to \$7.5 million. hokulia.com

SELENE, FORT LAUDERDALE, FLORIDA

Fort Lauderdale's newest and tallest luxury condominium has arrived. Soaring to 300 feet, **Selene**'s award-winning beachfront residences and limited collection of penthouses showcase panoramic Atlantic Ocean, Intracoastal, or city views. Now accepting reservations, Selene features contemporary architecture by Kobi Karp, spacious two- and three- bedroom residences, expansive private terraces, and a

host of resort-style amenities. Residences come ready for customization after occupancy, or luxurious designer finish packages are available. Pricing starts in the \$900,000s. SeleneFTL.com

THE VILLA COLLECTION AT THE RITZ-CARLTON RESIDENCES, MIAMI BEACH, FLORIDA

The Villa Collection at The Ritz-Carlton Residences, Miami Beach, will include 15 individual two-story villas, eight with private boat dockage. Located in

the heart of mid-Beach, the development will span over seven acres of gardens and pools with unobstructed lake, ocean, and city views. The villas range in size from 3,263 to 4,643 square feet of living space with 12 different floor plans, all with interiors and exteriors designed by Italian architect Piero Lissoni. Priced from \$4.375 million, the villas feature private terraces, a two-car garage, fenced yard, and private infinity-edge pool. thevil-lasmiamiibeach.com

ONE COAST, PACIFIC PALISADES, CALIFORNIA

One Coast offers 53 oceanfront townhomes and single-level flats elevated on the bluffs of Pacific Palisades. Ranging from 2,810 to 5,017 square feet, the lock-and-leave residences present seamless indoor/outdoor living spaces, personalized concierge services, and dedicated elevators. Most top floor residences have private rooftop decks that are hot tub and BBQ ready. Developed by etco Homes, all homes have verandas and two- to three-car garages. Prices begin in the high \$2 millions. liveonecoast.com



Selene

E11EVEN HOTEL & RESIDENCES MIAMI, FLORIDA

Developed by PMG and E11EVEN® Partners and designed by Sieger Suarez Architects, **E11EVEN Hotel & Residences Miami** will have 400 fully furnished residences including studios, one- and

two-bedroom units, a limited penthouse collection, and two presidential suites in a 65-story tower. Residence features include a living room LED fireplace, fully built-out closets, and 10-foot floor-to-ceiling windows. Property amenities include a beach club, valet parking, a casino-style sports lounge, and a wellness center by Deepak Chopra. Sales launched earlier this year, with construction beginning at the end of 2021 and completion slated for 2023. Pricing ranges from \$300,000 to \$16 million-plus for the penthouses and presidential suites. e11evenresidences.com

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Southampton's Ocean Castle

Exclusive Representation

An exceptional opportunity to own this once in a lifetime estate property with an incredible 30-room fairytale Tudor mansion. Sited on 8.3 acres of desirable Meadow Lane oceanfront with 512' of coveted pristine white sand frontage. The rambling "Summer Cottage" spans some 19,000 SF of living space including a grand living room with double height ceiling and massive stone hearth as the center of this classic ocean house. Other rooms include an oceanside library, solarium, formal dining, library/office, and media room just to name a few. The expansive 300' wide house rambles with a row of 7 oceanfront suites on two floors, a separate staff wing, guest apartment, attached guest "cottage", separate guest/staff house, gym with sauna, art gallery, and whimsical Coney Island inspired game rooms. When not enjoying the large seaside terraces, decks and azure shoreline, and 48' pool with spa, play a game of tennis or just take in the unsurpassed ocean views. The property also contains a bay-front parcel with boat mooring. One of the most prime locations along the early part of Meadow Lane making this home convenient to Main Street and Jobs Lane. Convenient access to the heliport (4 miles further down on Meadow Lane) and International airports are just two-hour drive away. Call for a private viewing of this sensational property. \$75,000,000 WEB# 881166



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Incomparable Setting and Location on Meadow Lane

