



HOMES & ESTATES

LUXURY LIVING WORLDWIDE

PLAYING WITH FIRE
CHEFS & PYROTECHNIC CUISINE

ROOTED IN THE PAST
THE ALLURE OF HISTORIC HOMES

THE FLAGSHIP PUBLICATION OF



GLOBAL
LUXURY®

confident

enviable

uncompromising



GLOBAL
LUXURY®

COLDWELLBANKERLUXURY.COM

COLDWELL BANKER RESIDENTIAL BROKERAGE

©2020 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker, the Coldwell Banker Logo, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logo are registered service marks owned by Coldwell Banker Real Estate LLC. 37463186/18 CalRE #00616212

NOW UNDER CONSTRUCTION

PRIVATE
RESIDENCES

DE MARCAY

33 S. PALM
SARASOTA, FL



DOWNTOWN SARASOTA LUXURY DELIVERY FALL 2021

Tucked amongst the most coveted galleries, restaurants, shops, theaters and the marina, The DeMarcay offers a respite from the bustling downtown while remaining the most walkable condominiums in Sarasota.

1 BED + DEN RESIDENCES
STARTING AT \$660,000

2 BEDROOM RESIDENCES
STARTING AT \$780,000

3 BEDROOM RESIDENCES
STARTING AT \$1,420,000

SALES@THEDEMARCAY.COM | 941.404.8858 | SALES CENTER AT 32 S. PALM AVE | THEDEMARCAY.COM

© 2019 ON COLLABORATIVE. ALL RIGHTS RESERVED. ON COLLABORATIVE FULLY SUPPORTS THE PRINCIPLES OF THE FAIR HOUSING ACT AND THE EQUAL OPPORTUNITY ACT. OPERATED BY A SUBSIDIARY OF NRT LLC. COLDWELL BANKER, THE COLDWELL BANKER LOGO, COLDWELL BANKER GLOBAL LUXURY LOGO ARE REGISTERED AND UNREGISTERED SERVICE MARKS OWNED BY COLDWELL BANKER REAL ESTATE LLC. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



LUXURY IS POWERFUL



GLOBAL
LUXURY®

\$144.4 Million

*in sales each day**


27,595 Sides

*2019 – \$1 Million+
transaction sides**

\$1.9 Million

*2019 – average sales
price of \$1 Million+
home sales**

[COLDWELLBANKERLUXURY.COM](https://www.coldwellbankerluxury.com)

*Average daily sales. Data based on closed and recorded buyer and/or seller transaction sides of homes sold for \$1 million or more as reported by affiliates in the U.S. Coldwell Banker® franchise system for the calendar year 2019. USD\$. Total volume calculated by multiplying the number of buyer and/or seller sides by sales price. ©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.  20W0J5_3/20

EXECUTIVE NOTES

HOMES & ESTATES MAGAZINE



Ryan Gorman

PRESIDENT & CEO

As much of the world has been sheltering in place, I am reminded of Simon and Garfunkel's words: "Home where my thought's escapin'. Home where my music's playin'. Home where my love lies waitin'." Their 1960s hit song speaks to the idea of home as a place of comfort, happiness, security and love. It's the reason why we chose "Homeward Bound" as our theme song for our new **Coldwell Banker®** commercial. The piece is a reminder of the incredibly important role that real estate professionals play in people's lives. Our **Coldwell Banker Global Luxury® Property Specialists** are not only the best

at what they do, but they continue to demonstrate their heart for this profession. I've been touched by all the ways our trusted advisors are giving back to their communities right now, and supporting one another. They step up in the best of times and the worst of times to provide their clients with exceptional service. They believe — as we all do — that home is not just a physical place, but an emotional place, too. When the moment is right, I invite you to reach out to a Global Luxury Property Specialist in your area and simply start a conversation. They are standing by, ready to guide you home.

Craig Hogan

VICE PRESIDENT OF LUXURY

Our world has changed. This magazine may seem inconsequential compared to the extraordinary challenges we currently face in the world, but we can also view it as a beacon of inspiration. It's a reminder of who we are and what the **Coldwell Banker®** name stands for: trust, stability, leadership. People often look to heritage brands for strength in uncertain times. The Coldwell Banker brand has been guiding people home since 1906. We're not going to stop now. When we launched the new "CB North Star" and 2020 ad

campaign last month, we couldn't have known how fitting our message was for this unprecedented moment. So much of what we do in the luxury real estate world is aspirational, and that's what this magazine celebrates — the dream. There is comfort to be found in the stories of our homes, our families and even our favorite toys and life passions. Our world has changed, but our humanity has not. Wine still tastes good. Speedboats still excite us. Historic architecture still inspires us. Hope for the future will always move us forward. The dream is alive.



©JORG GERA PHOTOGRAPHY

INSIDE 2020 EDITION 2

HOMES & ESTATES MAGAZINE

8

HEIGHT OF DESIGN

It is no longer challenging for architects to reach for the sky, so the focus today is the artistry that takes them to new heights.

52

BEYOND BORDEAUX

Pioneering winemakers are successfully cultivating heretofore underappreciated regions.

56

IT'S ELECTRIFYING!

British luxury auto company Lunaz gives classic cars the modern treatment.

91

'IT ALL COMES DOWN TO HAPPINESS'

Design embraces curves, color and comfort.

96

MARRIED BY DESIGN

Building upon the quintessential style that has made Miami a dazzling showcase for design.

100

SUSTAINABLE IS THE NEW FASHIONABLE

From modern upholstery to rugs and table linens, sustainability is the next must-have home luxury.



12

ROOTED IN HISTORY

History-loving homebuyers are drawn to the unparalleled charm and beauty of a historic home.



48

PYROTECHNIC CUISINE

Primal and sexy, fire not only represents the very essence of cooking, but provides an unmatched aura of glamour in the dining room.



120

THE LAST WORD: POWERBOATS

Cigarette Racing and Mercedes-AMG pair up to create a \$3 million rocket on the water.

PROPERTY INDEX

HOMES & ESTATES MAGAZINE



6

COVER PROPERTY A NATURAL BEAUTY

Step into 556 17th Avenue in Naples, Florida, and take in the organic architectural beauty.

18

STRIKING GOLD IN TREASURE BEACH

This cliff-perched villa in Jamaica's laid-back Billy's Bay is fresh on the market.

26

LIVING VICTORIOUSLY

Victory Mansion is an unparalleled island retreat on Tampa Bay.

66

A NEW YORK JEWEL

A stand-out Contemporary-styled home in Rye P.O., New York, has kept its charm.

106

REINVENTED

With foresight and attention to detail, this property showcases the advantages of its Montecito, California, location through its versatility in design.

118

DESTINATION SAN MIGUEL

An enchanting residential development in Mexico unites wine, food, luxury and nature.



18



66



106

INTERNATIONAL

Bahamas	20
Canada	21-22
France	24-25
Italy	22-23
Jamaica	18-19
Mexico	118-119

UNITED STATES

Arizona	117
California	106-115
Connecticut	70-71
Colorado	115, Inside back cover
Florida	1, 6-7, 26-47
Hawaii	104-105
Illinois	85-89
Maryland	64
Massachusetts	72-82
Minnesota	90
Montana	90
New Hampshire	82-83
New Jersey	64-65
New York	66-69
North Carolina	61-62
Ohio	85
Vermont	84
Virginia	63
Washington	115-116
Wisconsin	90

A NATURAL BEAUTY

STEP INTO 556 17TH AVENUE IN NAPLES, FLORIDA AND TAKE IN THE ORGANIC ARCHITECTURAL BEAUTY.

BY JESSICA GANGA

Designed and constructed by Oakley Home Builders in collaboration with Dawn McKenna, principal of the Dawn McKenna Group, and Hlevel Architecture, a new canal-side home in Naples takes on a fresh approach to modern, Florida living. “We thought the market was craving a slightly different look, a little bit of a twist,” says McKenna. “‘Transitional,’ the mix of modern and traditional, is so overused. We thought this was more of a soft-modern approach.” From finding the right lot in Naples’ Aqualane Shores area through design and finishes, Oakley, McKenna and Dawn McKenna Group agent Victoria Clarke-Payton worked closely to create an organic marvel that is a home for anyone, of any age, to enjoy the Naples lifestyle.

The 4,835-square-foot home is meant to bring the outdoors in and features organic elements that breathe life into it. “There are some real, natural elements there,” says McKenna. “It’s why we like using live plants





in any type of home design — that green, organic kind of addition, makes the whole house feel like a home.”

Wide-plank French oak flooring, a cedar-lined glass wine cellar in the foyer and creamy white quartzite create natural ambiance around the home. The open floor plan with numerous southern exposures helps bring the Naples sun in all day and all year long. In the master bedroom, a retractable wall of glass fills a corner and allows the morning sunrise to envelop the room. In the bathroom, rose-gold-to-silver sink faucets add a luxuriously rare touch, according to Clarke-Payton.

What makes this home further stand out is the dazzling outdoor space. A hardscaped patio made from natural coral shell surrounds an 85-foot-long pool that features a swim-up bar. The perfect area for entertaining, the outdoor kitchen includes a sitting area complete with a fire pit. Step down to the boat dock, which has enough space for a 45-foot boat,

and you can admire the water from another seating area and fire pit.

Along with understanding what homeowners want with a home, Oakley, McKenna and Clarke-Payton always had location on their mind. “The appeal of Aqualane Shores is accessibility to everything people want to get to when they come down to Naples,” says Clarke-Payton, who goes on to say that the area is “very walkable” and describes Naples as a “big city in a small town.” The home’s true luxury is its five-minute walk to the beach and its two-block distance from historic Third Street South. “[It’s] a beautiful walk along a coconut-palmed street,” says Clarke-Payton. “A heavenly location.” And if you are a boater, the canal’s direct access to the Gulf of Mexico means you can enjoy time on the water whenever you want.

The soft modern classic at 556 17th Avenue is an outdoor paradise that McKenna hopes anyone who walks in will treasure.

“I just want people to walk over that threshold and take a deep breath. We know we’ll have someone who’s interested when they stand at the foyer, do a 180 across the room, and just take it in,” says McKenna. And when this one is sold, McKenna cannot wait to show you the next Oakley / McKenna project in nearby Port Royal.

556 17th Avenue S, Naples, Florida
5 bedrooms, 6 baths
\$7,495,000

Represented by: Dawn McKenna & Victoria Clarke-Payton
Coldwell Banker Realty
The Dawn McKenna Group
D. 312.750.9333 | dawn@dawnmckennagroup.com
V. 239.692.1065 | victoria@dawnmckennagroup.com



THE HIGH DESIGN

BY
ROGER
GRODY



Madison House residences offer stunning views of Manhattan landmarks.



IT IS NO LONGER CHALLENGING FOR ARCHITECTS TO REACH FOR THE SKY, SO THE FOCUS TODAY IS THE ARTISTRY THAT TAKES THEM TO NEW HEIGHTS.

Overlooking a broad expanse of the Pacific Ocean and introduced by a crescent-shaped infinity pool placed near the home's entry, The Crescent blends the legendary architecture of Wallace Cunningham with a bluff-top location to create a home that is simply awe-inspiring. Famous for his Southern California architectural designs, perennial AD100 designer Cunningham is said to be moved by water and glass. At The Crescent, he found himself surrounded by water and swept away by the moon (hence the standout pool).

Since the birth of the modern elevator in the mid-19th century, the inspiration to build higher and higher has never waned. And while advanced technologies have made soaring heights more routine, the skyscraper continues to capture our imagination. No longer is there a question of how high we can go, but what we can do to transform height into an elevated art form.

The skyscraper was born in the United States — Chicago's 10-story Home Insurance Building, constructed in 1885, is often cited as the first — and for more than a century, American cities dominated the specialty of high-rise development. But that changed as emerging nations in Asia, Latin America and the Middle East viewed height as status and

a validation of economic clout. Currently, only one building in the U.S. (New York's One World Trade Center) ranks among the world's 10 tallest buildings.

Dubai, the showy multicultural metropolis in the United Arab Emirates, has been a particularly fertile laboratory for high-rise architecture and its graceful, 163-story Burj Khalifa has reigned as the world's tallest building for an entire decade. An equally playful and flamboyant portfolio of skyscrapers, many designed by American firms, is found in Shanghai, China, but projects in New York, Chicago, San Francisco, and Miami keep the U.S. competitive in this genre.

The Skyscraper Museum in New York City's Battery Park, located in a space designed by Skidmore, Owings & Merrill (SOM) — one of the world's preeminent skyscraper design firms — celebrates this art form. Practically within the shadows of SOM's One World Trade Center and with the entire Manhattan skyline as a backdrop, even the museum's address makes a statement.

"The Skyscraper Museum is a private, not-for-profit, educational organization devoted to the study of high-rise building, past, present and future," explains founder, director and curator Carol Willis. "Located in New York City, the world's first and foremost vertical metropolis, the museum celebrates the city's rich architectural heritage and examines the historical forces and individuals that have shaped its successive skylines," she adds.

GID Development Group's Waterline Square demonstrates the Big Apple's enduring appeal to the world's leading architects. The triple-tower waterfront complex on Manhattan's Upper West Side represents the work of Rafael Viñoly Architects, Kohn Pedersen Fox Associates and Richard Meier & Partners Architects, all world-class firms. Each tower fea-



Greenwich West

tures undulating glass forms that complement one another, but are distinct in inspiration and design.

Explaining the selection of architects was critical to the project, James Linsley, president of GID Development Group, reports, "We wanted three buildings that would each have their own distinct personalities, yet work together to create an iconic collection of residential buildings." He adds, "Each took cues from the surroundings and embraced the larger vision for Waterline Square to exist as a cohesive unit, while employing their individual flair to make their building true to their defined design philosophy."

"Waterline Square embodies the concept of place-making, which I think we'll see more of in the

future as we see more people working remotely and looking for access to lifestyle-oriented amenities and services without having to leave their building,” says Linsley. “With architecture by these three exceptional firms, the buildings of Waterline Square illustrate how skyscrapers don’t have to exist in isolation, but instead can create a cohesive and vibrant neighborhood that embraces its surroundings,” says the developer.

FXCollaborative’s gracefully cantilevered 77 Greenwich, the glass-sheathed Madison House by Handel Architects and the classically inspired Greenwich West — all new to the Manhattan skyline — bring different sensibilities to luxury living in New York. More importantly, each project suggests that height, per se, is only one dimension that determines the artistic value or desirability of a skyscraper.

Dan Kaplan, senior partner at FXCollaborative, takes a measured approach to skyscraper design, insisting that an obsession with height has its limitations. “Contrary to what one imagines, the experience of these ‘supertalls’ from within can be isolating and, ironically, boring,” he posits. “So, for me, the optimal height is high enough to see lots of sky and a long view, but low enough to see the street, the detail of other buildings, and feel part of the city,” he says, suggesting that the 42-story 77 Greenwich strikes the perfect balance.

“For a variety of reasons — convenience, excitement, opportunity — people are flocking to cities and, as a result, cities are becoming denser,” reports Kaplan. “Building vertically is the natural — and I would add, the more sustainable — response to the situation. However, high-rises cannot merely be the most efficient, cost-effective way to pack people together; they need to uplift us.” Stating the ideal skyscraper needs to create a refuge from density and a connection to nature, the architect maintains, “The future of the skyscraper is a blurring between the built and natural worlds,” and cites the landscaped roof deck atop 77 Greenwich as an example of that harmony.

Evan Stein, president of JD Carlisle Development, the developer of Madison House, states, “How you utilize a building’s location and capitalize on its height through smart design choices is what really matters.” While the 62-story building is the tallest residential tower in Manhattan’s trendy NoMad district, Stein insists it is the project’s floor plate design, structural engineering and façade that set it apart. “Designed from the inside-out, Madison House is a decagon featuring 10 corners, a rare building layout that ensures all of the homes have at least one column-less corner window, with great natural light and fantastic city views,” says the developer. Certain they will never cease to captivate the public, Stein suggests, “Skyscrapers are symbols of technological progress and innovation, and are the ultimate grand gesture.”

“We feel one of the most important design



The sleek profile of Manhattan’s 77 Greenwich.

RENDERING BY BINYAN STUDIOS



77 Greenwich residence.

© TIM WILLIAMS PHOTOGRAPHY



Landscaped Roof Deck at 77 Greenwich.

RENDERING BY BINYAN STUDIOS

elements of a tower is its relationship with the site and its context,” states Françoise Raynaud, founding partner of Loci Anima Architects, the Parisian firm that designed Greenwich West. “That is an essential part of construction in a sensitive city where there’s a notion of uniqueness rather than branding and globalization,” she explains. “The relationship with the ground and the city is primordial, even more so than height, which is really tributary to context,” says partner Jonathan Thornhill, who cautions, “We shouldn’t build in New York the way that we build in

Paris or Tokyo.”

“Towers grow from the inside as if pushed by a vital energy in search of sunshine, creating a connection between inside and out, with the natural elements, with the sky, with the light,” says Raynaud, a woman challenging the male-dominated specialty of high-rise architecture. “It’s so important for a residential tower, where the concepts of home and wellbeing are the essence of good design,” states Thornhill, maintaining that Greenwich West fulfills that promise to its inhabitants.



Waterline Square showcases a trio of towers designed by iconic architects.

One of the current dominant trends in high-rise design in New York is the ultra-thin residential tower. There are at least a dozen of these, some comprising “Billionaires’ Row” along the southern edge of Central Park. These buildings’ slender profiles maximize their development capacity while providing awesome views for their elite residents, but some nostalgic New Yorkers believe they are ruining the city’s signature skyline. “These celebrity spires are headline grabbers, in part for their ‘starchitect’ designers, but even more for their stratospheric condo prices,” reports Skyscraper Museum founder Willis.

“The intense demand for New York real estate and its relative security in world markets has led one expert to dub the sky-high condos ‘strong-boxes in the sky,’” says Willis, who is also an adjunct associate professor at Columbia University’s Graduate School of Architecture, Planning and Preservation. She has noted their uber-rich buyers — Latin American petro-billionaires, Russian industrial barons and local hedge fund managers — have attracted scorn from some New Yorkers, with the super-slender buildings labeled by critics as “towers of inequality.”

“Sophisticated engineering has made these spindles possible, but it is soaring condominium sales prices that explains their proliferation,” says Willis, who reports \$100 million price tags have become

routine. Status-conscious branded design matters to developers, insists the professor, which explains why so many Pritzker Prize-winning architects are associated with residential projects in Manhattan.

“Some of these towers are exceptionally tall, but to be clear, it is not height that characterizes the type, it’s slenderness,” explains Willis. The small floor plates in these buildings lift as many units as possible to extraordinary heights, facilitating the views buyers covet, while ensuring that many units occupy an entire floor. In one tower identified by Willis, there were just 60 apartments spread over 80 floors.

Unlike some architecture critics, Willis does not accept the notion that these towers are symbols of a cultural demise, and states, “If we truly value the richness and history of Manhattan’s skyline, we should celebrate these extraordinary 21st-century skyscrapers.” But, for those who are not enthralled with the latest generation of New York high-rises, they can be reassured the city’s skyline offers a constant connection between past and present.

Landmarks like Manhattan’s Woolworth Building — Pulitzer Prize-winning architecture critic Paul Goldberger called the 1913 Neo-Gothic structure the “Mozart of Skyscrapers” — are being converted to luxury condominiums, thereby sustaining their glory. “To many people growing up



Waterline Square amenities and interior.



in New York, the Woolworth Building has a magical quality,” says Alex Saltzman of Alchemy Properties, which transformed the skyscraper’s top 30 floors into The Woolworth Tower Residences. “They view architecture as art and now they have an opportunity to live in a work of art,” he adds.