Exclusive Representation

An exceptional classic modern residence sited on 5.6 acres with over 600' of frontage on Halsey Neck Pond and positioned at 359 Meadow Lane. Stunning water and ocean views from most rooms including several expansive terraces which encompass over 3,200 SF, a spectacular pool and covered dining pavilion/cabana. Enjoy sunrise views and ocean breezes as well as sensational afternoon sunsets over an 8-acre adjacent reserve with water views beyond to Taylor Creek and Shinnecock Bay. There is a main house of nearly 6,200 SF with 5 bedrooms including an enormous master suite with adjoining office and two custom marble baths with walk-in closets. Other amenities include the adjacent 4-car garages, staff quarters and tennis court. Enjoy the direct ocean access nearby and take advantage of the superb location this Oceanside estate has to offer. Exclusive. **\$32,000,000 WEB# 874883**

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Cohasset | 3 Jerusalem Lane | \$2,890,000

Set atop a hill, overlooking the Atlantic Ocean with views of Minot's Light. Featuring an open floor plan, gourmet kitchen with high end appliances leading to the family room. Expansive dining room and living room which steps out to the generous deck. The second floor hosts a spacious master suite with double fireplace into the large spa like master bath and walk-in dressing room/closet. Three other bedrooms, one ensuite, another full bath sitting area and laundry. The lower level boasts a media room, playroom and a full bath making this a dream space for kids or adults.



Cohasset | 3 Cedar Acres Dr | \$1,199,000

Immaculately maintained & thoughtfully updated 4 bdrm, 2.5 bath home on quiet cul-de-sac with easy access to beaches, parks, and Cohasset Village w/ great restaurants & shops. This bright & cheery home offers an open floor plan w/ hardwood floors, central air, 2 car garage and plenty of storage. On main level you'll find a family room w/ fireplace, a spacious office or den w/ built in cabinets, sun room/office w/ separate entrance, laundry room. Great open floor plan. Outside features a fire pit and a new Pergola grotto w/ brick patio. New Generac Generator.



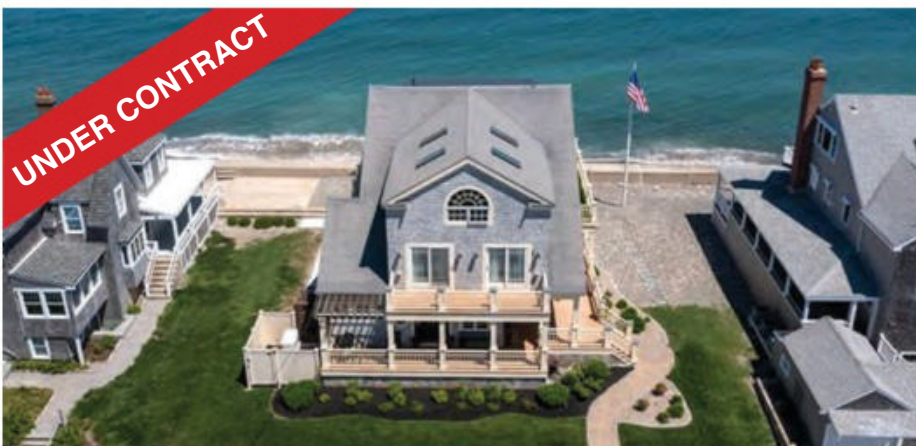
Cohasset | 21 Gammons Rd | \$6,100,000

Spectacular waterfront estate property with 8100 sq ft of living space on a 2.3 acre setting complete with a pool with cabana, Jacuzzi, fire pit, sport court, additional barn, three car garage and waterfront dock to Little Harbor. The home features 5 bedrooms 3 large family rooms and an office. The open floor plan offers a state of the art kitchen. Just finished new wing features new entrance, large family room, spectacular outdoor kitchen. A short walk to town and to Sandy Beach.



Cohasset | 129 Nichols Road | \$2,899,000

Spectacular views of Minot's Light and Sandy Beach from nearly every room. This Celeste Cooper designed luxury home features a gourmet kitchen and butler's pantry with English Sycamore diamond inlay cabinetry, Thermador range and double ovens, two Miele dishwashers, warming drawers, side by side sub zero refrigerator and so much more. Custom cabinetry throughout done by Kochman Reidt & Haigh Cabinetmakers. The first floor is an open and expansive living area with kitchen, living room, dining room, family room with fp and octagon shaped play room all leading out to a stunning entertainment sized deck with built in cooking station outside speaker system and a screened dining area. Radiant heat throughout and Lutron lighting system. An Ocean paradise!