Chicago architect Jeanne Gang has earned a reputation for graceful, elegant skyscrapers that present the illusion of movement without looking contrived, and her Studio Gang is responsible for significant projects in cities across the country and internationally. Now under construction in Chicago is Studio Gang’s 101-story Vista Tower, whose gently waving blue glass façade mirrors the constant presence of Lake Michigan. At San Francisco’s MIRA residential tower — with 40 percent of its units “affordable,” it is not strictly for technology billionaires — Gang has evolved the city’s cherished bay window heritage into a unique spiraling façade.

Clearly, record-breaking height is not the only dimension that matters. “There’s a fascination with height and the image of power and success it conveys,” concedes architect Françoise Raynaud of the enduring charisma of the skyscraper. But with factors like climate change ultimately making height less important, she advises, “A new page in skyscraper design is opening.”

Rooted in



HISTORY-LOVING HOMEBUYERS ARE DRAWN TO THE UNPARALLELED CHARM AND BEAUTY OF A HISTORIC HOME.

Through architecture and design, historic homes tell a story of the past and capture the lifestyle of an earlier time period. A historic home must be more than 50 years old, hold historical significance, and exemplify a signature architectural style.

The United States is home to a range of historic architectural styles — whether it's a Victorian home that reflects the architecture during Queen Victoria's reign or a Colonial Revival home that draws inspiration from America's 19th-century architecture.

Despite the allure of a historic home, there are many challenges to consider before purchasing a property that will likely require preservation or restoration.



ABOVE PHOTO BY LISA FOMEREN; LEFT PHOTO COURTESY FERGUSON & SHAMAMIAN

History

BY ALYSSA GAUTIERI



“The challenge of working with a historic house can be daunting as we are often starting with a very high standard of design that we need to address and adapt to ensure that the new addition and finishes meet the original quality,” says Stephen Chrisman of Ferguson & Shamamian Architects.

When preserving, restoring, or reinventing a historic home, call upon an architect or designer who understands the neighborhood, time period, and architectural style associated with the home. Architect Peter Pennoyer begins with research that goes beyond the house itself. “Spend the time to understand the history and materiality of the house,” he says. “Let no detail go unnoticed.”

Look at the neighborhood for clues, consider who lived in the town, and imagine how the residents lived each day. Read historic architectural books to gain a deeper understanding of each architectural

style and the time periods that they were popular. “We learn a great deal from old buildings, including forgotten construction techniques, design concepts, and unique regional differences in detailing,” says Stephen Chrisman, principal at Ferguson & Shamamian Architects.

Learn about the original builders, architects, and designers of the home — and the homeowners, if possible. “Each house teaches us a lesson, and these stories enrich our understanding of history and give us new ideas for our own work,” says Pennoyer.

Through research, an architect will begin to



uncover ways to merge historic architectural style with contemporary living. “How did people live at the time the home was built and how will my clients live now, and is there a way to mitigate that?” asks Fauzia Khanani, principal of Studio För.

In the last two centuries, the way we live has changed drastically — and thus, the way our homes are built has changed as well. Kitchens, often built with a service entrance, were smaller or hidden away from the rest of the house — whereas the modern-day kitchen has a large, open layout and often serves as the heart of the home. A contemporary lifestyle also prioritizes comfortable spaces, like cozy living rooms and welcoming dining areas — whereas homeowners in the 18th, 19th, and even 20th century had formal living areas, dining rooms, and parlor rooms.

With the rise of open-concept living, it can be a challenge to transform traditional spaces to accommodate a contemporary lifestyle. “The arrangement of rooms in an old house should be tailored to reflect the way we live today without sacrificing the historic character,” says Pennoyer.

Reconfigure small rooms, capture attic space, and design sympathetic additions to create desired spaces — like additional bathrooms, dressing rooms, or closets. “Back-of-house service rooms and staff kitchens can be reconfigured as large family kitchens, breakfast rooms, or family rooms,” according to Chrisman.

“Doorways can be enlarged and aligned so long as the underlying proportions and ornament are respected,” adds Pennoyer. Restore entryways, living rooms, and dining rooms close to their original appearance, but incorporate upgraded lighting and mechanical systems.

While architects find ways to modernize the home, it’s important to find a balance between preservation and reinvention. “Preservation is typically thought of as the process of maintaining and sustaining the existing form and materials of a historic house,” explains Chrisman. While “reinvention is the act of making compatible and sensible alterations and additions that maintain the historical character of the original house.”

An architect with respect for history — and the environment — will try to preserve as much of the home as possible. “Our bias is to keep old materials and not lose the sense and patina of history,” says Pennoyer.

“The challenge of working with a historic house can be daunting as we are often starting with a very high standard of design that we need to address and adapt to ensure that the new addition and finishes meet the original quality,” adds Chrisman.

Try to salvage or repair original woodworking, moldings, or any architectural elements that were completed by hand. “The quality of the craftsmanship in a historic home does not compare to the work that’s done today,” says Khanani. “Why would you



PHOTOS COURTESY PETER PENNOYER ARCHITECTS
PHOTOS BY SCOTT FRANCES



“The arrangement of rooms in an old house can be tailored to reflect the way we live today without sacrificing the historic character.... Doorways can be enlarged and aligned so long as the underlying proportions and ornament are respected,” says architect Peter Pennoyer.



Pennoyer rebuilt this faded and frayed monument, known as Oakley Farm. The team researched the struggles and triumphs of a Southern family as they modernized its functions and respected the idiosyncratic layers of architectural history in the building's fabric.



gut something that has lasted more than 150 years, and is probably going to last another 150 years?”

When renovating a historic home, it's also important to consider the impact on the environment. Historic architecture utilized traditional building materials — ones that are derived from nature like pebble, stone, and wood. “Using traditional materials is often eco-friendly,” explains Richard Berliner, principal of Berliner Architects, “since they were first created at a time when natural materials and ingredients were used.” Other materials used to create historic architectural elements include brick, clay, and cork.

Preservation can be difficult, or impossible, if an architect discovers that the home has been renovated in the past. Homeowners in the early 1900s often renovated historic homes, and in the process either damaged parts of the home, covered up beautiful elements with walls or built-ins, or built with poor-quality materials.

In comparison to preservation, “reinvention is required when parts of a house are non-original and not worth saving,” says Pennoyer. “When new architecture is required, we look at the original sources for inspiration.”

Whether it's repairing rustic wood beams or upgrading vintage cabinetry, architects often try to source authentic materials that would have been used during the time of the original build. “It can be hard to come by the materials that were used in the 1800s, so you really need to do some digging and research,” notes Khanani.

Restoring a historic home requires an immense amount of research, time, and energy. “Buying a historic home is an investment,” says Khanani. “You never know what you're going to find.”

For Khanani, many of these finds have been positive surprises. You may take down a wall and discover beautiful woodwork that has been hidden for decades. You may find old photos or letters from a previous owner. You may find antique bottles hidden away in the floorboards. “Renovating a historic home can be a little bit of a treasure hunt,” says Khanani when asked what she loves most about working with historic properties.

When the architectural elements have been properly preserved, restored, or reinvented, architects must call on designers to create an interior fit for contemporary living. “A key aspect of our projects is collaborating with interior designers, who often have strong ideas about the interior finishes,” says Chrisman.

To create a modern feel while still playing tribute to a home's historic roots, designers embrace a mix of new and old materials. Use transitional architectural elements — such as lighting and flooring — alongside modern furnishings and accessories.

“The furnishings for a historic house can tell a different and more contemporary story than the architecture,” says Pennoyer. “Though we love



While reinventing the exterior of this Brooklyn Home, Studio För kept forms traditional. Updated paint and window trims give the architecture a modern twist.



Studio För updated the original
woodwork of this 1895 Victorian home
in Rhinebeck, New York.

antiques, we also feel that more modern pieces can work well in an old house.”

When designing a historic home, homeowners may look to their personal collection of artwork, furnishings, and accessories for inspiration. “Clients often have pieces that they’ve inherited — from very

modern to very antique,” says Khanani, who works closely with clients to design a house that feels like home.

While historic homes tell a story of the past, “the furnishings should, ultimately, express the taste of the designer and client,” adds Pennoyer.



Draw Inspiration From These Historic Architectural Styles

Georgian 1714 – 1830

Originating in England, Georgian architecture is defined by a brick exterior with symmetrical windows, shutters, and columns.

Federal 1780 – 1830

The newly founded United States brought along a new architectural style that evolved from Georgian architecture. Federal architecture is known for its symmetric design and delicate, classical details.

Greek Revival 1825 – 1860

Built to resemble ancient Greek architecture — particularly Greek temples, this style is defined by pilasters, columns, and a porch entry.

Victorian 1830 – 1910

Built during the reign of Queen Victoria, a Victorian home is known for its towers and turrets, as well as decorative railings and intricate trim work.

Italianate 1840 – 1885

Originally developed in England, Italianate architecture grew popular in 19th-century America. Used for both rural and urban structures, the style is known for its plain shape, sloping roofs, and deep overhanging eaves.

Shingle 1880 – 1900

This American architectural style was made popular by the rise of the New England school of architecture. The Shingle style is known for large porches, shingled walls, and an asymmetrical facade.

Colonial Revival 1880 – 1955

Reviving elements of American colonial architecture, the Colonial Revival is known for its brick exterior and simple gabled roof. The style also features double-hung windows with proportioned shutters.



STRIKING GOLD IN TREASURE BEACH

BY VICTORIA ZIELINSKI

DUBBED THE BEST SUNSET SPOT IN TREASURE BEACH, THIS CLIFF-PERCHED VILLA IN LAID-BACK BILLY'S BAY IS FRESH ON THE MARKET.



People say, if you're lucky enough to live at the beach, you're lucky enough. Take it up a notch, and you might just be lucky enough to find yourself with a tropical drink in hand, gazing out at a 360-degree view of Jamaica's south coast from the rooftop deck of Villa Elia.

Only steps away from the beach, a constant flow of sea breeze is felt through the open floor plan, and unique artwork and furnishings enhance the contemporary feel of the home. "We've never quite had a villa that is furnished to the same extent in terms of the unique furnishings and the level of luxury and beauty," says Coldwell Banker Jamaica Realty

listing agent Sandy Tatham. "The dining table is 18 feet long, it's a single slab of wood, and there's a coffee table that was [once] the root of a lychee tree."

The worldly pieces are thanks to owners Shimon and Elia Finkelstein, for which Villa Elia is named. Shimon Finkelstein, who has been in the furnishing business for many years, began his Jamaican journey when he fell in love with the location, met Kingston-based architect Jeremy Milligan, and set out to completely rebuild the home on the Villa Elia property. "My field of business at the time was in interior design, and that location was a gift from heaven; I found a stage where we could display

all that I learned, creating atmosphere for others," Finkelstein said.

The location is certainly hard to beat. Set against the tranquil backdrop of Treasure Beach, you would be hard-pressed to find the hotel high-rises and hordes of tourists that define a city like Montego Bay. "Not sure how it happened, but we managed to create an environment that allows one to reach new levels of relaxation," Finkelstein said. "We are also located in the most friendly, cheerful fishing village, Billy's Bay, that has some very cool restaurants and bars."

The friendly village is the core of one of



Finkelstein's fondest memories of Villa Elia. Having shipped all of his furniture and accessories from abroad, Finkelstein was frustrated to find his doors were the wrong size for the door frames, and retreated to his hotel for the night. When he returned the next morning, he found all the door frames had been enlarged, and the doors installed. "I will never forget that moment of total appreciation for the caring a group of Jamaican men showed," Finkelstein said.

So, what kind of person should be lucky enough to be the next owner of Villa Elia? "Someone looking for a complete getaway, because when

you're here, you don't really need to see another person, except maybe in the distance walking on the beach," says Tatham. She also shares the opportunity for appreciation of the ocean and forested hill views through the villa's hurricane glass, blurring the lines between indoors and out.

"We built the villa with all our love, knowledge, energy, and passion," says Finkelstein, reflecting on his home. "The feeling we get as soon as we open the main door and see the turquoise ocean ... you realize how fortunate you are." If you're lucky enough to experience Villa Elia, you are certainly luckier than most.

Villa Elia

Treasure Beach, Saint Elizabeth, Jamaica
4 bedrooms, 4 full and 1 half baths
\$1,750,000

Represented by: Sandy Tatham

Coldwell Banker Jamaica Realty
sandy@cbjamaica.com | cbjamaica.com
T. +1.876.855.1122



HARBOUR ISLAND, BAHAMAS

Located in the exclusive “Narrows” section of Harbour Island sits a spectacular beachfront compound, a rare opportunity in which only a select few can indulge. Perched on an elevated 4-acre parcel with 280 feet on the coveted Pink Sand Beach, this estate offers 3 main homes and multiple cottages.

12 bedrooms, 14 baths | \$29,000,000
Represented by: Robert Arthur | T. 242.359.7216 | Ref #36425
cbbahamas.com | Coldwell Banker Lightbourn Realty



HARBOUR ISLAND, BAHAMAS

This oasis home is the ultimate spot for true “Briland” living. A quick 3-minute walk and you will arrive on the world-renowned Pink Sands Beach for a leisurely walk or dip in the ocean. Panoramic views of the beach and bay can be enjoyed from your veranda, the perfect spot to watch the sun rise and set while enjoying the sweet ocean breeze.

4 bedrooms, 3 full and 1 half baths | \$3,900,000
Represented by: Robert Arthur | T. 242.359.7216 | Ref #38896
cbbahamas.com | Coldwell Banker Lightbourn Realty



HARBOUR ISLAND, BAHAMAS

My My Ocean Villa is a beautiful, Bahamian-style home set on a lush, breezy slope that is steps to Pink Sands Beach. The sweeping living areas are situated on the 2nd floor. An open-plan living area in the center of the home features a well-appointed large seating area that opens directly out onto the spacious, partially covered wraparound verandas on 3 sides.

3 bedrooms, 4 baths | \$2,500,000
Represented by: Robert Arthur | T. 242.359.7216 | Ref #40263
cbbahamas.com | Coldwell Banker Lightbourn Realty



HARBOUR ISLAND, BAHAMAS

The perfect blend of contemporary living and island style, Dun Reach is designed to take full advantage of the glistening water views while the layout brings the outdoors in. Also included on the property is a self-contained cottage with two 1-bedroom suites. Sold turnkey.

5 bedrooms, 5 full and 1 half baths | \$5,490,000
Represented by: Robert Arthur | T. 242.359.7216 | Ref #40283
cbbahamas.com | Coldwell Banker Lightbourn Realty



KELOWNA, BRITISH COLUMBIA, CANADA

Stunning waterfront luxury home set on 2.61 acres in a prestigious gated community. Architecturally designed to seamlessly blend indoor-outdoor living. Soaring ceilings and expansive glass create ample natural light. Unsurpassed quality throughout. Infinity-edge pool disappears into endless lake views. Private moorage. MLS# 10194847

5 bedrooms, 6 baths | \$5,995,000 CAD
Represented by: Jane Hoffman & Kristy Huber | T. 250.860.7500
jane@janehoffman.com | Coldwell Banker Jane Hoffman Realty



GUELPH, ONTARIO, CANADA

Georgian-style jewel discreetly positioned on a quiet cul-de-sac backing onto protected conservation land. 9,700-plus square feet of luxury living space. Year-round, self-cleaning indoor pool with an 8-foot octagonal spa and gym area. Professionally landscaped, fully-fenced oasis with a gazebo and koi pond. MLS# 30784836

7 bedrooms, 5 full and 2 half baths | \$2,950,000 CAD
Represented by: Andra Arnold | T. 519.821.3600
andra@cbn.on.ca | Coldwell Banker Neumann Real Estate, Brokerage



UXBRIDGE, ONTARIO, CANADA

This home is amongst an enclave of executive residences within the gated community of Wyndance which adjoins a ClubLink® golf course. Amenities include paved and lit walking trails, gazebo site, 4 automated gates with 1 security office, postal outlet, and tennis and basketball courts.

4 bedrooms, 4 full and 1 half baths | \$2,499,000 CAD
Represented by: Gerald Lawrence | Managing Salesperson
C. 416.556.0238 | O. 866.666.2696 | Info@LuxuryRegistry.ca
Coldwell Banker R.M.R. Real Estate, Brokerage



VICTORIA, BRITISH COLUMBIA, CANADA

A highly sought-after location on a quiet street is the newest and prestigious development from Sharples Contracting in over a decade. Fairfield Terrace is comprised of 3 platinum Green-certified ICF homes, years ahead of today's building codes. This 2020 built home is redefining the standard in new construction and energy efficiency. MLS# 420529

4 bedrooms, 3 baths | \$1,999,800 CAD
Represented by: Chris Scott | T. 250.920.6686
chris@farupscott.com | Coldwell Banker Oceanside Real Estate



TUSCANY, ITALY

Located approximately 25 kilometers from Florence, this magnificent castle occupies an incredible position and is one of the most spectacular castles found in Tuscany. Named Torre Del Castellano, the exact origins of the castle are unknown, however documents dating back to the 14th century note the castle within local records. Featuring a watchtower and a massive cellar/cantina, all on 22 acres.

26 rooms, 9 bedrooms, 7 baths | Price upon request

Represented by: Jean Mastagni | DRE #00479256

T. 415.310.7386 | jeanlmastagni@gmail.com | jeanmastagni.com | Coldwell Banker Realty



KAWARTHA LAKES, ONTARIO, CANADA

Hidden down a cul-de-sac on 1.16 acres near Bobcaygeon, this modern take on the traditional lakehouse exudes English country charm, boasting direct access to the Trent System and 5 lakes of lock-free boating. Peaceful sun-drenched spaces, cathedral ceilings, walls of windows overlooking the lake, and perennial gardens inspired by world-famous Piet Oudolf.

5 bedrooms, 3 baths | \$1,375,000

Represented by: Kelli Lovell | Broker

T. 705.731.6117 | kelli@kawarthabrad.com | kellilovell.com | Coldwell Banker RMR Real Estate



ROME, ITALY

Two new luxury buildings in some of the most prestigious areas of Rome, equipped with all the comforts and new technologies. Ideal solution for those who want to live in the tranquility and greenery of a residential and valuable environment, at the same time optimally connected and just a few steps from the historic center of Rome, perfect for those looking for a great investment.

3 bedrooms, 2 baths | €400,000 to €1,400,000

Represented by: Valentina Bodini | M. +39.393.926.1930 | O. +39.068.400.0000

bodini@cbitaly.it | coldwellbanker.it/bodini | Coldwell Banker Bodini International Real Estate



ROME, ITALY

Beautiful apartment in a historic building dating back to the 1500s, between Piazza Navona and Piazza Farnese. Approximately 320 square meters, exclusive internal courtyard located on the 1st floor with bright views of Roman historic monuments.

4 bedrooms, 5 baths | €2,650,000

Represented by: Valentina Bodini | bodini@cbitaly.it

M. +39.393.926.1930 | O. +39.068.400.0000 | coldwellbanker.it/bodini
Coldwell Banker Bodini International Real Estate



ROME, ITALY

Luxury villa in the heart of Ancient Appia, 10 minutes from the Colosseum. Approximately 680 square meters on the 2nd level and embellished by a splendid park with century-old trees. This amazing villa includes a heated swimming pool, garage and service apartments.

5 bedrooms, 6 baths | €9,800,000

Represented by: Valentina Bodini | bodini@cbitaly.it

M. +39.393.926.1930 | O. +39.068.400.0000 | coldwellbanker.it/bodini
Coldwell Banker Bodini International Real Estate



FRENCH RIVIERA, FRANCE

Ideally located on the Cap d'Antibes, a few steps from restaurants and beaches, this modern villa offers panoramic views of the Mediterranean. This exceptional waterfront property has its own private beach, swimming pool and 3,500 square meters of garden.

7 bedrooms, 7 baths | €28,800,000
 Represented by: Vanda Demeure | O. + 33 1 85 85 01 78
vanda.demeure@coldwellbanker.fr | coldwellbankerprestige.fr
 Coldwell Banker Demeure Prestige



FRENCH RIVIERA, FRANCE

This exquisite Provencal villa is located in a wooded park of 2,467 square meters with breathtaking views of the Mediterranean. The main house features a reception area, open terrace, a sauna and billiards room. Two-bedroom guesthouse. Located in the heart of the Côte d'Azur.

10 bedrooms, 12 baths | €25,000,000
 Represented by: Vanda Demeure | O. + 33 1 85 85 01 78
vanda.demeure@coldwellbanker.fr | coldwellbankerprestige.fr
 Coldwell Banker Demeure Prestige



FRENCH RIVIERA, FRANCE

This true masterpiece offers modern comfort while retaining the charm typical of Provencal villas. This property offers an elegant dining room, large kitchen with a fireplace, and a luxurious master suite. Sauna and swimming pool.

6 bedrooms, 5 baths | €7,200,000
 Represented by: Vanda Demeure | O. + 33 1 85 85 01 78
vanda.demeure@coldwellbanker.fr | coldwellbankerprestige.fr
 Coldwell Banker Demeure Prestige



PLACE DE L'ALMA-TROCADERO, PARIS, FRANCE

This beautiful sunny apartment boasts a large reception area of a beautiful entrance gallery, double living/dining room, and 4 suites. The whole property is lined with Italian marble and onyx of the highest quality for total soundproofing. A parking space and a cellar complete this property.

4 bedrooms, 4 baths | €15,500,000
 Represented by: Vanda Demeure | O. + 33 1 85 85 01 78
vanda.demeure@coldwellbanker.fr | coldwellbankerprestige.fr
 Coldwell Banker Demeure Prestige



ETOILE, PARIS, FRANCE

Top-floor apartment in a secured high-standing building. A terrace with a panoramic view over Paris and its monuments. Entrance hall leads to a living/dining room with a beautiful open and fitted kitchen. En suite bedrooms, an office, and 2nd living room with access to the terrace.

3 bedrooms, 3 baths | €5,650,000
 Represented by: Vanda Demeure | O. + 33 1 85 85 01 78
vanda.demeure@coldwellbanker.fr | coldwellbankerprestige.fr
 Coldwell Banker Demeure Prestige



PORTE DAUPHINE, PARIS, FRANCE

Rare top-floor apartment with terraces. Living room and dining room prolonged by an open kitchen and 2nd living room. Bathed by light with its panoramic views over Paris, the Eiffel Tower, the Sacré Coeur, the Bois de Boulogne, the Louis Vuitton foundation and La Défense heart.

3 bedrooms, 3 baths | €5,500,000
 Represented by: Vanda Demeure | O. + 33 1 85 85 01 78
vanda.demeure@coldwellbanker.fr | coldwellbankerprestige.fr
 Coldwell Banker Demeure Prestige



ILE DE LA CITE, PARIS, FRANCE

Luxury apartment situated on the 2nd floor of the magnificent Parisian building of 1900. The apartment is comprised of an entrance gallery, double living room with bow windows, and a breathtaking view of Paris and Seine. Fully equipped kitchen, laundry and 2 cellars.

3 bedrooms, 3 baths | €3,950,000
 Represented by: Demeure Prestige | O. +33.1.83.53.53.53
prestige@coldwellbanker.fr | coldwellbankerprestige.fr
 Coldwell Banker Demeure Prestige



NORMANDY, FRANCE

This magnificent 17th-century chateau has 900 square meters of living space. Boasting a living room with a Renaissance fireplace, and a large upstairs gallery serving 9 bedrooms. Outbuilding of 478 square meters, including a large reception room and professional fitted kitchen.

19 bedrooms, 19 baths | €1,575,000
 Represented by: Vanda Demeure | O. + 33 1 85 85 01 78
vanda.demeure@coldwellbanker.fr | coldwellbankerprestige.fr
 Coldwell Banker Demeure Prestige



Living Victoriously

VICTORY MANSION IS AN UNPARALLELED ISLAND RETREAT ON TAMPA BAY.

BY KRISTEN ORDONEZ

Reputation is oftentimes the underlying factor that provides a certain edge. It was a great reputation and her skills in luxury real estate that led Coldwell Banker Residential Real Estate agent Donna Miller to list the new-to-market property, the grand Victory Mansion. With a name like that, this home carries its own reputation of grandiose elegance.

The estate sits on its own private peninsula with unobstructed views of the Tampa Bay area, including both downtown Tampa and St. Petersburg. Though the parcel is zoned for more homes than the one, the seller of this mansion loves the peaceful serenity of just having the one and only Victory Mansion along this section of Tampa Bay, Miller says. This serenity is further enhanced by the stunning natural views from the property, with colorful Florida sunsets every evening.

Nature plays a key role in the property's

charm, as Miller notes that the surrounding land and water often play host to beautiful natural wildlife, particularly in the winter with the bird migrations. "These beautiful birds sit together right in the backyard. In addition, we have fancy flamingos and playful dolphins that come to eat from the plentiful ocean in the backyard. [They] come so close you can touch them!" Miller says. All creatures, as well as visiting manatees, are easily seen from the dock as well as the balconies on the rear side of the property.

This "backyard" is more than just a little slice of grass, as the property also boasts adjacent lots, two tennis courts, wetlands and private sanctuary islands, which roughly amounts to about 160 acres along the water. "There is also enough room for a helipad or a sea airplane for those who want the ultimate privacy with the proximity to be at an international airport in 25 minutes," she adds.

The perfect island retreat only gets better as the gated entry and tree-lined driveway lead you inside the Victory estate, showcasing classic and modern design and unparalleled craftsmanship, all encompassed within 15,000 square feet under roof.

So much of the designed interior, completed by Valerie Kimura, exudes uncompromised luxury. For example, Miller mentions how the custom gold leaf ceilings took three months to complete, and that the marble flooring was extracted from an entire side of a Turkish mountain to ensure the flooring was consistent throughout the home. Other customized features include the kitchen, which has a hand-laid brick ceiling to mimic the old world Tuscan style found in Italy, as well Swarovski knobs in the butler's pantry.

Throughout the home there is a strong sense of timelessness in its style, but with fun modern enhancements that bring it into the 21st century. The



spacious movie theater and large kitchen can accommodate any number of guests, making it perfect for entertaining. This extends to the exterior as well, with the infinity-edge pool and hot tub. The estate's internal architecture, finished by interior architectural designer Nisreen Ayad, is truly what makes this home unique, according to Miller. "Every ceiling is custom and the view of Tampa Bay is seen from every window. The natural light shines throughout the house and always gives you an uplifting feeling as you walk through," she says.

Though only 20 minutes from Downtown Tampa in the heart of the city, the surrounding community is known for its recreational activities, as well as its seafood, which is easily attainable from the backyard. A peaceful slice of oasis near the downtown area, but with the privacy of a nature sanctuary.... It would be remarkable to find fault in such a reputable estate.



The Victory Mansion
Tampa Bay, FL
6 bedrooms, 6 full and 2 partial baths
\$17,999,999

Represented by: Donna Miller
Coldwell Banker Realty
www.TampaBayLuxuryProperties.com
T. 727.520.2737
T. 727.381.2345



PINELLAS PARK, FLORIDA

This Mediterranean previous model property is located in the prestigious guard-gated golf course community of Bayou Club. Close to the beaches and shopping comes amenities that include high ceilings, large arched windows, an island kitchen, granite wet bar and gas fireplace, and a formal dining and living room. The master bedroom has a walk-in closet with washer/dryer, and a private balcony overlooking golf course. The media room is unparalleled with a full bar and commercial beer tap system. Swimming pool has a custom waterfall, spa and wading pool in a courtyard setting. Even the most discriminating buyer will be pleased.

5 bedrooms, 4 full and 1 half baths | \$1,375,000

Represented by: Donna Miller | T. 727.520.2737 | T. 727.381.2345 | TampaBayLuxuryProperties.com | Coldwell Banker Realty



ST. PETE BEACH, FLORIDA

Resting on a quiet cul-de-sac, this stunning, luxurious Key West-style home on breathtaking Intracoastal waters offers incredible waterfront views from every room at an extremely competitive price. Over 5,000 square feet of livable space under roof!

5 bedrooms, 4 full and 2 half baths | \$2,595,000

Represented by: Donna Miller | T. 727.520.2737 | T. 727.381.2345
TampaBayLuxuryProperties.com | Coldwell Banker Realty





NAPLES, FLORIDA

Award-winning Moraya Bay is Naples' newest and most luxurious beachfront building. A private elevator opens directly into the entry hall of this exquisite 7th-floor home. A magnificent floor plan has a roomy master bedroom looking west out over the Gulf of Mexico, a spa-inspired master bath with dual vanities, rain shower and soaking tub.

3 bedrooms, 3 full and 1 half baths | \$5,995,000
 Represented by: Victoria Clarke-Payton | T. 239.692.1065
 victoria@dawnmckennagroup.com | Coldwell Banker Realty



NAPLES, FLORIDA

One of the most desirable addresses in Naples, this beautiful 2-story home is perfectly nestled in a small, private, gated community on historic Gordon Drive. The covered lanai features an outdoor kitchen with built-in grill and room for al fresco dining. The custom-shaped pool and spa is surrounded by impeccably manicured landscaping.

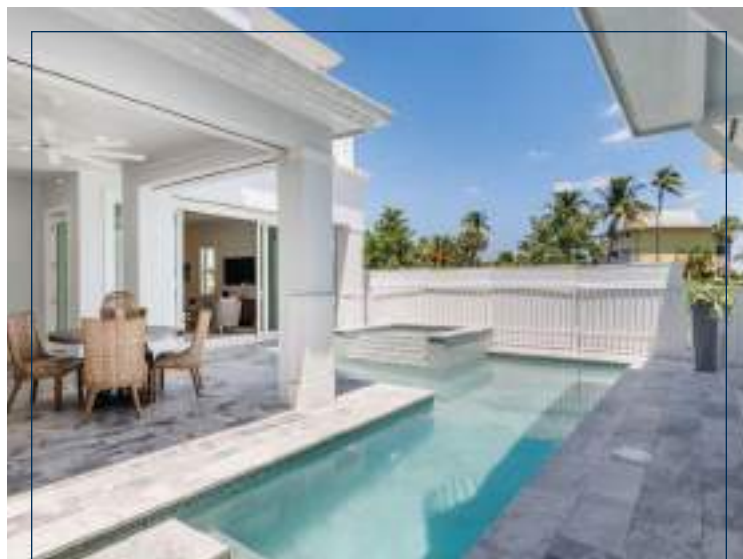
4 bedrooms, 4 full and 1 half baths | \$3,895,000
 Represented by: Victoria Clarke-Payton | T. 239.692.1065
 victoria@dawnmckennagroup.com | Coldwell Banker Realty



NAPLES, FLORIDA

This western exposure waterfront cottage is ideally located in the coveted Aqualane Shores. The living room has a cathedral ceiling, brick fireplace, and built-in entertainment feature. Patio space is complete with a heated pool, hot tub and ample privacy with gorgeous views of Florida's sunsets. Boat dock on a canal that leads directly out to Naples Bay.

4 bedrooms, 3 full and 1 half baths | \$3,595,000
 Represented by: Victoria Clarke-Payton | T. 239.692.1065
 victoria@dawnmckennagroup.com | Coldwell Banker Realty



NAPLES, FLORIDA

This superb Coastal-inspired home is the best value in the heart of Olde Naples and only a short walk to restaurants, shopping, and is across the street from the boat launch to Naples Bay. The open layout, natural light, and inviting hues utilized throughout the home, fused with modern building advancements, make this single-family residence truly exceptional.

4 bedrooms, 4 full and 2 half baths | \$2,875,000
 Represented by: Victoria Clarke-Payton | T. 239.692.1065
 victoria@dawnmckennagroup.com | Coldwell Banker Realty



PENSACOLA, FLORIDA

Waterfront luxury with unobstructed views toward the Gulf of Mexico. Access to the Gulf is 10 minutes by boat. Built in 2016, it has state-of-the-art amenities, infinity-edge pool/spa, and 2 outdoor rock fireplaces. The home has a high elevation above sea level for lower insurance cost.

4 bedrooms, 4 full and 1 half baths | \$3,750,000

Represented by: Alisa Shepard & Newell Hutchinson III

A. 850.607.4545 | N. 850.516.4564 | Alisa.Shepard@FloridaMoves.com | Newell.Hutchinson@FloridaMoves.com | Coldwell Banker Realty



SARASOTA, FLORIDA

Luxury living at the world-renowned Ritz Carlton Hotel and Residences. Enjoy endless water views from this nearly 5,000-square-foot, 3-bedroom-plus-den, 16th-floor penthouse. World-class concierge services and amenities are at your fingertips. Sterling Ritz Carlton membership included.

3 bedrooms, 3 full and 1 half baths | \$2,850,000

Represented by: Charles Buky | D. 941.228.6086 | O. 941.383.6411 | CharlesBuky@aol.com | Coldwell Banker Realty



CORAL GABLES, FLORIDA

A majestic Tuscan-inspired villa, designed by Rafael Portuondo with the finest finishes, is situated on 62,000 square feet in prestigious Gables Estates. It boasts 200 feet directly on Biscayne Bay, plus 200 feet on a protected inlet with private dock and boat lift.

6 bedrooms, 7 full and 2 half baths | \$48,000,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



BAL HARBOUR, FLORIDA

Unparalleled in finishes, appointments and furniture, this 12,877-square-foot palatial estate sits upon 221 feet of wide waterfront on a 28,500-square-foot lot. Unique features include 2 infinity-edge pools, a rooftop entertaining terrace and a movie theater.

8 bedrooms, 8 full and 3 half baths | \$35,000,000
 Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
 C. 305.788.5455 | O. 305.341.7447
 Coldwell Banker Realty



CORAL GABLES, FLORIDA

An impressive 205 feet of waterfront takes center stage at this 13,184-square-foot estate situated on over 4 acres. Sophisticated interiors and resort-style amenities complete the package, with a pool, spa, tennis court, private dock and no bridges to Biscayne Bay.

7 bedrooms, 8 full and 1 half baths | \$33,000,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



INDIAN CREEK, FLORIDA

Located on prestigious, private and guard-gated Indian Creek Village, this amazing parcel of land is the only wide-bay lot listed for sale on Indian Creek. Stunning bay views and approximately 80,000 square feet (2 acres), with 200 feet of waterfront and breathtaking sunset views.

\$31,800,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

This 10,384-square-foot home on a 40,000-square-foot lot offers an incomparable living room with stunning 35-foot detailed domed ceilings. The verdant outdoors are complete with luxuriant gardens, a dock, beautiful pool, and wide bay views with 100 feet of water frontage.

6 bedrooms, 7 full and 2 half baths | \$24,900,000
Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
C. 305.788.5455 | O. 305.341.7447
Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Brand-new, modern construction in oceanfront Altos Del Mar community. Amazing tri-level smart-home features direct beach and Atlantic Ocean views, and a large rooftop terrace. Ocean-facing master, outdoor terrace, infinity pool and Jacuzzi. The property is available for rent.

7 bedrooms, 9 full and 1 half baths | \$22,495,000
Represented by: The Jills Zeder Group, Jill Eber & Felise Eber
C. 305.915.2556 | C. 305.978.2448
Coldwell Banker Realty



CORAL GABLES, FLORIDA

Located in Gables Estates on a 42,253-square-foot lot facing a wide lagoon with direct bay access and 180-foot dock with boat lift. This luxurious, 15,522-total-square-foot, palladian waterfront villa comes with custom Venini glass lighting and picturesque views throughout.

5 bedrooms, 7 full and 3 half baths | \$21,900,000
Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
C. 305.613.5550 | O. 305.722.5721
Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Gorgeous direct-oceanfront living in Altos del Mar. Built in 2012, this 7,069-square-foot home with timeless Santa Barbara-style architecture includes formal living and dining rooms, a chef's kitchen with marble countertops, an entertainment room, private elevator and wine cellar.

6 bedrooms, 7 full and 1 half baths | \$16,900,000
Represented by: The Jills Zeder Group, Danny Hertzberg & Hillary Hertzberg | C. 305.505.1950 | O. 305.341.7447
Coldwell Banker Realty



MIAMI BEACH, FLORIDA

This ultra-modern, tri-level waterfront masterpiece features porcelain and oak wood floors, a gourmet kitchen and a movie theater. Unobstructed views to bay and Miami skyline, infinity-edge lap pool, Jacuzzi, rooftop lounge, 360° bay and city views, and 85 feet of waterfront.

6 bedrooms, 6 full and 3 half baths | \$16,900,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

A rare opportunity to own this land on prestigious Star Island and build your dream home. This 40,000-square-foot lot offers 100 feet of sparkling waterfront and breathtaking views of the wide bay and Miami Beach. It will be one of just 34 homes on this elite and exclusive island.

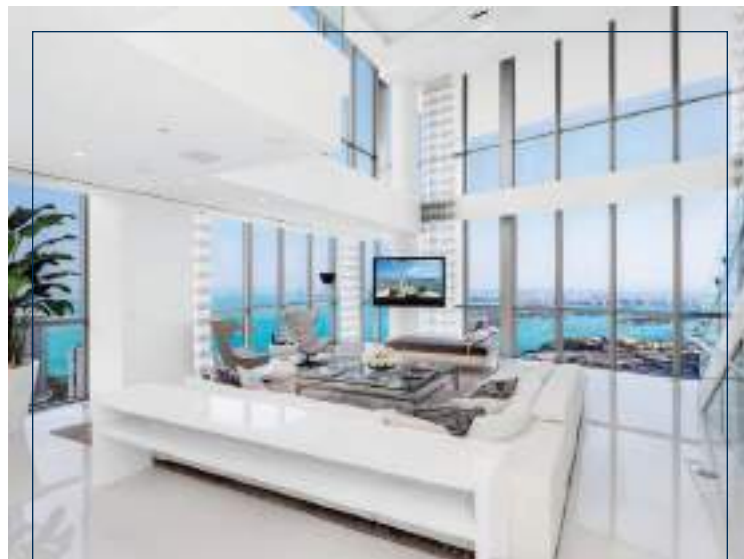
\$14,900,000
 Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
 C. 305.788.5455 | O. 305.341.7447
 Coldwell Banker Realty



BAY HARBOR ISLAND, FLORIDA

Combining an Italian villa with modern sophistication, this south-facing 9,251-square-foot waterfront masterpiece is the premier setting for entertaining. Enjoy 117 feet of water frontage and panoramic views of Indian Creek Golf Course, all from this 20,475-square-foot lot.