Scituate | 55-56 Surfside Rd | \$2,349,000

Magnificent Direct Oceanfront home on Minot Beach. Gutted to the studs in 2008 and beautifully renovated with many new recent updates as well. Open concept living, a chef's kitchen with Thermador appliances, granite counter tops, lighted cabinets, farmers sink, warming drawers & wine fridge. Fireplaced dining area and living area that open up to the amazing wrap around deck. Dramatic ocean views from every room. Imagine starting and ending your day to the most amazing sunrises & sunsets, the smell of ocean air and a cool sea breeze.



Scituate | 264 Clapp Road | \$879,000

A jewel of an Arts and Crafts home sits nestled among gardens by an award winning landscape designer in the bucolic West End of Scituate. Sip some coffee on the inviting front porch and take in the beautiful scenery. Enter the home through a spacious mudroom which leads you to the fireplaced living room. The cheery kitchen & the dining room leading to a magnificent screened in sunroom which is great for entertaining. There is a first floor primary bedroom w/ full bath & sitting area. There are 2 other bedrooms, one which is being used as an office doubles as a bedroom w/ a pull down Murphy Bed. The 2nd floor hosts a 4th bedroom & a bonus room. There is a large basement would make an excellent playroom, work shop or artist studio. Enjoy the patio for drinks in the garden or a swim in the swim spa. On 1 acre, this home offers functionality in a retreat like setting. Close to beaches & public transportation.



Frank Neer | **FrankNeer@comcast.net** | **781.775.2482**

11 South Main St, Cohasset, MA 02025

FRANK NEER | EXPLORE THE SOUTH SHORE

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Cohasset | 30 Ocean Ledge | \$2,595,000

Fabulous home built in 2018 in private setting. This eleven-room masterpiece is in a great new neighborhood! Offering over 5700 sq ft of living area that includes 4 bedrooms, great room, family room, home office, dining room, amazing mud room with built-ins for all of the "stuff." Gourmet Chef's Kitchen with butler's pantry, bonus room, four marble baths, one half baths, three car attached garage!



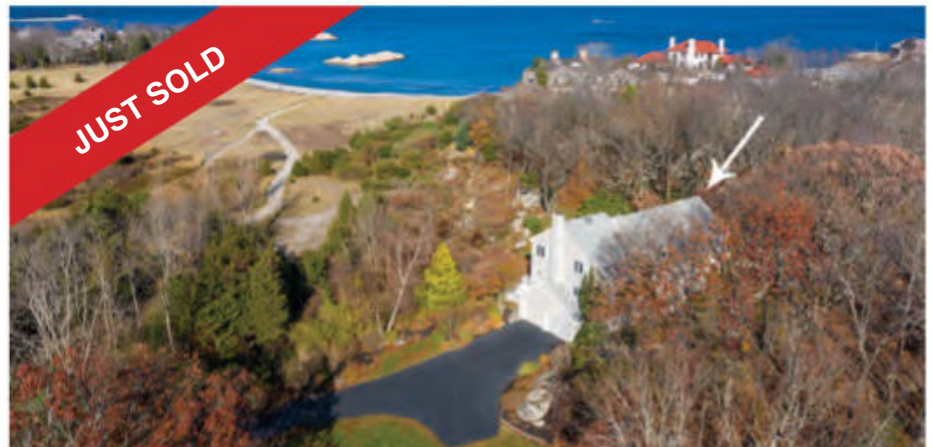
Cohasset | 92 A Beach Street | \$4,995,000

Fabulous Nantucket style home sits on a quiet peninsula in Little Harbor offering panoramic water views from every room. Featuring 11 rooms with 6 bedrooms (4 ensuite bathrooms). Gorgeous master suite includes custom bathroom with spa and private deck. Lower level offers au pair/guest bedroom ensuite plus workout area with walkout to the pool and the new dock for all of your boating needs. This home was completely rebuilt and expanded with state of the art mechanical and electrical systems. Roof deck offers 360-degree views of Little Harbor, the Atlantic, Minots Light and Marblehead beyond.