5 bedrooms, 5 full and 3 half baths | \$13,750,000
 Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
 C. 305.788.5455 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI, FLORIDA

Located at the Marquis in downtown Miami, this 4-story penthouse offers 8,000+ square feet with open, flowing living, dining and family areas. Illuminated stairs, an interior elevator and 2,000-square-foot terrace, private rooftop pool on the 67th floor, and bay, ocean and city views.

4 bedrooms, 5 full and 2 half baths | \$12,199,000
 Represented by: The Jills Zeder Group, Felise Eber & Jill Eber
 C. 305.978.2448 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Enjoy peace and serenity with wide sweeping views of Sunset Lake and 325 feet of waterfrontage. This 8,648-total-square-foot estate offers stunning panoramic views upon beautifully maintained grounds spanning 25,085 square feet. It features 2 docks and beautiful gardens.

5 bedrooms, 6 full and 2 half baths | \$11,900,000
 Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
 C. 305.788.5455 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Magnificent, 8,693-square-foot estate with the most breathtaking panoramic views of the Miami skyline and Biscayne Bay. With 101 feet on the wide bay, sitting on a 17,120-square-foot lot, this gated Mediterranean residence amazes with a private dock and boat lift.

6 bedrooms, 8 full and 1 half baths | \$11,900,000
 Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
 C. 305.788.5455 | O. 305.341.7447
 Coldwell Banker Realty



CORAL GABLES, FLORIDA

Fronted by 104 feet of water on Biscayne Bay, this "Tropical Modern" smart home in Coral Gables showcases spectacular design and finishes. Designed by Miami-based Touzet Studio, the home features a crystalline façade on the Bayside.

5 bedrooms, 5 full and 2 half baths | \$11,200,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



GOLDEN BEACH, FLORIDA

This spectacular, modern 11,014-square-foot waterfront residence is comprised of 3 full floors all with stunning direct views to the Intercoastal. The outdoor space boasts 120 feet of waterfront, an infinity pool, and an expansive patio perfect for entertaining.

7 bedrooms, 7 full and 2 half baths | \$10,900,000
 Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
 C. 305.788.5455 | O. 305.341.7447
 Coldwell Banker Realty



CORAL GABLES, FLORIDA

This stunning tri-level residence in the gated Sunrise neighborhood boasts unobstructed open Biscayne Bay and downtown skyline views. Stone floors, soaring ceilings, elevator and masterfully designed open floor plan. Enjoy 100 feet of waterfront in Miami's most prime location.

5 bedrooms, 6 full and 1 half baths | \$9,988,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



FISHER ISLAND, FLORIDA

This stunning oceanside corner unit offers unobstructed views to Government Cut, ocean and beach. Unit boasts 6,820 square feet, travertine marble floors, and an open dining and living room layout. Oceanside master with his/hers baths. Expansive wraparound terrace.

5 bedrooms, 6 full and 2 half baths | \$9,950,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



FISHER ISLAND, FLORIDA

Live the oceanfront lifestyle dream of Fisher Island. This 6,170-square-foot residence offers custom features throughout. Intricate design details include a remarkable fireplace, exposed wooden beams, and custom carved wooden doors in the living room.

5 bedrooms, 5 full and 1 half baths | \$9,900,000
 Represented by: The Jills Zeder Group, Danny Hertzberg & Jill Eber
 C. 305.505.1950 | O. 305.341.7447
 Coldwell Banker Realty



KEY BISCAYNE, FLORIDA

Key Biscayne villa with 327 feet of incredibly lush waterfront views and no bridges to the Bay on a tropical peninsular estate. Located on a tranquil cul-de-sac with 2 boat docks, 4-car garages, a 15-plus-car driveway and porte-cochere.

6 bedrooms, 9 full baths | \$9,875,000
 Represented by: The Jills Zeder Group, Judy Zeder & Natalie Eisermann | C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



FISHER ISLAND, FLORIDA

This exceptional oceanside penthouse is the very best on Fisher Island. Unobstructed 360-degree views with 6,170 square feet of luxury, beautiful limestone floors, and 4 unique terraces with direct panoramic Atlantic Ocean, Biscayne Bay, Miami Beach and downtown Miami views.

4 bedrooms, 5 full and 1 half baths | \$9,850,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Build your dream home on prestigious N. Bay Road. This expansive waterfront lot features 116 feet of waterfront with the most coveted million-dollar views of the open bay/Miami skyline. With 18,180 square feet, this lot offers an excellent opportunity for the ultimate estate.

\$9,200,000
 Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
 C. 305.788.5455 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

This custom-designed unit at coveted Portofino Tower is fully furnished by iconic Italian brand Visionnaire. Two units meticulously combined to form one impeccable 4,800-square-foot residence with breathtaking ocean, bay, Miami skyline and sunrise/sunset views.

3 bedrooms, 3 full and 1 half baths | \$8,750,000
 Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
 C. 305.788.5455 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Imagine a life of exquisite taste in this beautifully renovated flow-through residence at Apogee. Enjoy 3,104 square feet of luxurious features throughout with expansive sunrise and sunset views of the ocean, Fisher Island, and the Miami Skyline.

3 bedrooms, 3 full and 1 half baths | \$8,490,000
 Represented by: The Jills Zeder Group, Danny Hertzberg & Hillary Hertzberg | C. 305.505.1950 | O. 305.341.7447
 Coldwell Banker Realty



FISHER ISLAND, FLORIDA

Turnkey, fully furnished designer unit by Henge is stunning. No expense spared. Features 3,793 square feet, oak floors, custom wallpapers, lighting and millwork. Open flow-through layout, and extended living, family and dining areas. Direct Government Cut, city and ocean views.

3 bedrooms, 3 full and 1 half baths | \$8,100,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



COCONUT GROVE, FLORIDA

Sophisticated waterfront living in Coconut Grove's tranquil, gated community of Hughes Cove. Breathtaking inside and outside living spaces with sleek design, luxurious finishes, and glass walls enhancing heavenly views of the Bay and its sparkling water.

4 bedrooms, 4 full and 2 half baths | \$7,975,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Located on the prestigious and guard-gated Sunset Island III, this meticulously renovated 5,832-square-foot, Santa Barbara-style home is just a short distance from the shops and restaurants of the bustling Sunset Harbour neighborhood. Full renovation completed in 2017.

5 bedrooms, 5 full and 1 half baths | \$7,499,000
 Represented by: The Jills Zeder Group, Danny Hertzberg & Hillary Hertzberg | C. 305.505.1950 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Live in one of Miami's most exclusive and luxurious destinations, the Apogee. South of Fifth's premier boutique building, this waterfront smart home in the sky boasts 3,104 square feet of elegant finishes, 11-foot-deep terraces, and a top-of-the-line gourmet kitchen.

3 bedrooms, 3 full and 1 half baths | \$7,190,000
 Represented by: The Jills Zeder Group, Danny Hertzberg & Jon Mann
 C. 305.505.1950 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Located on prestigious, guard-gated Sunset Island I, this property sits on a 14,000-square-foot corner lot boasting a large yard with a private hedge, pool, dock, boat lift and entertaining space. The 4,161-square-foot home includes an eat-in kitchen, open living and formal dining rooms.

6 bedrooms, 4 full baths | \$6,790,000
 Represented by: The Jills Zeder Group, Danny Hertzberg & Hillary Hertzberg | C. 305.505.1950 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI, FLORIDA

Amazing 2-story bayfront home sits on an oversized 13,382-square-foot lot with 105' of waterfront. Home features a separate 2-bedroom, 1-bath guest apartment, bay-facing 2nd-floor master suite, 65' private dock, and unobstructed Miami and Miami Beach views. Available for rent.

5 bedrooms, 4 full and 1 half baths | \$6,200,000
 Represented by: The Jills Zeder Group, Felise Eber & Fabio Lopes
 C. 305.978.2448 | C. 917.554.4733
 Coldwell Banker Realty



CORAL GABLES, FLORIDA

Incredible lakefront property in the desirable, gated Hammock Lakes community in Coral Gables. Updated 9,522-total-square-foot home on a breathtaking 51,054-square-foot lot. A covered terrace spans the entire back of the house and opens to a landscaped yard and a pool.

6 bedrooms, 7 full and 1 half baths | \$6,595,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Bask in endless views from this one-of-a-kind residence in the sky at Green Diamond. This modern unit combines the northeast and southeast corners of the building, and the premier 01-02-03 lines, creating a unique space with 5,520 square feet and 5-star amenities.

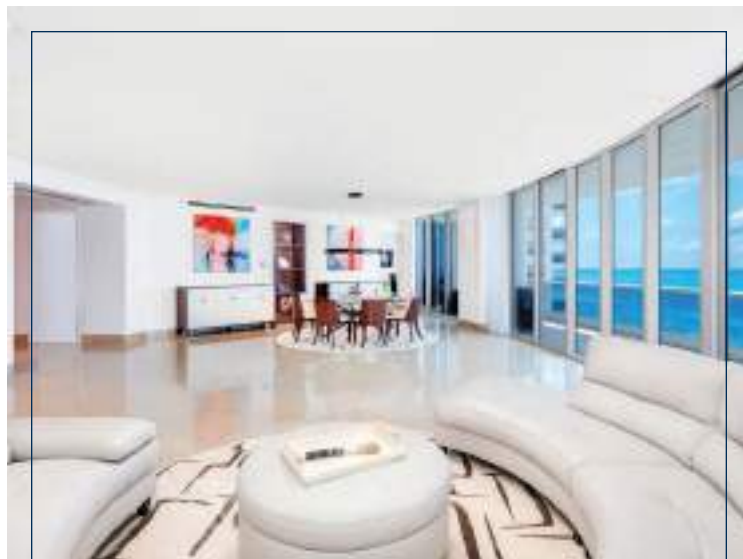
4 bedrooms, 4 full and 1 half baths | \$6,550,000
 Represented by: The Jills Zeder Group, Danny Hertzberg
 C. 305.505.1950 | O. 305.341.7447
 Coldwell Banker Realty



CORAL GABLES, FLORIDA

This exquisite 7,854-square-foot home is located in private, guard-gated, Snapper Creek Lakes. Situated on a 1.4-acre lot, the masterfully designed home features a guesthouse, grand entertainment areas, a heated pool, and a home generator.

6 bedrooms, 6 full and 1 half baths | \$5,495,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Two oceanfront units have been expertly combined and remodeled at the exclusive Bath Club. Limestone and rich walnut wood floors, a flow-through open living and dining layout, with 2 master suites and 2 expansive terraces with direct ocean, city and sunset views.

4 bedrooms, 5 full and 1 half baths | \$6,100,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



FISHER ISLAND, FLORIDA

This beautiful bayview unit features 5,790 square feet, 2 large private terraces and unobstructed Government Cut, Atlantic Ocean, bay and Miami skyline views. Spacious open living and private dining room with fireplaces. Amazing bay-view master suite with marble bath.

5 bedrooms, 4 full and 1 half baths | \$5,900,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

A 4,826-square-foot, completely renovated custom unit features a private rooftop oasis with an infinity-edge, saltwater heated pool and a summer kitchen. Bask in breathtaking, direct ocean, bay, sunrise and sunset views. Ultra-exclusive boutique building, Villa De Mare.

4 bedrooms, 5 full and 1 half baths | \$5,900,000
 Represented by: The Jills Zeder Group, Jill Hertzberg & Jill Eber
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Spectacular direct-oceanfront unit at the luxury Bath Club. Features 3,807 square feet, Italian porcelain floors, 2 sweeping terraces and direct views to the beach, Atlantic Ocean, city and bay. Expansive living, dining and family/media areas, and oceanfront master. Available for rent.

4 bedrooms, 4 full and 1 half baths | \$5,795,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

This elegant Pine Tree waterfront estate sits on a 12,920-square-foot lot with 76 feet on the water and a private dock. Take in views of the water from all terraces off of the bedrooms and from your light-filled living room with fireplace and dining room.

5 bedrooms, 4 full baths | \$5,750,000
 Represented by: The Jills Zeder Group, Danny Hertzberg & Jill Hertzberg | C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



FISHER ISLAND, FLORIDA

This oceanside corner unit has 3,691 square feet, Crema Marfil marble floors, Venetian plaster walls and a wraparound terrace with beach and Atlantic Ocean views. Spacious living room with custom bar, sumptuous master with terrace access and stunning bath. Available for rent.

3 bedrooms, 3 full and 1 half baths | \$5,500,000
 Represented by: The Jills Zeder Group, Jill Eber & Jill Hertzberg
 C. 305.915.2556 | O. 305.341.7447
 Coldwell Banker Realty



COCONUT GROVE, FLORIDA

This custom waterfront home in Coconut Grove is great for entertaining. It includes a beautiful 3rd-floor terrace reached by an impressive wood spiral staircase, a 50-foot dock with 2 heavy-duty boat lifts, and deep, navigable water with no bridges to the bay.

5 bedrooms, 5 full and 1 half baths | \$5,195,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



COCONUT GROVE, FLORIDA

Coconut Grove waterfront haven of clean lines, open spaces, and abundant light includes an elevator, 4-car temperature-controlled garage, and a pool deck revealing 50 feet of waterfront on a protected inlet with no bridges to Biscayne Bay.

4 bedrooms, 5 full and 1 half baths | \$4,950,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



MIAMI, FLORIDA

The gorgeous smart-system Ponce Davis residence is a perfect blend of stunning architecture and state-of-the-art finishes. Outdoors, a cabana with kitchen, sound system, pool and spa, all surrounded by landscaped gardens, make it a perfect retreat.

6 bedrooms, 7 full and 2 half baths | \$4,695,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



COCONUT GROVE, FLORIDA

Sustainable, modern masterpiece on a 15,912-square-foot lot. Perfectly located at the end of a historic, oak-canopied, private cul-de-sac. Heated saltwater pool is surrounded by marble and coral terraza; tropically landscaped by renowned David Odishoo.

5 bedrooms, 5 full and 1 half baths | \$4,650,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



MIAMI, FLORIDA

No expenses were spared in this elegant Ponce Davis estate. It includes an elevator, chef's kitchen, and a grand master suite. The interior seamlessly blends with tropical landscaping and a summer kitchen, pool with cabana bath and putting green.

6 bedrooms, 7 full and 1 half baths | \$4,245,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



BAL HARBOUR, FLORIDA

This stunning oceanfront unit at the Bellini condo features 3,820 square feet, Italian marble and exotic Doucie wood floors. Open living and dining room, and access to a wraparound terrace with unobstructed beach, ocean and city views. Oceanside master suite.

3 bedrooms, 5 full and 1 half baths | \$3,750,000
 Represented by: The Jills Zeder Group, Felise Eber
 C. 305.978.2448 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Located on prestigious La Gorce Island, this single-story contemporary oasis on a manicured 13,750-square-foot corner lot offers utmost privacy. The residence was fully renovated and completed in 2017. Impeccably designed open layout is perfect for entertainment.

3 bedrooms, 3 full and 1 half baths | \$3,680,000
 Represented by: The Jills Zeder Group, Danny Hertzberg & Hillary Hertzberg | C. 305.978.2448 | O. 305.341.7447
 Coldwell Banker Realty



MIAMI, FLORIDA

Transitional contemporary home with elevator in coveted High Pines. Double-height foyer with tray ceilings, porcelain tile, and wall-to-wall impact doors and windows. A covered terrace overlooks the summer kitchen, heated saltwater pool and spa.

6 bedrooms, 6 full and 1 half baths | \$3,295,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



PINECREST, FLORIDA

Designed by noted architect Rafael Portuondo, this courtyard home embraces a fusion of classical architecture and charm. A graceful kitchen with mahogany cabinets and granite countertops connects to a sun-drenched breakfast area and fantastic outdoors.

5 bedrooms, 6 full and 1 half baths | \$3,250,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



CORAL GABLES, FLORIDA

Stunning contemporary French-inspired chateau on the prestigious Coral Gables Waterway with a sparkling saltwater pool. Eighty feet of waterfrontage, boat lift, and 600-plus-square-foot Brazilian Ipe dock with waterside seating area gives access to Biscayne Bay.

4 bedrooms, 4 full and 1 half baths | \$2,995,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



CORAL GABLES, FLORIDA

A boater's dream on the prestigious Coral Gables Waterway. Concrete dock and davit on 120 feet of waterfront coral seawall. To shelter your vessel, there is a covered 40-foot boathouse, 15-foot wide with abundant storage and lighting, built on a natural spring-fed aquifer.

5 bedrooms, 4 full and 1 half baths | \$2,925,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



COCONUT GROVE, FLORIDA

In the gated enclave of Cloisters by the Bay in the heart of Coconut Grove, this 4-story contemporary Art Deco townhome, inspired by Emile-Jacques Ruhlmann with pale colors combined with warm natural tones, bring us authentic vintage whimsy.

4 bedrooms, 3 full and 1 half baths | \$2,595,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



CORAL GABLES, FLORIDA

Modern 2-story villa embraced by a lush 16,200-square-foot lot on a tranquil cul-de-sac in the exclusive gated Islands of Cocoplum with 24-hour security patrol. Delight in Cocoplum's unique island resort-style living with a private club and 5-star amenities.

6 bedrooms, 5 full and 2 half baths | \$2,495,000
 Represented by: The Jills Zeder Group, Judy Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



MIAMI BEACH, FLORIDA

Enjoy city, bay and ocean views from this very spacious, 4-bedroom corner apartment with wraparound terraces. There are grand entertaining areas, a media room, split bedroom plan and custom finishes throughout. Enjoy the 2-car, enclosed garage with A/C and additional storage.

4 bedrooms, 3 full and 2 half baths | \$13,900,000
 Represented by: Kathy Green | D. 305.343.7457 | O. 305.931.8266
 Kathy.Green@FloridaMoves.com | Coldwell Banker Realty



MIAMI BEACH, FLORIDA

One-of-a-kind, fully renovated modern townhome meticulously redesigned at Aqua At Allison Island. It boasts 3,741 square feet with a private elevator, exquisite finishes, stainless steel appliances, Nest thermostats, a courtyard, wet bar, rooftop terrace and amenities.

4 bedrooms, 5 full and 1 half baths | \$1,975,000
 Represented by: The Jills Zeder Group, Danny Hertzberg & Hillary Hertzberg | C. 305.505.1950 | O. 305.341.7747
 Coldwell Banker Realty



COCONUT GROVE, FLORIDA

Snuggled in lush botanical greens as seen in landscape paintings, we are inspired by a 2-story Coconut Grove home in a tranquil community. Extensively renovated, it offers custom built-ins, a 53-foot heated saltwater lap pool, impact glass and a unique reinforced fence.

5 bedrooms, 3 full baths | \$1,895,000
 Represented by: The Jills Zeder Group, Judith Zeder & Nathan Zeder
 C. 305.613.5550 | O. 305.722.5721
 Coldwell Banker Realty



SUMMERLAND KEY, FLORIDA KEYS

With open water facing the Niles Channel, this resort-style property offers a main house with tongue and groove cedar, arched cathedral ceilings, upgraded kitchen, elevator, and master suite with bamboo loft. The 3-level coral pool sits in between 2 guest cottages, each with 2 bedrooms and 1 bath. Other features include a boat basin, covered boat lift, and more.

7 bedrooms, 4 full and 1 half baths | \$2,700,000

Represented by: Diane Corliss | T. 305.849.0934

diane@dianecorliss.com | Coldwell Banker Schmitt Real Estate Co.



SUGARLOAF KEY, FLORIDA KEYS

This magnificent oceanfront home offers serenity and privacy with 120 feet of private beach. Enter this 4,300-square-foot home where you can enjoy open water views from everywhere you look and unwind at your custom-built infinity pool, overlooking the beach. Other features include a poolside bar, 2-car garage and storage.