Cohasset | 134 Border Street | \$4,390,000

New price! Spectacular classic waterfront colonial which sits majestically on nearly 2 acres of waterfront property with new private dock and direct access to Cohasset Harbor and the ocean beyond. This home was gutted to the studs in the year 2000 and fully updated in 2016, resulting in a remarkable transformation of high quality finishes, state-of-the art kitchen and incredible outdoor gardens, fire pit area & pool that blend naturally with the coastal landscape. Some of the recent upgrades include a new roof, generator, heating system and integrated indoor/outdoor media system. Located a short walk to the Cohasset Village. A Must See!



Cohasset | 83 Atlantic Avenue. | \$3,395,000

Direct Ocean front property on private Sandy Cove. Rare opportunity to acquire an Atlantic Avenue property with deeded access to Cohasset's beautiful Sandy Cove. This home is above the flood zone and protected by a rugged coastline. Surrounded by scenic ocean-side estates this home is tucked away with 2.23 acres and offers great privacy. This four bedroom home has a great open floor plan. The first floor opens to an oversized deck with spectacular views. Enjoy four seasons in this beach property that offers a lifestyle perfect for entertaining and family living.



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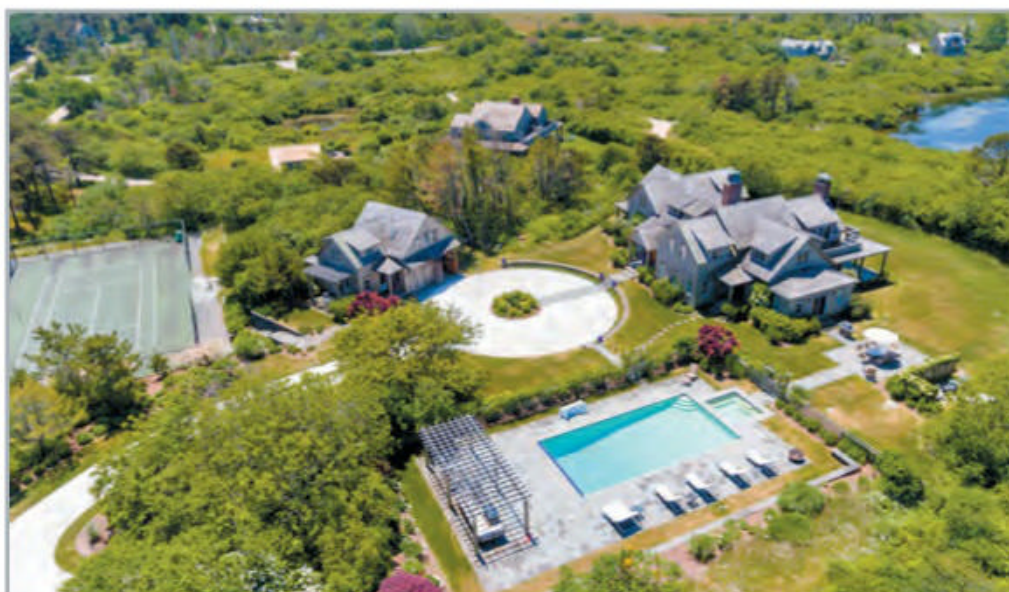
NANTUCKET ISLAND



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CLIFF | \$16,950,000
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CLIFF | \$8,355,000
7 Bedrooms, 8+ Bathrooms



TOWN | \$5,595,000
5 Bedrooms, 4.5 Bathrooms



TOWN | \$3,800,000
5 Bedrooms, 5.5 Bathrooms



TOWN | \$3,250,000
5 Bedrooms, 4.5 Bathrooms

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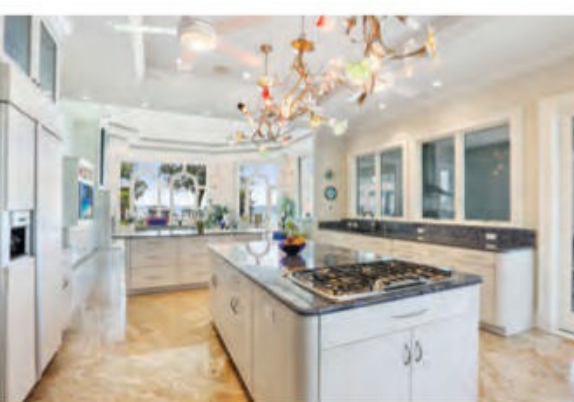
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\$2,600,000