4 bedrooms, 3 full and 1 half baths | \$2,399,000

Represented by: Diane Corliss | T. 305.849.0934

diane@dianecorliss.com | Coldwell Banker Schmitt Real Estate Co.



MARATHON, FLORIDA

Beautifully appointed deepwater canalfront home comfortably blends "Old Keys Millionaire Row" classic conch cottage styling with updated contemporary detail and finishes. Mature landscaping and features like the lanai-inspired open air master shower and paved interior courtyard lend themselves to total relaxation. True, effortless Key lifestyle!

3 bedrooms, 3 baths | \$869,000

Represented by: David Wiley | T. 305.942.5210 | David_wiley@comcast.net

www.davewileyproperties.com | Coldwell Banker Schmitt



RAMROD KEY, FLORIDA

First time on the market in desirable Breezeswept Beach Estates! Amazing sunrise and open-water views. This easy care, low-maintenance home is "move-in ready" and perfect for a 2nd home or vacation rental. Dock, siding, roof and decks are constructed with durable (no wood) materials to withstand the elements. 1,708 square feet of living space.

3 bedrooms, 2 baths | \$1,190,000

Represented by: David Wiley | T. 305.942.5210 | David_wiley@comcast.net

www.davewileyproperties.com | Coldwell Banker Schmitt



LECANTO, FLORIDA

Exquisitely crafted Black Diamond Ranch property near Crystal River. This is the perfect opportunity to enjoy everything this outstanding golf community has to offer. Spacious indoor rooms and outdoor living area overlooking a marvelous pool, spa and golf course. This magnificent offering definitely covers all of the bases and will satisfy even the most discerning buyers.

5 bedrooms, 5 full and 1 half baths | \$1,200,000

Represented by: Bob Hedick | bhedick@tampabay.rr.com | T. 352.634.4286

www.coldwellbankernextgeneration.com | Coldwell Banker Next Generation Realty of Citrus LLC



CRYSTAL RIVER, FLORIDA

Custom Estate waterfront home represents the ultimate lifestyle overlooking Kings Bay and a deep-water, spring-fed canal. A backyard paradise with pool, spa, boat lift and a separate floating dock. With the beauty of the water and small-town grandeur of a Crystal River waterfront address, this beautiful home is without rival. A wonderful place to raise and gather family!

6 bedrooms, 5 baths | \$1,275,000

Represented by: Edward Johnston | T. 352.302.5293 | erj@cbngr.net

www.coldwellbankernextgeneration.com | Coldwell Banker Next Generation Realty of Citrus LLC





HOMOSASSA, FLORIDA

One of the most spectacular homes you will find along the Homosassa River in the coveted Riverhaven waterfront community. This estate is located directly on the river with water views on 3 sides and an additional waterfront building lot. The master suite on the top floor is absolutely stunning, featuring an exercise room with panoramic views of the river. This waterfront estate boasts a gourmet kitchen, full bar and expansive Florida room, perfect for anyone who lives to entertain guests.

3 bedrooms, 4 baths | \$1,260,000

Represented by: Deborah Johns | T. 352.586.6590 | www.ColdwellBankerNextGeneration.com | Coldwell Banker Next Generation Realty



Baked Alaska, ignited with vanilla-infused vodka, is the signature dessert at Daniel Boulud's DBGB Kitchen & Bar in Washington, D.C.

PHOTO BY SCOTT SUCHMAN

An experienced server prepares Bananas Foster tableside at Brennan's in New Orleans.

Bananas Foster, which originated at Brennan's, has become a quintessential Big Easy dessert.

PHOTO BY CHRIS GRANGER

PHOTO BY RBRG

Pyrotechnic Cuisine

BY ROGER GRODY

PRIMAL AND SEXY, FIRE NOT ONLY REPRESENTS THE VERY ESSENCE OF COOKING, BUT PROVIDES AN UNMATCHED AURA OF GLAMOUR IN THE DINING ROOM.

Dining out has always been partially about theater, and restaurants have constantly distinguished themselves by the drama created on the plate or in the dining room. Nothing speaks to a sense of theatrics more than flaming dishes presented tableside. Flambéed foods may be considered retro, but our passion for this kind of stagecraft never fades.

Fire is actually a ubiquitous element of the dining experience, from the elegance of candlelight to the roaring wood-burning ovens and hearths that have become not only popular among chefs, but with interior designers as well. An aspect of fire that has never entirely disappeared — despite fire marshals and insurance executives encouraging its demise — is the tradition of preparing flaming dishes tableside.

While the association between fire and food date back to the earliest human experience on our planet, the modern era of flambéing reportedly origi-

nated as recently as 1895, when the Prince of Wales — he would later become England's King Edward VII — was dining at Café de Paris in Monte Carlo. A 14-year-old waiter, no doubt nervous about his assignment, accidentally set fire to some cordials while preparing crêpes. The result was the invention of crêpes Suzette, named after one of the prince's guests and still a popular excuse to play with fire in restaurants around the world.

In the mid-20th century, flambéing tableside was di rigueur at fine dining establishments, but by the end of the century it was largely abandoned as highly trained career servers disappeared and cost- or safety-conscious proprietors simply opted out. With a new generation of owners and diners viewing it as stuffy or antiquated, the chafing dish faded from the scene, but today there is renewed interest in this retro glamour.

No restaurant exuded the elegance of Manhat-

tan more than The Four Seasons, the iconic restaurant atop architect Mies van der Rohe's Mid-Century Modern masterpiece, the Seagram Building. The establishment's nearly 60-year reign as one of the Big Apple's top tables — it was a favorite of Ralph Lauren and Jackie Onassis — ended in 2016, but New York's Major Food Group snapped up the hallowed space to create The Grill and some prized event venues. Naturally, tableside service, flames and all, are part of the new concept that pays homage to a more glamorous era.

"The Grill is emblematic of the mid-century American fine dining institution, so naturally, the menus and service are very much playing to the idea of nostalgia," explains Major Food Group managing partner Mario Carbone. Retro dishes at The Grill include lobster à la Newberg, prime rib delivered in a glistening trolley and desserts flambéed at the table. The tableside service at The Grill, which echoes the style at The Four Seasons in its prime, is comforting for older

guests and a novelty for younger diners.

A more casual, unpretentious flambéing tradition can be found at authentic Greek restaurants around the nation. Saganaki, a traditional meze (appetizer) is a skillet of kefalotyri or kasseri cheese that typically arrives at the table in flames after being doused in ouzo. In addition to creating a lively spectacle of Greek hospitality, the controlled inferno imparts a delicious golden-brown crust on the cheese. Opa!

Melvyn's, the restaurant at Palm Springs' intimate Ingleside Inn, is so endearingly retro you half expect a young Frank Sinatra to saunter in for a martini and, in fact, this place oozes genuine Rat Pack history. Still on the menu from those days is steak Diane, whose brandy-infused sauce is expertly flambéed aside crisp white linen-clad tables. Although there is no consensus on the exact origin of steak Diane, most agree it was an American invention of the 1950s, probably first served in New York.

More than any other course, dessert seems to offer the greatest opportunity for flambéed food, with a wide variety of classic specialties — baked Alaska, cherries jubilee, crêpes Suzette, to name a few — that are traditionally set aflame. Brennan's restaurant, a New Orleans institution since 1946, is the reputed birthplace of Bananas Foster, which has become the quintessential Big Easy dessert, rich and decadent, sweet and fiery like its hometown.

In 1951 restaurateur Owen Brennan challenged his chef to create an impressive banana-based dessert, and the original formula was named after Richard Foster, a friend of the Brennan family and chairman of the New Orleans Crime Commission. Today, it is among the most frequently ordered dishes at Brennan's and is as closely associated with the city of New Orleans as Mardi Gras and jazz.

"My family really created a unique meal,



The "Up All Night" cocktail at CliQue Bar & Lounge at The Cosmopolitan in Las Vegas features a pyrotechnic presentation.

PHOTO COURTESY CLIQUE HOSPITALITY

period, and this dish was a critical part of that," says current co-proprietor Ralph Brennan, who is proud to continue the tradition of culminating feasts at his New Orleans institution with the flamboyant dish of Bananas Foster. "Growing up, I was always enamored by tableside cooking," recounts Brennan, who notes, "You see too little of that today."

Baked Alaska was one of those recipes hiding in dusty old cookbooks, but, about a decade ago, it mysteriously began reappearing on menus, even in hip, trend-conscious restaurants. Its origin is in dispute, but the dessert is essentially a meringue-encrusted ice cream cake set aflame for effect, and the theatrics never get old. One of the contempo-

rary purveyors of the dish is renowned chef Daniel Boulud's DBGB Kitchen & Bar in Washington, D.C., a lively brasserie that is far more casual than his flagship Daniel in Manhattan.

DBGB's baked Alaska for two — here raspberry sorbet and pistachio and vanilla ice creams are wrapped in almond dacquoise, covered in meringue and flamed with vanilla-infused vodka — is a signature finale after consuming bistro favorites like coq au vin and steak frites.

Elizabeth Sanie, DBGB's pastry chef, states, "Guests today are more excited to experience food and diners love to see a retro dessert reimaged." Noting her craft is now subject to Instagram posts



The "Flambeaux" cocktail at New Orleans' Loa Bar pays homage to the city's "keepers of the light."



FIRE PHOTO WIKIMEDIA COMMONS / HE WHO LAUGHS LAST;
COCKTAIL PHOTOS BY BRITNEY PENOUILLH



A sexy showstopper at STK Steakhouse is “The Cloud,” a dessert wrapped in hot pink cotton candy that is flambéed tableside.

the pastry chef explains, “Diners tend to choose a meal for the picture-perfect moment while still wanting something that tastes familiar, and the baked Alaska checks all those boxes.”

Located in trendy neighborhoods of major American cities is STK Steakhouse, which has brought welcome sex appeal to the buttoned-down chophouse concept. At many locations, the most alluring dessert option at STK is the “The Cloud,” favored for ladies’ birthday parties. White chocolate crémeux, angel food cake and strawberry ice cream are covered in a billowing cloud of pink cotton candy, ceremoniously set aflame with a blowtorch at the table. “I wanted to create a ‘wow’ experience for our guests,” reports executive pastry chef Brigitte Contreras, who explains, “We’re known for ‘vibe dining’ and what better way to show that than with a flaming tableside dessert.”

At Rose. Rabbit. Lie., the swanky supper club at The Cosmopolitan in Las Vegas, a version of Bananas Foster is flambéed tableside and the New Orleans recipe is tweaked to provide a greater

degree of decadence for Sin City diners. “I recall frequently dining at Brennan’s in New Orleans where the dish was created, and it will always be a cherished memory of mine,” says Rose. Rabbit. Lie. chef de cuisine Steve Gotham.

Inspired by the original, the version at Rose. Rabbit. Lie. multiplies the banana factor by including banana bread toasted in brown butter and banana “leather” (think banana fruit roll-up) for additional flavor and texture. “Preparing the Bananas Foster tableside and flambéing right in front of the guests is a way for us to bring them more into the experience, as they become a part of the show,” says Gotham.

The theatrical effect of flaming at the table absolutely carries over to the bar as well, where there is a long tradition of igniting alcoholic beverages. At The Cosmopolitan’s CliQue Bar & Lounge, which specializes in tableside mixology, a flame-throwing sparkler extends from the rum-and-berry “Up All Night” cocktail, punctuating the dark, sexy scene. CliQue Hospitality’s mixologist Eric Hobbie — his official title is “Lead Intoxicologist” — quips, “Nothing

says ‘celebration’ like a firecracker in your cocktail.” He further explains, “We eat and drink with our eyes first and I always say the most important ingredient in any dish or cocktail is ‘experience.’”

The Blind Rabbit, a speakeasy-themed gastropub in Anaheim, California, offers dishes like duck confit mac-and-cheese, bourbon-braised pork belly and bison meatloaf. Dispensed from its well-stocked bar is a cocktail called “Wait for It” in which bartenders mix Zaya rum with pineapple and lime juices, simple syrup and vanilla. They then pour it into a glass that has been entirely engulfed in flames (including the tray or metallic bartop on which it is served) by igniting some high-proof rum. It is a dramatic presentation and among the restaurant’s merch is a “Wait for It” lapel pin to commemorate the experience.

Tiki bars, which originated in the Great Depression and are all about the illusion of unwinding on an unattainable, unaffordable tropical beach, are notorious for playing with fire. So, for aficionados of flaming cocktails it is worth reacquainting oneself with this retro, kitschy institution, which is experiencing a resurgence across the country. One of the bars offering a fun combination of fire and funk is Lost Lake in Chicago, which offers two flaming cocktails: “Tropical Itch” and “Zulu as Kono.”

Lost Lake co-owner Paul McGee reports, “There’s a lot of visual appeal to flaming drinks. People enjoy the theatrics and ‘wow’ factor of seeing a flaming communal drink traveling through the room.” McGee notes that tiki bars like Lost Lake, which happens to be a multiple James Beard Award nominee for its bar program, makes flaming — a concept usually reserved for relatively formal restaurants — far more accessible.

It stands to reason one could find flaming cocktails in New Orleans, and one of the best is the “Flambeaux” at Loa Bar in the city’s International House Hotel, a Beaux-Arts-style boutique property in the French Quarter. This drink — it is comprised of locally distilled vodka, thyme liqueur, lemon, butterfly pea flowers, and orange bitters — pays homage to the “keepers of the light,” the workers who used to kindle the kerosene lanterns before Mardi Gras celebrations. Naturally, it is served “on fire.”

Flame Throwers

Brennan’s, New Orleans — brennansneworleans.com

CliQue Bar & Lounge, Las Vegas — cosmopolitanlasvegas.com

The Blind Rabbit, Anaheim, CA — theblindrabbit.com

DBGB Kitchen & Bar, Washington, D.C. — dbgb.com

The Grill, New York — thegrillnewyork.com

Loa Bar, New Orleans — ihhotel.com

Lost Lake, Chicago — lostlaketiki.com

Melvyn’s, Palm Springs — inglesideinn.com

Rose. Rabbit. Lie., Las Vegas — cosmopolitanlasvegas.com

STK Steakhouse, Nationwide — stksteakhouse.com



English bubbly



Fratelli cellar in India

Beyond Bordeaux

BY ROGER GRODY

CONSUMERS ARE CONFRONTED WITH NEW, SOMETIMES BAFFLING CHOICES, AS PIONEERING WINEMAKERS SUCCESSFULLY CULTIVATE HERETOFORE UNDERAPPRECIATED REGIONS.



Nyetimber's rolling vineyards have ushered quality wine production into chilly England.



Premium Indian Wine



Blending cultures

Wine lovers enjoy an ever-expanding universe whose depth and diversity are virtually unlimited. Yes, a magnificent bottle from Bordeaux or Tuscany is still cherished, but oenophiles' options have grown exponentially just in the last decade. Wines from Israel and Croatia are now relatively commonplace, and the true exotics are now imported from appellations in India, Japan or Ethiopia.

Wine journalists and consumers are currently expanding their repertoires as respectable wines are now being imported from less familiar regions in Eastern Europe, including Armenia, Romania, the Republic of Georgia, and Kosovo. Meanwhile, states like Michigan, which already has a robust wine industry, and far-north Montana, are poised to someday challenge California and Oregon as climactic conditions continue to evolve.

Climate change is already having its effects on the industry. According to a recent article in the *Proceedings of the National Academy of Sciences* (PNAS), a global warming of 3.6 degrees Fahrenheit by 2100 would reduce the world's regions suitable for wine production by more than 50 percent. Warm weather wine-growing regions such as Italy, Spain and Australia will be the most severely affected by these subtle changes and cooler areas like Germany and England would benefit.

England hardly sounds exotic, except when it comes to wine, an industry that has never been kind to the British Isles. But times and climates are changing and suddenly some innovative winemakers are finding places like Hampshire, England hospitable to the production of sparkling wines, a few hundred miles northwest of France's Champagne region. Pinot Noir, Chardonnay and Pinot Meunier vineyards have existed in this area for more than 50 years, but the

wines are just beginning to be noticed by outsiders.

New York-based wine journalist, sommelier and consultant Courtney Schiessl, whose work appears in *Forbes* and *Wine Enthusiast*, believes the English wine industry has progressed remarkably in a relatively short period. "The wines being produced now are worlds away from the acidic still wines that were produced right after World War II," she says. The wine journalist notes the nation's ability to produce quality sparkling wines has gained considerable momentum since 1988 when Nyetimber first began those efforts using the traditional varietals and winemaking methods of Champagne.

While it may be unfair to compare these to France's finest, Schiessl reports, "There have been many times that I've blind tasted an English sparkling wine and been utterly convinced that it's Champagne." She notes the major difference is a noticeably higher acidity in English sparkling wines than in Champagnes because the temperatures there are quite a bit cooler, but that quality is not necessarily objectionable. Schiessl notes that while the trade has begun to dub England "the new Champagne," it receives substantially more rainfall than the renowned French region, so conditions are far from interchangeable.

"Climate change, while not a fortunate situation facing us overall, has certainly

aided the English wine industry," reports Schiessl, noting warmer temperatures result in more reliable ripening and, therefore, more reliable harvests. She also cautions, "England is, and probably always will be, a fairly small-production region — in 2018, it produced 15.6 million bottles — while Champagne produced 362 million bottles."

The U.S. is currently the biggest export market for English sparkling wine, so the product is less esoteric than it used to be. "I think the future of the English wine industry is promising," says Schiessl, while conceding the nation's success with still wines remains largely untested. Among English producers, Schiessl recommends the pioneering Nyetimber as well as Ridgeview, Harrow & Hope (a small family winery), Hattingley Valley, and Gusbourne.

"Wines from the Republic of Georgia have absolutely won the hearts of today's curious sommeliers and other wine professionals," reports Schiessl, who suggests looking for amphora-aged Rkatsiteli and Saperavi, both indigenous grape varietals. About 2,000 miles away, wine has been produced in India for centuries, although the subcontinent is much better known for its whiskeys and beers. Helping its wine industry get noticed are Tuscan winemakers Piero Masi and Alessio Secci, who invested in India's Maharashtra region with Indian vintners to create the Fratelli label. →





J'Noon collaborators
Kapil Sekhri and
Jean-Charles Boisset

PHOTOS BY KEITH ROSENTHAL

The proprietor of Fratelli, Kapil Sekhri, also collaborates with Jean-Charles Boisset, a Burgundy-born, Napa Valley-based wine entrepreneur, to create J'Noon wines from vineyards of European varietals in Akluj, available in the U.S. and earning respectable reviews from wine journalists. "We're all driven to wine as a unique offering and treasure of the land, and treat it like an art for our senses," says Sekhri of his partnership with Boisset. "For Fratelli, it's a glorious moment to be sharing and harboring such a splendid collaboration in J'Noon," he adds.

With the Sekhri family, Boisset was able to add to his eclectic portfolio of wineries and create a new vinicultural vision of India, one of the last bastions of discovery for wine. "Our mission is to elevate and enhance the luxury fine wine culture of a nation whose richness, diversity, profound sensory expressions, incredible terroir, and renowned cuisine inspires all who have experienced it," he explains.

As an editor who oversees the tasting department for Wine & Spirits magazine, Rachel DelRocco Terrazas is constantly experiencing uncommon wines and is a specialist in products from Mexico, off-the-radar appellations of Spain and South Africa. "I have a real affinity for the flavor profiles of wines from desert regions," she says, reporting there are surprisingly good wines being produced in the sundrenched American states of Texas, New Mexico and Arizona.