VILLA REVERIE, FEBRUARY POINT

Villa Reverie, Exuma & Exuma Cays

Villa Reverie is a spacious, comfortable 4 bed, 4.5 bath oceanfront home with stunning views. Featuring tropical gardens, broad verandahs, infinity pool and boat dock this villa is a must-have second home. February Point is a gated community just minutes from the conveniences of downtown George Town and a 20-minute ride from the airport. Private residences, a full-service marina, and The Beach Club's swimming, dining, spa and concierge services. Excellent rental history. www.thebahamasmls.com - MLS #37082



\$3,600,000

VANDERBILT VILLA

February Point Resort, Exuma, The Bahamas

Beautiful ocean front home comes with its own dock plus a private boat slip in the Marina. 3,600 square feet under air & 1,400 square feet of decks, patios & walkways. The stunning Master Suite occupies the entire third floor with broad patio offering gorgeous views of Elizabeth Harbour and off-shore cays. Conveniently located close to George Town, the central hub of Great Exuma island. www.thebahamasmls.com - MLS #43096



\$2,950,000

CASA DEL MAR

Casa del Mar, Exuma & Exuma Cays

Luxury beach front villas situated on one of Exuma's most spectacular beaches with stunning turquoise water and dramatic stretches of pristine white sand. The contemporary villas' innovative design combines expansive outdoor living space with complete privacy for the owners and their guests. Offered for sale is the single story Beach House on a half-acre lot with 110 feet of beach frontage, and a 2 story V-shaped Villa with ocean views enclosing a private courtyard with pool, outside lounge, dining and barbecue area. www.thebahamasmls.com - MLS #: 41755



\$1,795,000

EXUMA BEACH RESORT, VILLA 1

Exuma Beach, Jimmy Hill, & Exuma Cays

A beach front enclave comprising 7 villas which share an expansive 260' wide tiled deck with 20' X 50' infinity pool and hot tub directly on one of the most beautiful beaches in Exuma. Villa 1 features include: 9' 8" ground to ceiling height; 2nd floor trayed ceilings; Crown molding; Designer grade porcelain tile, bamboo wood floors and staircases; Stainless steel appliances; Luxury bathroom fittings; Tommy Bahama furnishings throughout. www.thebahamasmls.com - MLS #39030



EXUMA CAYS, BAHAMAS



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3E Shoreline Drive

5 BR | 4 BA | 3,600 sf | \$3,500,000

Unique property with 323' on Canal, Guest Cottage and 60' Dock.

Property ID 44824

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4 Villas | 5,000 sf | 1.84 Acres | \$2,950,000

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PARADISE ISLAND, BAHAMAS



Ocean Club Residences & Marina

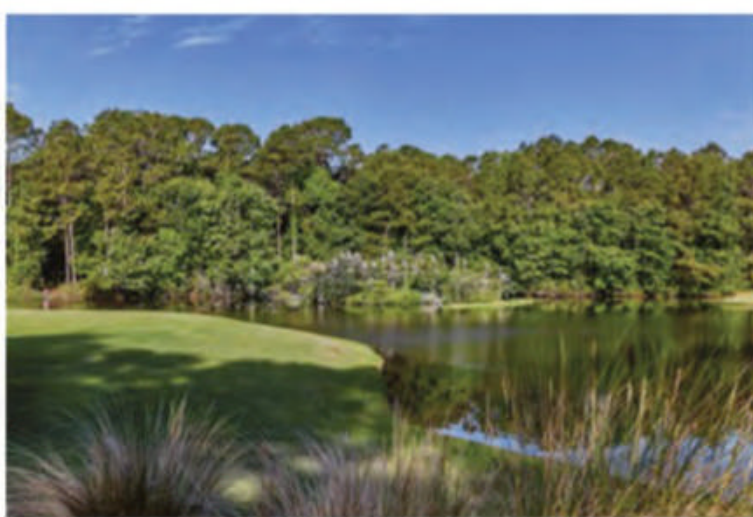
3 BR | 3.5 BA | 3,276 sf | \$2,850,000

End unit. 45' Dock Slip is included in purchase. Beach Club, Golf.