DelRocco Terrazas speaks highly of wines coming out of the North African nations of Tunisia, Algeria and Morocco,

as well as the Spanish-controlled Canary Islands off the coast of Africa. "I'm excited about these up-and-coming winemakers taking their own special history and terroir and experimenting with it," noting success with both classical varietals and indigenous grapes. "People have been making wine in these places forever," but now there's suddenly a global market, reports the wine journalist.

It is a mistake, suggests DelRocco Terrazas, for emerging producers to attempt to mimic established styles, and encourages them to create their own identities. "The best of these winemakers are really trying to express an authentic sense of place," she says, and notes that many have found a market among Americans seeking out naturally produced wines. She concurs that climate change is having a dramatic effect on wine production, with new wines emerging from the extreme north: places like Norway, Denmark and the Canadian province of Nova Scotia. "Fifty years ago, it would have been almost impossible to grow Chardonnay and Pinot Noir grapes as far north as England, whose cooler temperatures result in the acidity required for good sparkling wines," she says.

Many people look to Mexico only for tequila and mezcal, but the nation's burgeoning wine industry is earning respect from consumers and critics alike. DelRocco Terrazas reports the nation has produced wine for centuries, but was largely



PHOTOS COURTESY OF BOISSET COLLECTION

"We're all driven to wine as a unique offering and treasure of the land, and treat it like an art for our senses," says Kapil Sekhri of his partnership with Boisset. "For Fratelli, it's a glorious moment to be sharing and harboring such a splendid collaboration in J'Noon," he adds.

ignored until winemakers turned to grapes better suited to local conditions. She credits Italian Camillo Magoni (Bodegas Magoni) for helping to usher in warm-weather Italian, French and Spanish varietals that transformed the Baja Peninsula wine industry.

Lourdes "Lulu" Martinez Ojeda, who trained in Bordeaux, is another influential Baja Peninsula winemaker and produces Mexican wines with classical southern European varietals under her Bruma Valle de Guadalupe label, while Bichi creates natural wines from indigenous grapes. "There's a lot of experimentation going on in Mexico and I'm excited to see where they'll be in 10 years," says DelRocco Terrazas.

Michelle Martain, owner of La Mision Associates, a major importer of Mexican wines, agrees. "The new generations are adding their own spark, people who grew up in Ensenada, but are going out to learn other cultures and techniques — in places like France, Australia or Argentina — and bringing back new ideas to experiment with," she reports.

The Grey in Savannah, Georgia, occupying a stylishly reimagined Greyhound bus station, has been widely acclaimed, with chef Mashama Bailey



The Grey occupies a reimagined bus station.



The Grey

scoring a James Beard Award and featured in a Netflix *Chef's Table* episode. Sommelier Tim Waters is constantly challenged to provide intriguing pairings for Bailey's upscale Southern- and Afro-inspired dishes, which might include seared foie gras nestled in a bowl of creamy grits.

"The wines of Tikveš from Macedonia have really impressed us this year," reports Waters, who cites a single-vineyard Barovo that is a blend of Kratosija and Vranac, and a 100 percent Vranac, both local varietals indigenous to the area. "Our entire beverage program, from the cocktail list to the regions selected in our wine list, is centered around the concept of trans-Atlantic trade," says the sommelier, noting this mirrors Savannah-based culinary traditions that draw from distant ports. "With these

influences, the food of the South has evolved into a complex phenomenon using local resources but executing and preparing dishes with techniques passed down through the generations," explains Waters.

"When curating the beverage program, it's important that we offer drinks that are connected to origins of the food we serve, but also taste great and pair well with our dishes," suggests the sommelier, noting many of the herbs and spices utilized in Bailey's dishes originate from Africa or the Middle East. "The beef short ribs, served with African ground nut stew, or the smoked lamb featuring a berbere spice blend pair incredibly with the wines from Chateau Musar in Lebanon," he posits.

"The diversity of our list enhances the guest experience by giving them more choices and

creating a natural way to discuss the differing regions and varietals with them," says Waters of his penchant for eclecticism. He also acknowledges the value of underappreciated regions in the United States, whose local wines are just being discovered by consumers. From his vantage point in Savannah, Waters points to the promise of nearby states Virginia and North Carolina, and even Georgia itself, as fertile frontiers for viticulture.

"I think that a growing segment of the population is increasingly curious about wine," reports journalist/sommelier Courtney Schiessl. She adds, "They may not consider themselves experts, but they want to learn more and try new things, particularly if their local retailer or sommelier vouches for these offbeat selections and shares their stories."

Wines & Experts

Bodegas Magoni ~ casamagoni.com

Bichi ~ josepastorselections.com

Boisset Collection ~ boissetcollection.com

Bruma Valle de Guadalupe ~ bruma.mx

Chateau Musar ~ chateaumusar.com

Courtney Schiessl ~ courtneyschiessl.com

Rachel DelRocco Terrazas ~ racheldelrocco.com

Fratelli Vineyards ~ fratelliwines.in

The Grey ~ thegreyrestaurant.com

Gusbourne ~ gusbourne.com

Harrow & Hope ~ harrowandhope.com

Hattingley Valley ~ hattingleyvalley.com

J'Noon ~ boissetcollection.com

Nyetimber ~ nyetimber.com

Ridgeview ~ ridgeview.co.uk

Tikveš ~ tikves.com.mk



It's Electrifying!

BY JAYMI NACIRI

BRITISH LUXURY AUTO COMPANY LUNAZ GIVES CLASSIC CARS THE MODERN TREATMENT.



The striking roofline. The seductive curves. The plush interior. The roar of the engine ... wait. There's no roar of the engine.

Where's the roar? This is a 1953 Jaguar XK120 with the 160-horsepower, dual-cam motor — the one that made it the fastest production automobile of its time — right?

Yes. But also, no. This moment of head-cocked, wide-eyed idolatry is brought to you by Lunaz Design. The British luxury automobile company has taken the aforementioned XK120, as well as a 1961 Rolls-Royce Phantom V, a 1956 Rolls-Royce Cloud, and the most recent addition, a Bentley S2 Flying Spur, into production in the company's headquarters in Silverstone, England, the home of British racing. There, it is busily and

meticulously transforming these classic vehicles, using all-electric powertrains.

The goal: preserve all the grandeur and the emotion of these oldies, with a technologically driven, future-forward spin. It all starts with a thorough inspection and testing process and a complete strip-down of each car to its metal shell. Three-D scanning helps determine the specs for the custom powertrain, using the company's proprietary technology, and then each car receives its bespoke interior finishes, along with modern necessities including navigation, Wi-Fi, and new heating and air conditioning.

Tesla pioneered the luxury electric vehicle on its way to becoming the most valuable auto maker in U.S. history, and second in the world to Toyota, in a mere 10 years. (For giggles, look back a

decade to *Newsweek*'s story about why Tesla will never make money — including asking the now-nonprescient question, “Does anyone know if consumers will actually buy electric cars for six figures?”). With need well established, many other new and existing brands have famously introduced their own luxury electric vehicles: Audi's e-tron, Jaguar's I-Pace, the BMW i8, the Porsche Taycan, and the Karma Revero, with the BMW i4, Mercedes-Benz EQC, and Rivian R1T and R1S coming late 2020 to early 2021.

But one thing has been missing: the kind of vintage chassis that continues to turn heads decades after introduction, only fully restored, refined and updated with an all-new, future-forward approach to driving. Enter Lunaz, with a plan to transform and modernize some of the most celebrated classics in history while preserving their celebrated lines.

Homes & Estates spoke to David Lorenz, Founder and CEO of Lunaz, to find out more about the company, its plans, its goals, and its cars.

HOMES & ESTATES:

How did Lunaz come about?

DAVID LORENZ: It's a rather nice story. I was previously in the luxury hospitality business. My now-wife picked me up for my first date in a Mercedes Benz 230SL. You could say I fell in love twice that day. I started to collect classic cars, but spent far too much time on the side of the road. Classic cars are quite unreliable and difficult to use, as beautiful as they are. When I had my daughter years ago, I became inspired by the idea that, if I don't find an answer to the usability, reliability, and sustainability issue, my daughter would never get to drive these cars. That's really where the seed for Lunaz was sewn. The name is a tribute to her name: Luna.

H&E: How did Lunaz start to go from that initial germ of an idea to an actual company?

DL: I met (former Renault F1 technical director)

Jon Hilton, the managing director of Lunaz and technology lead. He was the powertrain designer for Formula One World Champion, Fernando Alonso. Jon was a classic car fanatic, and he felt strongly when we met that we needed vital engineering to breathe new life into these celebrated cars that are under threat. In the UK, there is a ban on the sale of new internal combustion cars by 2035.

H&E: How much of Lunaz is about engineering, how much is about technology and how much is about design?

DL: Lunaz, at its core, is a luxury offering. You have someone with an engineering mind like Jon Hilton, and he's gathered a team of expert craftspeople from brands like Rolls-Royce, Ferrari, Aston Martin, Ford, Jaguar, Volkswagen, McLaren, and Cosworth. Lunaz is not in the business of taking old Tesla batteries and putting them in classic cars. We have a completely proprietary system,



The Rolls-Royce Phantom V and Jaguar XK120 are among the first luxury classic autos Lunaz is outfitting with electric motors.

which means we can apply this solution to a wide range of cars. It's repeatability of process, however the customer can tailor the car in terms of trim and technology to their exact requirements. In that sense, it's tech-heavy, but with amazing craftsmanship.

It's taking the original essence of the car, the beautiful silhouette, and respectfully applying design expertise to gently make it more relevant for the modern world. Details may include a pocket so your phone doesn't roll around or the latest infotainment system, all sensitively integrated into the original aesthetic of the car. It's a combination of technology, artisanship, and craftsmanship, with an understanding of the needs of this discerning clientele.

H&E: Who is the Lunaz customer? Is it a Tesla driver or a classic car driver?

DL: We have generated more interest from people with classic car collections than we thought we might; we have found that they know better than





Regenerative braking will join the electric motor in modernizing classics like the 1961 Rolls-Royce Phantom V.



Global demand is high. We have interest and deposits from every corner of the world, and custom cars are being built ahead of schedule. 2020 allocation is filling up nicely, with a little capacity left.

everyone the challenges of classic cars. They understand how they're getting the beauty and patina and look and feel of classic cars with the dynamism and reliability of a modern automobile. We are attracting interest from people who have always admired classic cars, but have never seen them fitting into their lives. We are seeing that a new generation will buy classics when you address the things they want. Increasingly, we are talking to younger and new buyers who get the idea of a classic car with the substance and usability of an electric car. Some may be Tesla buyers who are already used to the idea of electric, but it's a much wider group that we have found. We are bringing new people to classic car ownership and creating more opportunities for classic car collectors.

H&E: Where are you with completed cars and those in the process of being transformed?

DL: The first Jaguar XK120 has completed

testing, and we're keeping it for demonstrations with customers. We will produce limited production runs and will have a \$450,000 US starting price. The Phantom and Cloud are being completed now, and will be available also as limited production runs.

H&E: What has demand been like?

DL: Global demand is high. We have interest and deposits from every corner of the world and custom cars are being built ahead of schedule. 2020 allocation is filling up nicely, with a little capacity left.

The XK120 catches the eye, and it's an amazing thing to see that car under electric power. We have had strong interest in the two Rolls-Royce cars from the luxury hospitality world. The Phantom is an eight-seater. Can you imagine flying on a private jet and being taken to your hotel in that car?

We can satisfy around 100 cars per year around the world, and our goal is sustainable growth

each year. We have customers who are looking for build slots now. In the future, there could be limited production runs to meet demand.

H&E: How are the cars sourced?

DL: Given our collective personal experience selecting classic cars, Lunaz is very well placed to find these classics in the global market, utilizing our knowledge and networks. From auctions to individual collectors and a number of other avenues, sourcing great cars isn't an issue.

H&E: On average, how long is it from order to delivery?

DL: Cars are set to be delivered within the year. The exact timeline depends on bespoke choices, but the timeframe is typical for any restoration or high-end custom car, from Rolls-Royce to Ferrari. As we scale further, and if we do limited production runs, the timeframe will compress a little more.



WILMINGTON, NORTH CAROLINA

This custom-built, traditional-style home features almost 6,000 square feet of living space, and custom details including trim and tile. Over 3,200 square feet of covered porches and patios plus a 30-foot boat slip and community pier. Great location, minutes to beaches, shopping, and dining.

4 bedrooms, 4 full and 1 half baths | \$2,995,000

Represented by: Jimmy Branch

T. 910.616.4388 | JimmyBranch@SeaCoastRealty.com

Coldwell Banker Sea Coast Advantage



WILMINGTON, NORTH CAROLINA

One of the most notable estates in the South — The Dudley Mansion is rich with history, but recent architectural changes have modernized all 10,000-plus square feet. This smart home and energy-efficient estate balances original details harmoniously throughout.

6 bedrooms, 6 full and 2 half baths | \$2,295,000

Represented by: The Carolinas Finest®, Jessica Edwards & Associates

T. 910.352.1043 | TheCarolinasFinest.com

Coldwell Banker Sea Coast Advantage



WILMINGTON, NORTH CAROLINA

This stunning Mediterranean dazzles with soaring multilevel ceilings, 8-foot Brazilian cherry doors, coffered ceilings, a wine room and more. The split-bedroom floor plan has 3 bedrooms on the main level and a 2nd master suite upstairs with a generous balcony overlooking the golf course. Gorgeous landscaping and 40-foot saltwater pool.

4 bedrooms, 5 baths | \$1,675,000

Represented by: Sandy Monroe & Associates | T. 910.232.2801

SandyMonroe.com | Coldwell Banker Sea Coast Advantage



HICKORY, NORTH CAROLINA

This private Mediterranean lakefront estate combines resort living with amazing amenities. Features include limestone floors, Cypress doors, a Serenity HVAC system, custom cabinetry, captivating master en suite, movie theater, racquetball/basketball court, and a sauna. Enjoy the outdoors, with a boat dock, boat house, putting green, go-kart track and helicopter pad.

5 bedrooms, 7 baths | \$2,298,000

Represented by: Kim Turner | T. 828.485.4639 | soldbykimturner@gmail.com | Coldwell Banker Boyd & Hassell



FAIRFAX STATION, VIRGINIA

This premier 15,000-plus-square-foot executive mansion is an award-winning home, built by Monarc Construction, complete with the finest finishings. The main level offers grand entertaining space for 200, plus a private owners' wing oasis: 3,700-plus square feet featuring a distinctive bedroom with foyer, 2 room-sized dressing rooms, a luxurious spa, large laundry room, home theater and 2 large offices. The perfect place to work from home, and relax.

5 bedrooms, 6 full and 2 half baths | \$3,500,000

Represented by: Marin Hagen & Sylvia Bergstrom | M. 202.257.2339 | S. 202.257.2339 | MHagen@CBMove.com | SBergstrom@CBMove.com

Coldwell Banker Residential Brokerage



GALESVILLE, MARYLAND

Family waterfront compound on 3.22 acres with 6,500-plus-square-foot main house and 2 additional lots. Stunning coastal escape with post and beam construction, 4-car garage, pool, and views across the west River to the Bay. Over 500 feet of shoreline and multiple slips 5-foot M.L.W. Located near Annapolis and 33 miles to the White House.

4 bedrooms, 7 baths | \$2,775,000

Represented by: Sandra K Libby | D. 410.919.1809 | O. 410.263.8686
sklibby@cbmove.com | Coldwell Banker Realty



MANTOLOKING, NEW JERSEY

Spectacular 6-bedroom bayfront home offers a new custom kitchen, brilliant open floor plan, generous master suite plus 3 large en suites, 2 1st-floor bedrooms, amazing water views, pool and 86-foot dock. Third-floor workout/gameroom with views of the ocean and bay. Sale pending.

6 bedrooms, 5 full and 2 half baths | \$4,650,000

Represented by: Adele Ball | Sales Associate
C. 908.618.5614 | Adele.Ball@ColdwellBankerMoves.com
Coldwell Banker Realty



HARDING TOWNSHIP, NEW JERSEY

Luxury estate has an impeccable 5-bedroom, 5-full- and 2-half-bath classic Colonial set on a 4.21-acre level lot in historic Hartley Farms. Enjoy the gourmet eat-in kitchen with coffered ceiling and attached butler's pantry, and a grand master suite with sitting room and private balcony.

5 bedrooms, 5 full and 2 half baths | \$3,850,000

Represented by: Jackie Miao | Sales Associate
C. 973.829.1555 | Jackie.Miao@ColdwellBankerMoves.com
Coldwell Banker Realty



SUMMIT CITY, NEW JERSEY

New custom Colonial home just blocks from downtown Summit featuring an open floor plan, gourmet kitchen, 7 bedrooms, 7 full and 2 half baths, 4 fireplaces, and outdoor terraces (both covered and open), overlooking the private, half-acre, level yard.

7 bedrooms, 7 full and 2 half baths | \$3,395,000

Represented by: Antoinette "Toni" George | Sales Associate
C. 908.230.8468 | Toni.George@CBMoves.com
Coldwell Banker Realty



WESTFIELD, NEW JERSEY

Exceptional Indian Forest home offers 3 floors of living space. Living room and study offer a double-sided gas fireplace. The eat-in kitchen with a center island flows into the family room. The master bedroom retreat offers a sitting room and bath. The exterior features an in-ground heated pool with waterfall, patio with built-in gas grill and 3-car attached garage.

5 bedrooms, 4 full and 1 half baths | \$1,695,000
Represented by: Frank D. Isoldi | Frankisoldi@gmail.com
T. 908.301.2038 | Coldwell Banker Realty



WESTFIELD, NEW JERSEY

Beautifully appointed Colonial offers a living room with a wood-burning fireplace and spacious eat-in kitchen featuring a center-island breakfast bar and stainless steel appliances. The kitchen opens to a sunken family room with additional fireplace. The 3rd floor offers a bedroom, study and bath while the lower level is home to a rec room and powder room.

5 bedrooms, 4 full and 2 half baths | \$1,195,000
Represented by: Frank D. Isoldi | Frankisoldi@gmail.com
T. 908.301.2038 | Coldwell Banker Realty



WESTFIELD, NEW JERSEY

Gracious Colonial featuring an open front porch, high ceilings, custom moldings and hardwood floors throughout. Gourmet kitchen opens to a family room with gas fireplace. The 2nd-level master bedroom offers dual walk-in closets and a private bath. Located on a lovely lot with a 1-car attached garage and patio for relaxing and entertaining.

5 bedrooms, 4 full and 1 half baths | \$1,095,000
Represented by: Frank D. Isoldi | Frankisoldi@gmail.com
T. 908.301.2038 | Coldwell Banker Realty



WESTFIELD, NEW JERSEY

Picture-perfect Colonial offering a living room with a fireplace and gorgeous kitchen boasting Calcutta gold marble countertops, breakfast bar and command center. An inviting den overlooks the backyard. The finished lower-level rec room boasts a bar and bath. Set on lovely grounds in a neighborhood setting with a patio and 1-car attached garage.

4 bedrooms, 3 full and 1 half baths | \$899,900
Represented by: Frank D. Isoldi | Frankisoldi@gmail.com
T. 908.301.2038 | Coldwell Banker Realty

A NEW YORK JEWEL

BY JESSICA GANGA

BUILT IN 1987, 40 POLLY PARK ROAD IS A STAND-OUT, CONTEMPORARY-STYLED HOME IN RYE P.O., NEW YORK THAT HAS KEPT ITS CHARM THROUGHOUT THE YEARS.

“Welcome to a grand Contemporary with openness and a unique design that will make you feel like you are in the outdoors surrounded by beautiful architecture,” is how the homeowner would welcome someone to his family home of 31 years. “We’ve taken care of it meticulously,” he says. “It’s probably better than when we moved in.” With approximately \$130,000 in renovations, from the new EPDM roof to new windows, the homeowner made sure that this home stood the test of time.

Upon entering the home, light can be seen



flooding from the impeccable skylights, a prominent feature of the home and one that makes the homeowner describe it as “a jewel” and a home to make someone feel like a “King or a Queen” as soon as they enter. Sula Pearlman, associate real estate broker with Coldwell Banker Residential Brokerage notes, “You go straight in and you’re looking outside.” The house truly brings the outside in and creates a light, airy feeling while going through its exceptional layout.

A three-level home, the main level features a formal living room with a stunning sunroom, a large open kitchen and a library. Take the stairs down, and

step into the epitome of an entertainer’s space with a living room and perfectly crafted bar, along with a game room and two workout rooms, one that features a Jacuzzi.

“You can have a party with 100 people and it would not be crowded,” says his wife.

He goes on to say that the home is quite spacious and “it’s such an open house, it’s amazing.” One can get a feel for that openness with the home’s main stairway leading to the upper floor being flanked by windows on both sides. The outdoor area features a pool, hot tub and tennis court, creating an ideal area



to continue entertaining while being surrounded by the beautiful wooded area.

"You never have to go away in the summer because with the pool and the tennis court, you can just live outside," Pearlman says.

Special attention was paid to every corner of the house with its extravagant details. From the solid brass fixtures and the solid oak doors, to the German windows, there is a feel of contemporary luxury everywhere.

"We just happen to be lucky and got this piece of property from which we built from the beginning, from the ground up, and we were able to pick and

choose the best materials and the best design," the homeowner says on building the home.

The house uses a lot of steel within the structure, the reason being all the skylights that are the main feature of the home, he notes. "It's got 200 pieces of, basically, three-by-five-foot skylights on the roof."

For the homeowner, this crown jewel will make anyone feel ethereal as they bask in the natural light and that this is home ideal for all, especially those that "want grand, outward-looking spaces ... where it makes you feel like you're floating, this is your house."

40 Polly Park Road
Rye P.O., New York
\$4,695,000
6 bedrooms, 9 full and 1 half baths

Represented by:
Sula Pearlman
Associate Real Estate Broker
Coldwell Banker Residential Brokerage
sula.pearlman@cbmoves.com
C. 914.393.4104



RYE, NEW YORK

Custom waterfront Georgian Colonial on 1.2 acres on the Rye peninsula with breathtaking views and a 6-car garage. Panoramic views of Long Island Sound inspiring its traditional design, top-quality modern finishes, high ceilings, and custom millwork. Stunning waterfront kitchen.

5 bedrooms, 4 full and 1 half baths | \$9,980,000
 Represented by: Sula Pearlman & Nancy Neuman | Assoc. RE Brokers
 S. 914.393.4104 | N. 914.924.1414
 Coldwell Banker Residential Brokerage



RYE, NEW YORK

Spectacular 6-bedroom, 4-full- and 1-half-bath home with newly designed kitchen, 1st-floor master, and atrium. The park-like backyard features a heated pool, 2 cabanas, year-round hot tub, 1,761-square-foot deck, tennis court, and over 1 acre of land.

6 bedrooms, 4 full and 1 half baths | \$4,395,000
 Represented by: Richard Neuman | Sales Associate
 C. 917.363.9990 | Richard.Neuman@CBMMoves.com
 Coldwell Banker Residential Brokerage



GARRISON, NEW YORK

Now Booking Virtual 3D Showings. Private, isolated mountain retreat with unparalleled Hudson River views. Spacious safe haven hidden in the highlands of the Lower Hudson River Valley. 10 acres with guesthouse and generator. 3 miles to shops, groceries, nightlife. Adjacent to hiking trail.

6 bedrooms, 3 full and 3 half baths | \$3,650,000
 Represented by: Craig Watters | Sales Associate
 C. 212.203.9564 | Craig.Watters@CBMMoves.com
 Coldwell Banker Residential Brokerage



RYE, NEW YORK

Privately sited on an exquisite .7-acre lot at the end of a cul-de-sac, this 5,500-square-foot, captivating Colonial has been thoughtfully renovated throughout. The understated elegance of this unique home coupled with its idyllic location create the epitome of living!

5 bedrooms, 3 full and 2 half baths | \$3,495,000
 Represented by: Michele Flood | Sales Associate
 C. 914.420.6468 | Michele.Flood@ColdwellBankerMoves.com
 Coldwell Banker Residential Brokerage



MUTTONTOWN, NEW YORK

Former estate of Grammy Winner Alicia Keys. A high-security/high-tech home providing an ultra-elegant lifestyle in a private setting. The 9,000-square-foot, 20-room mansion boasts exquisite detailing throughout. The Mediterranean-style Colonial on 2.2 serene acres is an entertainer's paradise complete with an outdoor kitchen, 50-foot heated pool, and more!

6 bedrooms, 7 baths | \$2,784,000

Represented by: Valerie Rosenblatt | Real Estate Salesperson

C. 516.238.7396 | O. 516.864.8253 | Coldwell Banker Residential Brokerage



SOUTHOLD, NEW YORK

Paradise awaits at this custom-built bayfront home on over 2.3 park-like acres, all situated in a private Southold enclave. This airy and open, 3-story home features high ceilings and soaring windows, inviting in tons of natural light and providing breathtaking water views overlooking Shelter Island and the North Fork. Enjoy 97 feet of your very own sandy beach.

4 bedrooms, 3 baths | Price upon request

Represented by: Gigi Martinez & Jesse Stein

G. 631.276.5007 | J. 631.834.9879 | Coldwell Banker M&D Good Life



NEW CANAAN, CONNECTICUT

Nearly 7.5 acres of breathtaking property on one of New Canaan's highest ridges is home to this stunning, converted 6-bedroom barn. The landscape includes sweeping lawns, an old apple orchard, a tennis court, open meadows and outbuildings, including an old grist mill.

6 bedrooms, 4 full and 1 half baths | \$3,700,000
 Represented by: Wendy Lynch | Broker Sales Associate
 C. 203.561.2693 | Wendy.Lynch@ColdwellBankerMoves.com
 Coldwell Banker Realty



RIVERSIDE, CONNECTICUT

Direct Waterfront! Opportunity to own 1 or 2 separately deeded waterfront properties on a quiet lane in Riverside with rights to the association beach and dock. First time on the market in 46+ years. \$1,855,000: .39-acre waterfront home; \$1,645,000: .34-acre waterfront lot.

4 bedrooms, 2 full and 1 half baths
 Represented by: Liz Johnson | Broker Sales Associate
 C. 617.899.2111 | Liz.Johnson@ColdwellBankerMoves.com
 Coldwell Banker Realty



GREENWICH, CONNECTICUT

Elegant brick and limestone townhome in Central Greenwich offers 4 bedrooms, 3.5 baths, an elevator and over 4,800 square feet of luxurious living space with exquisite details throughout. The gorgeous master suite features a fireplace and large balcony. Downtown living at its best!

4 bedrooms, 3 full and 1 half baths | \$3,495,000
 Represented by: Denise Rosato & Peter Rosato | Sales Associates
 D. 203.829.7441 | Denise.Rosato@ColdwellBankerMoves.com
 P. 203.536.0671 | Coldwell Banker Realty



DARIEN, CONNECTICUT

Enjoy year-round living from a heated pool/spa, offering amazing water views. Soaring ceilings and an open floor plan welcome you to this stunning home with 2 master suites overlooking the water. Enjoy a gourmet kitchen, built-in outdoor kitchen, dock access and easy commute.

4 bedrooms, 4 full and 1 half baths | \$3,150,000
 Represented by: Marsha Charles | Sales Associate
 C. 203.904.4663 | Marsha.Charles@ColdwellBankerMoves.com
 Coldwell Banker Realty



GREENWICH, CONNECTICUT

Majestic estate echoes the impressive architecture and refinement of Europe. Nearly 6 acres with sweeping lawns, specimen trees and perennial gardens blend with the resonating pageantry of Wilshire Lake. This 12,000-square-foot home has a grand ballroom and so much more.

6 bedrooms, 7 full and 3 half baths | \$12,000,000
 Represented by: Tamar Lurie & Jen Danzi | Sales Associates
 C. 203.536.6953 | Tamar.Lurie@ColdwellBankerMoves.com
 Coldwell Banker Realty



OLD GREENWICH, CONNECTICUT

Custom-built, 7,500-plus-square-foot home on oversized, private lot near Greenwich Point beach, has every modern feature and detail. Soaring entryway, 10-plus-foot ceilings and a chef's kitchen with spectacular granite-topped island. Rooftop deck has 360-degree views.

6 bedrooms, 7 full and 1 half baths | \$5,895,000
 Represented by: Russ Dutcher | Sales Associate
 C. 203.570.3527 | Russ.Dutcher@ColdwellBankerMoves.com
 Coldwell Banker Realty



GREENWICH, CONNECTICUT

Luxury Hawthorne beach home with harbor views, hardwood floors, a secluded deck, remotely operated HVAC/security system and studio guest suite. The interior features select finishes by Urban Archaeology, Restoration/Rocky Mountain Hardware and Ann Saks tile in the kitchen.

5 bedrooms, 6 full baths | \$4,900,000
 Represented by: Tamar Lurie & Jen Danzi | Sales Associates
 C. 203.536.6953 | Tamar.Lurie@ColdwellBankerMoves.com
 Coldwell Banker Realty



WESTPORT, CONNECTICUT

This exquisite home is perfectly designed to capture the beauty and romance of living by the water, with views from almost every room; spacious, welcoming open spaces; impressive entertaining opportunities; and an extraordinary level of quality and amenities.

4 bedrooms, 6 full and 3 half baths | \$4,099,000
 Represented by: Totney Benson | Sales Associate
 C. 203.856.9794 | Totney.Benson@CBMoves.com
 Coldwell Banker Realty



WESTON, MASSACHUSETTS

Unparalleled in beauty and state-of-the-art amenities, this property offers style, comfort and prestige with a complement of buildings nestled on 4.57 acres with a fruit orchard, gardens, lawn and views of Weston Golf Club from a gated hilltop. Pool, pool house, tennis court and more.

6 bedrooms, 10 baths | \$15,900,000
 Represented by: Kathryn Alphas Richlen | Sales Associate
 C. 781.507.1650 | O. 781.894.5555
 Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

This magnificent stone-and-shingle estate is on a 2-acre sanctuary in the exclusive Weston Golf Club area. The 12,000-plus-square-foot home has exquisite craftsmanship, state-of-the-art technology and sumptuous amenities. Its open floor plan offers beautifully proportioned rooms.

5 bedrooms, 6 full and 1 half baths | \$8,500,000
 Represented by: Kathryn Alphas Richlen | Sales Associate
 C. 781.507.1650 | O. 781.894.5555
 Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

Distinctive stone-and-shingle estate with panoramic views of scenic water fairways offers the rare opportunity to acquire an exceptional property in the premier Weston Golf Club neighborhood. The 11,000-square-foot house is sited to showcase the breathtaking setting.

5 bedrooms, 6 full and 1 half baths | \$8,800,000
 Represented by: Kathryn Alphas Richlen | Sales Associate
 C. 781.507.1650 | O. 781.894.5555
 Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

Exquisite custom-built estate on 2.56 private acres in Weston's most desired Golf Club area boasts superb custom craftsmanship, unparalleled attention to detail and a floor plan that balances gorgeous public/private spaces, and a fabulous 6-car heated attached car barn.

4 bedrooms, 6 baths | \$7,950,000
 Represented by: Kathryn Alphas Richlen | Sales Associate
 C. 781.507.1650 | O. 781.894.5555
 Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

Magnificent country estate with manicured English gardens, sweeping lawn and carriage house is on 3 pastoral acres abutting conservation land. Completely remodeled, the 10,000-square-foot house has a stunning interior and youthful décor with the ultimate in luxury finishes.

6 bedrooms, 9 baths | \$7,499,000

Represented by: Kathryn Alphas Richlen | Sales Associate

C. 781.507.1650 | O. 781.894.5555

Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

Experience the idyllic splendor of this palatial Mediterranean-style estate set amidst sumptuous formal gardens on 12 pastoral acres with a carriage house, pool, tennis court and barn, paddocks, dressage ring and equestrian trails to conservation land.

6 bedrooms, 4 full and 3 half baths | \$6,200,000

Represented by: Kathryn Alphas Richlen | Sales Associate

C. 781.507.1650 | O. 781.894.5555

Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

Custom 12,000-square-foot Shingle-style home, impeccably designed with exquisite finishes, features premier construction and is on 7+ acres abutting conservation trails on one of Weston's most scenic lanes. The park-like grounds include a tennis court, skating pond and sledding hill.

6 bedrooms, 4 full and 3 half baths | \$6,200,000

Represented by: Kathryn Alphas Richlen | Sales Associate

C. 781.507.1650 | O. 781.894.5555

Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

Impeccable design, top-of-the-line materials and state-of-the-art technology crafted by a premier team of architect, builder and artisan wood-working firm elevate this owner-built, 8,155-square-foot home sited on a 1.54-acre corner lot. Enjoy a wine cellar, chef's kitchen and more.

5 bedrooms, 8 baths | \$4,975,000

Represented by: Kathryn Alphas Richlen | Sales Associate

C. 781.507.1650 | O. 781.894.5555

Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

New construction offers dazzling contemporary flair with 1-floor living in a spectacular 8,000-square-foot open plan with magnificent hilltop views from walls of glass. Massive windows showcase the 1.2-acre landscape, a fabulous deck and patio with serene vistas and privacy.

5 bedrooms, 4 full and 1 half baths | \$3,695,000

Represented by: Kathryn Alphas Richlen | Sales Associate

C. 781.507.1650 | O. 781.894.5555

Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

Impeccably renovated and expanded 8,996-square-foot Colonial in a lushly landscaped, 1.46-acre setting on a premier south-side cul-de-sac offers exceptional architectural detail, outstanding custom built-ins throughout, and a flexible floor plan for modern family living.

6 bedrooms, 6 full and 2 half baths | \$3,595,000

Represented by: Kathryn Alphas Richlen | Sales Associate

C. 781.507.1650 | O. 781.894.5555

Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

Timeless beauty in architecture with a sun-drenched floor plan and every amenity for modern living. This impeccably designed 8,500-square-foot Colonial on 1.43 acres is in a scenic family neighborhood. Excellent flow from foyer to gracious dining room/butler's pantry to living room.

5 bedrooms, 7 full and 2 half baths | \$3,595,000

Represented by: Kathryn Alphas Richlen | Sales Associate

C. 781.507.1650 | O. 781.894.5555

Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



WESTON, MASSACHUSETTS

Tranquil pond vistas from spectacular windows, a flexible modern floor plan and a private setting amidst lush specimen plantings in a coveted Southside Weston neighborhood provide this 9,000-square-foot, multi-level custom home with prized attributes rarely available in one property.

5 bedrooms, 6 full and 1 half baths | \$3,495,000

Represented by: Kathryn Alphas Richlen | Sales Associate

C. 781.507.1650 | O. 781.894.5555

Kathryn.Richlen@NEMoves.com | Coldwell Banker Realty



BOSTON, MASSACHUSETTS

A large front garden welcomes you to this magnificent south-facing, Greek Revival single-family home on the crest of Mt. Vernon Street, Beacon Hill. Features include fine architectural detail, an elegant curving staircase, and a beautiful double living room with 13-foot ceilings.

6 bedrooms, 4 full and 1 half baths | \$7,975,000
 Represented by: Nancy Tye | C. 617.686.7637 | O. 617.247.2909
 Nancy.Tye@NEMoves.com | Coldwell Banker Residential Brokerage



BOSTON, MASSACHUSETTS

Dwell in this Pondsides Victorian Mansard on nearly a half-acre. An inviting wraparound porch graces the 5,400 sq ft home. Artisan craftsmanship from the mid-1800s throughout. Twelve gracious, sunlit rooms include a capacious master suite and in-law suite with kitchen and bath.

6 bedrooms, 4 full and 1 half baths | Price upon request
 Represented by: Janet Deegan | T. 617.835.0674
 CervoneDeeganRealEstate.com | info@CervoneDeeganRealEstate.com | Coldwell Banker Residential Brokerage



BROOKLINE, MASSACHUSETTS

Opportunity to own a Brookline estate with 2 contiguous single-family properties. 186 Warren is a Colonial Revival with a detached garage and 190 Warren is a stunning carriage house with a swimming pool. \$8,000,000. Available individually for \$3,750,000 each.

Represented by: Vicky & Blake Whitney | Sales Associates
V. 617.699.5015 | B. 857.225.2366
vwhitney@HammondRE.com | bwhitney@HammondRE.com
Hammond Residential: A Coldwell Banker Realty Company



BROOKLINE, MASSACHUSETTS

Landmark Pill Hill 1884 Shingle-style Queen Anne residence set on a half acre of grounds designed by Olmsted. Features include 7 bedrooms, 6.5 baths, 9 fireplaces, museum-quality craftsmanship and an artisanal gourmet kitchen. Separate entrance basement apartment.

7 bedrooms, 6 full and 1 half baths | \$4,200,000
Represented by: Alan Cohen | Sales Associate
C. 617.513.2769 | acohen@HammondRE.com
Hammond Residential: A Coldwell Banker Realty Company



NEWTON, MASSACHUSETTS

Historic 14-room English Revival residence is rich with original detail yet tastefully updated for today's living. The house includes 7 bedrooms, 4.5 baths and 5 fireplaces. The lower level features a 2-car garage with an electric charging station.

7 bedrooms, 4 full and 1 half baths | \$3,495,000
Represented by: Debby Belt | Sales Associate
C. 617.733.7922 | dbelt@HammondRE.com
Hammond Residential: A Coldwell Banker Realty Company



CHESTNUT HILL, MASSACHUSETTS

Thoroughly renovated Colonial Revival residence set on 40,133 square feet of land. Generous room proportions for grand entertaining highlight this house. Beautifully landscaped for privacy and seasonal beauty.

4 bedrooms, 4 full and 1 half baths | \$6,300,000
Represented by: Vicky & Blake Whitney | Sales Associates
V. 617.699.5015 | B. 857.225.2366
vwhitney@HammondRE.com | bwhitney@HammondRE.com
Hammond Residential: A Coldwell Banker Realty Company



BOSTON, MASSACHUSETTS

Exquisite penthouse in the The Mandarin residences. Enjoy luxury at its finest with 10 rooms, 360-degree views from many private roof terraces, a gourmet kitchen, direct elevator access, a lounge, and a master suite with large terrace, soaking bath, and his and hers dressing rooms.

4 bedrooms, 4 full and 1 half baths | \$28,000,000
 Represented by: Brigitte Petrocelli | Sales Associate
 C. 617.266.4430 | Brigitte.Petrocelli@NEMoves.com
 Coldwell Banker Realty



BOSTON, MASSACHUSETTS

With over 60 windows, this residence offers luxury on the grandest scale. Featuring 11-foot ceilings, gorgeous SieMatic kitchen, and multiple French doors with a Juliet balcony and brick terrace. Includes an elevator, 7 gas fireplaces, sumptuous master suite and rare large garden.