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MARYANNE GALLAGHER | JULIANA MARTELL

maryanne@kurfiss.com +1 215.208.3663

PORTSMOUTH, RHODE ISLAND

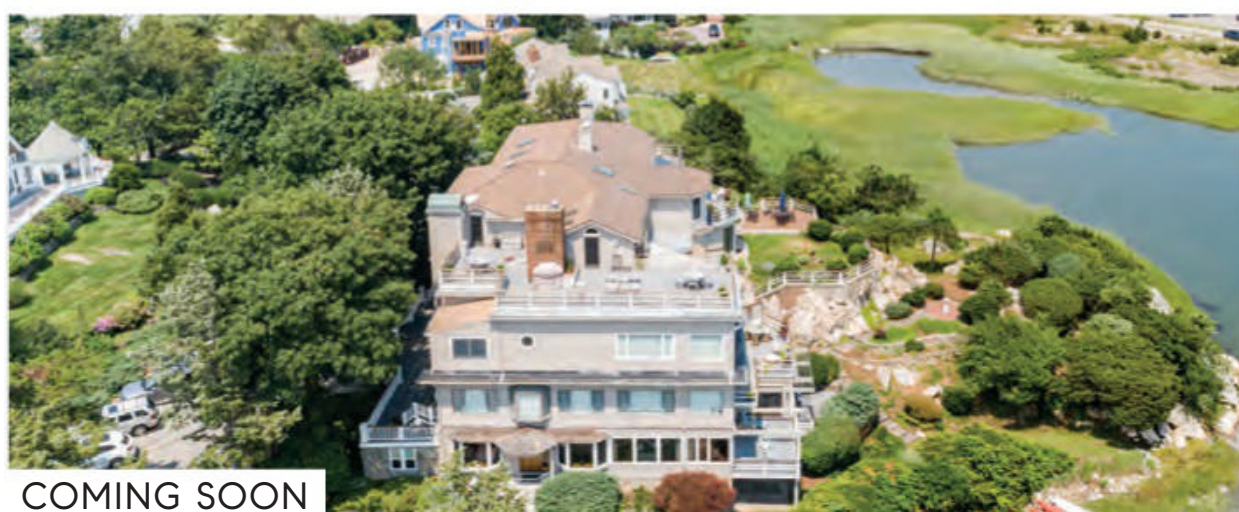


130 Common Fence Pt Blvd

\$1,395,000 | gustavewhite.com/id/79S4CM
Gustave White Sotheby's International Realty

gustavewhite@gustavewhite.com +1 401.849.3000

COMPASS



COMING SOON



131 Nichols Road, Unit 8, Cohasset MA 02025
2 BD | 2F 1H BA | 2,810 SF
Contact Agent

The Penthouse atop Caravel Cove

Caravel-by-the-Sea is located in Cohasset, a remarkably beautiful, small seacoast town 21 miles from Boston. Caravel-by-the-Sea is an estate with a rich, colorful history that consists of 8 luxury homes that continue the proud tradition of this prestigious seacoast mansion. The penthouse contains 2,800 square feet of state-of-the-art luxury with finishes and fixtures selected and important from Italy, Germany, Belgium, Denmark, and Sweden. With nearly 360-degree views of the ocean and Little Harbor, this spectacular home offers an astoundingly beautiful way of life.



TOM & NANCY HAMILTON
Dean & Hamilton | Compass
tom.hamilton@compass.com
401.965.2981

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FLORIDA KEYS LUXURY HOMES

Brett Newman PA | The Newman Team

Top-Selling Family Real Estate Team • 40+ Year Residents of the Florida Keys



ISLAMORADA | 89707 Old Highway | \$8,300,000
5 bedrooms/5.5 baths • 6,269 sf • 1.51 Acres • Pool/Spa • Dockage • Garage



"Mima Grada." Oceanfront dream estate! Enjoy a private boat basin, lagoon-style pool/spa with poolside tiki bar, large sandy beach, lighted tennis court, two separate guest suites, gated entry and lush landscaping on 1.5 acres.

KEY LARGO | 251 South Ocean Shores Drive | \$6,850,000
5 bedrooms/6.5 baths • 5,450 sf • Pool/Spa • Dockage • Elevator • Garage



"The Glass House." Beautifully renovated spacious family home with 180-degree unobstructed open ocean views and a custom designed home theater featured in Home-Theater Magazine, plus pool/spa, firepit, boat dockage and more.



Brett Newman PA | The Newman Team

Brett, Rebecca & Margo Newman

305-393-1770

FloridaKeysLuxuryHomes.com

Coldwell Banker Schmitt Real Estate Co.

85996 Overseas Highway, Islamorada, FL 33036

ISLAMORADA | 88547 Old Highway | \$5,000,000
4 bedrooms/3 baths • 4,103 sf • 1.5+ Acres • Pool • Dockage • Boat Lifts



Open oceanfront estate with deep dockage on 1.5 acres on Millionaires' Row. With a new dock and two new boat lifts plus a large heated pool and winding private drive, this could be your personal island paradise and/or a desirable vacation rental.



COLDWELL BANKER
SCHMITT
REAL ESTATE CO.



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99 Atlantic Avenue | \$3,550,000 | 5 BD | 3F 1H BA | 5,642 SF



JEFF ALEXANDER
Senior Vice President
jeff.alexander@compass.com
415.595.6999

CHRISTIE O'CONNOR
Sales Associate
christie.oconnor@compass.com
617.543.2081

compass.com



A Private Cohasset Escape

Rare opportunity to live on Sandy Cove and enjoy expansive unobstructed views of Minot's Light and the Atlantic Ocean. This 1.7+ acre property on the private beach is elevated and has some of the best views in Cohasset. Lush lawns, plantings, and specimen trees create a private, park-like garden setting and surround much of the 5,600+ square foot, 5 bedroom, 3.5 bath home. Well-proportioned, lightfilled rooms throughout the house look out to the Atlantic Ocean, as well as the acres of protected land, coastal dunes and natural vegetation. A perfect home for year-round entertaining, or to simply enjoy the tranquil surroundings and stunning Atlantic views. Bring your imagination to personalize this incredible property and realize its full potential.



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COMPASS

Your Own Private Oasis

123 Atlantic Avenue, Cohasset
 6 BD 6F 1H BA 6,979 SF \$7,350,000
 123atlanticave.com

Go from bed to beach in seconds in this spectacular custom built and meticulously renovated residence featuring chic contemporary interiors, a private guest apartment and an unrivaled oceanfront position in Cohasset's exclusive Sandy Cove. NanaWall glass doors invite seamless indoor-outdoor living. Step out to the wraparound deck to take in the nearly 2.5-acre grounds, featuring lush landscaping and direct views to Sandy Cove and the Cohasset Harbor. The 25-yard-long lap pool, built-in grill and fire pit welcome lively gatherings, and an outdoor shower and pool bath add convenience. Inside, a large den and powder room complete the well-planned main level. The detached four-car garage with massive storage rooms ensures that vehicles and belongings have plenty of secure space. Above, the private one-bedroom, one-bathroom apartment with a full kitchen is perfect for guests, staff or multigenerational living space.



Kevin Lewis
 Managing Director
 617.774.9051
 kevin.lewis@compass.com
 compass.com

last look

■ INSPIRED DESIGN



AUG
+
SEPT
2021

88

SEASIDE SLUMBER

Using a generous window and shades of ocean blue and sandy taupe beneath a driftwood-hued fir ceiling, Steve and Brooke Giannetti break down the barrier between the beach and the master bedroom of this SoCal home.

PHOTOGRAPH BY LISA ROMEREIN/OTTO

FOR MORE INFORMATION, VISIT giannettihome.com



The Precious Metals Collection

comes to life by combining age-old Umbrian artisan tradition with modern techniques and design. Handcrafted of fine fireclay, hand glazed with precious metal and fired three times, the radiant finishes exude beauty and grandeur while paying homage to a storied past.



[NATIVETRAILSHOME.COM](https://nativetrailshome.com)





ARCHITECT
Michael Lee Architects
PHOTO
Manolo Langis