6 bedrooms, 7 full and 1 half baths | \$15,000,000
 Represented by: Rebecca Davis Tulman | Sales Associate
 C. 617.510.5050 | Rebecca.DavisTulman@NEMoves.com
 Coldwell Banker Realty



BROOKLINE, MASSACHUSETTS

Stately brick Georgian residence features a beautiful entry foyer, fireplaced library with custom millwork, glass-enclosed solarium, magnificent master suite, gym, elevator and 3-car garage. The outdoor living space offers a pool, cabana, patio and tennis court.

5 bedrooms, 5 full and 2 half baths | \$7,595,000
 Represented by: Jayne Friedberg | Sales Associate
 C. 617.899.2111 | Jayne.Friedberg@NEMoves.com
 Coldwell Banker Realty



WESTON, MASSACHUSETTS

One-of-kind stone-front Colonial, privately sited on 1.47 acres of land with handmade stone walls, Pebble-Tec pool with retractable cover, pool house, car barn with 2nd-floor office (designed to fit 2 lifts and 4 additional cars), a hot tub and a fire pit.

6 bedrooms, 6 full and 1 half baths | \$6,950,000
 Represented by: Paige Yates | Sales Associate
 C. 617.733.9885 | Paige.Yates@NEMoves.com
 Coldwell Banker Realty



SUDBURY, MASSACHUSETTS

Magnificent, architecturally significant estate set at the crest of a gated circular drive. This impressive home includes a chef's kitchen, fitness center, theater, game room, billiards room, wine cellar and more. Lush grounds are complemented by a gunite pool, patio, and 8-car garage.

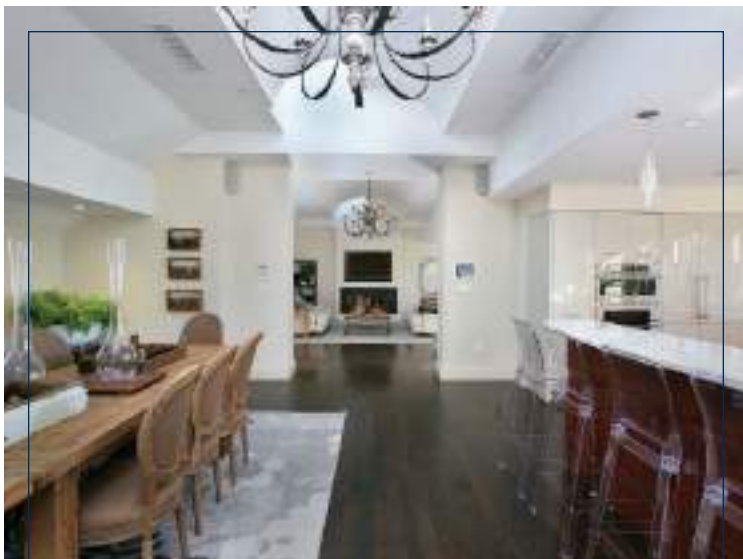
6 bedrooms, 7 full and 4 half baths | \$5,995,000
 Represented by: Leo Young & Denise Mosher | Sales Associates
 L. 781.285.8606 | D. 781.267.5750 | Leo.Young@NEMoves.com
 Denise.Mosher@NEMoves.com | Coldwell Banker Realty



BROOKLINE, MASSACHUSETTS

Stately Colonial on a 1.34-acre lot in the heart of the Reservoir section of Brookline. The home features 15 rooms with 6 bedrooms, 4 full baths, 2 half baths and 4 fireplaces. Enjoy a caterer's kitchen and a master retreat with vaulted ceiling and fireplace.

6 bedrooms, 4 full and 2 half baths | \$5,850,000
 Represented by: Kathryn Joyce | Sales Associate
 C. 781.929.1643 | Kathryn.Joyce@NEMoves.com
 Coldwell Banker Realty



BOSTON, MASSACHUSETTS

Spectacular one-of-a-kind South End penthouse features 3 bedrooms all with en suite baths, soaring ceilings, gorgeous hardwood floors, a private elevator, gas fireplace and a private roof deck. Open-concept living, dining and kitchen area overlooks the fountains in Union Park.

3 bedrooms, 3 full and 1 half baths | \$5,500,000
 Represented by: Richard Egan | Sales Associate
 C. 617.216.0996 | Richard.Egan@NEMoves.com
 Coldwell Banker Realty



NEWTON, MASSACHUSETTS

A gated entry leads to this 10,000-plus-square-foot brick home on 1+ acres with a pool and pool house. The grounds offer great privacy, yet you're close to schools and Boston. Enjoy custom millwork and finishes, 10' ceilings, an open kitchen/family room concept, and so much more.

7 bedrooms, 8 full and 1 half baths | \$5,495,000
 Represented by: Jamie Genser | Sales Associate
 C. 617.515.5152 | O. 617.731.2447 | Jamie.Genser@NEMoves.com
 Coldwell Banker Realty



NEWTON, MASSACHUSETTS

Stunning new construction has a masterfully designed open floor plan featuring a spacious kitchen and breakfast room, light-filled entry with 2-story foyer, glass panels flanking the living and dining rooms, 3 fireplaces, a glass staircase, exercise room and a 3-car garage.

7 bedrooms, 7 full and 1 half baths | \$4,995,000
 Represented by: Jayne Friedberg | Sales Associate
 C. 617.899.2111 | Jayne.Friedberg@NEMoves.com
 Coldwell Banker Realty



WESTON, MASSACHUSETTS

Exquisite renovated estate property in exclusive Weston Golf Club location. This magnificent home offers extraordinary custom detail and modern craftsmanship throughout. Minutes to major routes, public and private schools, and conservation trails.

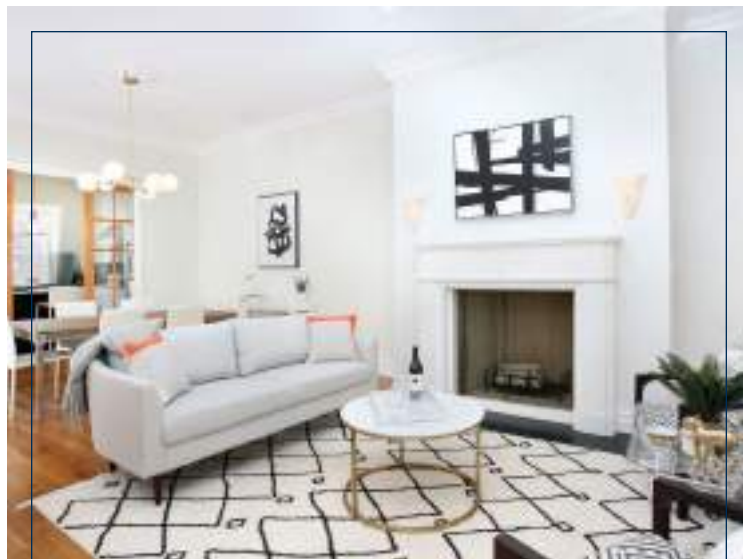
5 bedrooms, 7 full and 1 half baths | \$4,750,000
 Represented by: Deena Powell | Sales Associate
 C. 781.718.6555 | Deena.Powell@NEMoves.com
 Coldwell Banker Realty



BROOKLINE, MASSACHUSETTS

Situated on almost 1 acre of landscaped grounds, this beautiful 1938 brick Colonial features exquisite detail throughout. Includes a banquet-sized dining room, spacious living room with fireplace, tranquil master suite, sunroom with French doors, a welcoming foyer and a patio.

5 bedrooms, 4 full and 1 half baths | \$4,350,000
 Represented by: Jamie Genser | Sales Associate
 C. 617.515.5152 | Jamie.Genser@NEMoves.com
 Coldwell Banker Realty



BOSTON BACK BAY, MASSACHUSETTS

Exquisite renovation of this penthouse with private roof deck and terrace. Extensive list of works performed include relocation and enlargement of kitchen, replacement of all HVAC, plumbing and electrical systems, new hardwoods and new elegant baths. Elevator access to the living area.

3 bedrooms, 2 full and 1 half baths | \$4,200,000
 Represented by: Ellen Meyers | Sales Associate
 C. 617.763.0407 | O. 617.266.4430
 Ellen.Meyers@NEMoves.com | Coldwell Banker Realty



BOSTON, MASSACHUSETTS

Stunning 49th-floor corner Grand Tower residence offers spectacular views, a gracious marble foyer, gas fireplace, and open-concept kitchen, living, and dining area. 24-hour concierge, doorman, outdoor terrace, indoor pool, fitness facility and 2-valet-garage parking spots.

3 bedrooms, 3 full and 1 half baths | \$4,165,000
 Represented by: Joseph DeAngelo | Sales Associate
 C. 617.680.7371 | Joe.DeAngelo@NEMoves.com
 Coldwell Banker Realty



NEWTON, MASSACHUSETTS

On top of W. Newton Hill, this 1914 stucco Colonial on an acre is a perfect blend of old world charm, architectural detail and rooms for today's modern living. Each room is a masterpiece of period detail. This home offers formal entertaining spaces, and comfortable living areas.

5 bedrooms, 3 full and 1 half baths | \$3,995,000
 Represented by: Paige Yates & Claire Callewaert | Sales Associates
 P. 617.733.9885 | C. 508.808.8234 | Paige.Yates@NEMoves.com
 Claire.Callewaert@NEMoves.com | Coldwell Banker Realty



LEXINGTON, MASSACHUSETTS

Exquisite new Lexington estate by renowned, Boston-based, design-build team, with stunning views of Granny Pond and Wachusett Mountain. Modern farmhouse style with stunning architecture and clean, exquisite finishes. An oasis in one of Boston's best suburbs.

6 bedrooms, 5 full and 2 half baths | \$3,695,000
 Represented by: Elizabeth Crampton | Sales Associate
 C. 781.389.4400 | Elizabeth.Crampton@NEMoves.com
 Coldwell Banker Realty



NEWTON, MASSACHUSETTS

One-of-a-kind property on nearly 1 acre provides a captivating setting for indoor-outdoor entertaining. Renovated stucco carriage house offers European detail, front-to-back foyer, 1st-floor master, open-concept kitchen-family room and large dining room. Enjoy the garden and pool.

5 bedrooms, 4 full and 2 half baths | \$3,500,000
 Represented by: Maxine Burtman | Sales Associate
 C. 617.818.2447 | Maxine.Burtman@NEMoves.com
 Coldwell Banker Realty



NORWELL, MASSACHUSETTS

Grand waterfront residence offers the ultimate in luxury and design on a prime cul-de-sac setting with deep-water dock. Features include an unparalleled kitchen, family room with soaring vaulted ceiling, outdoor oasis, office, au pair suite, theater, sauna, gym and 5 garage spaces.

6 bedrooms, 6 full and 3 half baths | \$3,500,000
 Represented by: Paul Jevne | Sales Associate
 C. 781.254.4197 | Paul.Jevne@NEMoves.com
 Coldwell Banker Realty



LINCOLN, MASSACHUSETTS

Custom-built, eco-friendly family compound boasting health-conscious design with all the luxuries of fine living. On 7+ acres in a premier Lincoln location, this property offers flexibility for today's family with a 4-bedroom main house, 1-bedroom guesthouse and 1-bedroom carriage house.

6 bedrooms, 3 full and 1 half baths | \$3,450,000
 Represented by: Brigitte Senkler & Peggy Dowcett | Sales Associates
 B. 978.505.2652 | P. 978.302.3988 | Brigitte.Senkler@NEMoves.com
 Peggy.Dowcett@NEMoves.com | Coldwell Banker Realty



DOVER, MASSACHUSETTS

Exceptional custom-built New England Colonial with contemporary influences set on 8 acres has been renovated and was carefully designed and built with uncompromised detail. This elegant estate includes 12,000 square feet, a guesthouse, pool and pool house.

6 bedrooms, 6 full and 2 half baths | \$3,400,000
 Represented by: Felicia Captain & Laurin Shields | Sales Associates
 F. 781.775.9925 | L. 617.775.3947 | Felicia.Captain@NEMoves.com
 Laurin.Shields@NEMoves.com | Coldwell Banker Realty



NEWTON, MASSACHUSETTS

Masterfully rebuilt in 2015 and impeccably designed, this home showcases the highest level of craftsmanship, millwork and color schemes throughout. Pristine fenced grounds, with a large bluestone patio, stone walls and playscapes, provide outdoor entertaining areas.

5 bedrooms, 6 full baths | \$3,395,000
 Represented by: Deena Powell | Sales Associate
 C. 781.718.6555 | Deena.Powell@NEMoves.com
 Coldwell Banker Realty



GILFORD, NEW HAMPSHIRE

Stunning Contemporary with a dramatic open floor plan, lavish granite, a stainless chef's kitchen, and formal dining room. Walk-out lower level includes a wet bar and plenty of game space. Three finished levels. Exterior features include 2 stone patios, a hot tub, and a large docking system for multiple boats.

4 bedrooms, 3 full and 1 half baths | \$2,450,000
Represented by: Ellen Mulligan | C. 603.387.0369 | EllenMulligan.com
Ellen@EllenMulligan.com | Coldwell Banker Realty



BELMONT, MASSACHUSETTS

Spectacular new construction on Belmont Hill by sought-after builder. Amazing features include high ceilings, custom built-ins, coffered ceilings and crown molding, plus an expansive kitchen with custom cabinetry and quartz counters. This home will impress from the moment you enter.

7 bedrooms, 7 full and 1 half baths | \$3,150,000
Represented by: Lori Orchanian | Sales Associate
C. 617.413.6770 | Lori.Orchanian@NEMoves.com
Coldwell Banker Realty



WELLESLEY, MASSACHUSETTS

Traditional Colonial Farmhouse with a modern edge. This gorgeous 6-bedroom new construction features 4 floors of living with the floor plan everyone wants, with top-of-the-line finishes. Enjoy an excellent commuter location, close to restaurants and shops.

6 bedrooms, 5 full and 1 half baths | \$2,995,000
Represented by: Melissa Dailey | Sales Associate
C. 617.699.3922 | Melissa.Dailey@NEMoves.com
Coldwell Banker Realty



LEBANON, NEW HAMPSHIRE

This beautifully crafted, 9,000-square-foot home is situated on 70 glorious acres of fields and forest. Features include a magnificent great room, professionally equipped kitchen, spacious media room with bar area, indoor lap pool and more. Excellent schools, top-notch medical facilities and a regional airport nearby.

5 bedrooms, 5 full and 1 half baths | \$1,950,000
 Represented by: Jeff Adie | O. 603.863.4444 | C. 603.568.0609
JeffAdie@gmail.com | Coldwell Banker Lifestyles



HANOVER, NEW HAMPSHIRE

Privacy, expansive views, captivating sunsets and sunrises, abutting the Appalachian Trail — all on 52 acres and only 10 minutes from DHMC, Dartmouth and downtown. This traditional New England home sits high on a hilltop, surrounded by perennial gardens, stone walls and terraces, fruit trees, raised garden beds, and a pool with mountain views.

4 bedrooms, 4 full and 1 half baths | \$1,875,000
 Represented by: Amy Redpath | O. 603.643.6406 | C. 603.643.9405
Amy@TheCBLife.com | Coldwell Banker Lifestyles



HANOVER, NEW HAMPSHIRE

Every room of this spacious Colonial enjoys an abundance of natural light and pastoral views on this magnificent horse farm. Features include a spectacular 7,200-square-foot indoor dressage arena, heated viewing room, 6 stables, and a tack room with a half bath and washing machine.

5 bedrooms, 4 full and 2 half baths | \$1,750,000
 Represented by: Nan Carroll | O. 603.643.6406 | C. 802.356.3560
Nan@TheCBLife.com | Coldwell Banker Lifestyles



HANOVER, NEW HAMPSHIRE

This 1932 beauty overlooking the Connecticut River exudes the old world charm of a classic Colonial. Boasting generous rooms, arched entryways, original hardwood floors, a handsome living room with a fireplace, formal dining room, and an updated kitchen with original built-in features. Enjoy the proximity to trails along the river, only 3 blocks to town and campus.

4 bedrooms, 2 full and 1 half baths | \$1,395,000
 Represented by: Nan Carroll | O. 603.643.6406 | C. 802.356.3560
Nan@TheCBLife.com | Coldwell Banker Lifestyles



SHELBURNE, VERMONT

Comfortable living awaits in this home constructed with fine materials, featuring an open floor plan, chef's kitchen, formal dining room, sunken living room with built-in window seating and a bonus room. Screened-in porch and back deck. An oasis with views on 10-plus acres. Just 10 miles from The University of Vermont and Burlington International Airport.

3-plus bedrooms, 3 baths | \$1,450,000
 Represented by: Kieran Donnelly | T. 802.846.9509
 Vermont-Properties.com | Coldwell Banker Hickok & Boardman



SHELBURNE, VERMONT

Custom-built Contemporary home on 1.26 acres in a secluded hilltop neighborhood. Large open spaces offer abundant light throughout. Other features include a 1st-floor master suite, a garage with workout room and an in-law/guest suite above, plus a 2-story barn with separate office. The inviting outdoor spaces are surrounded by beautiful landscaping.

4 bedrooms, 4 baths | \$1,695,000
 Represented by: Brian Boardman | T. 802.846.9510
 BrianBoardmanGroup.com | Coldwell Banker Hickok & Boardman



ALBURGH, VERMONT

Beautifully maintained with over 3,000 square feet of living space featuring unobstructed views of Lake Champlain. The property includes an 18-hole turnkey golf course including a clubhouse, fully-equipped restaurant and bar with banquet room, pro shop, office, maintenance garage, and 1,717 feet of shoreline on 414 acres.

4 bedrooms, 3 baths | \$3,300,000
 Represented by: Phil Gerbode | T. 802.309.3353
 VermontChoiceProperties.com | Coldwell Banker Hickok & Boardman



CHARLOTTE, VERMONT

Expanded Cape home with a 3-story boat barn and waterfront lot with a dock across the street. Enjoy Lake Champlain views! Features include a 1st-floor in-law/au pair suite, upgraded kitchen and family room, formal dining room, 2-story living room and a master suite with fireplace and balcony. On 3-plus acres with gardens and a pond.

4 bedrooms, 5 baths | \$1,595,000
 Represented by: Brian Boardman | T. 802.846.9510
 BrianBoardmanGroup.com | Coldwell Banker Hickok & Boardman



MOUNT VERNON, OHIO

Attention to every detail has been paid in this custom-built Weaver smart home on almost 3 acres. Enjoy a fully customized smart kitchen with a butler's pantry, home video monitoring system, water filtration system, personal wine cellar, heated yoga studio, additional RV garage, and extended outdoor living, which includes a kitchen, fire pit, and hot tub!

4 bedrooms, 4 full and 1 half baths | \$1,199,000

Represented by: Ashley Spencer | ashley.spencer@kingthompson.com

T. 740.704.7470 | Coldwell Banker King Thompson



NAPERVILLE, ILLINOIS

This 2015-built modern farmhouse with a sports court and in-ground pool is situated near downtown Naperville. Tall, 20-foot ceilings boast great light in the open-concept family room which opens to the kitchen, dining and music rooms. Other features include a 1st-floor master, circular staircase, lower level with bar, a golf simulator, rec area, sauna and spa.

5 bedrooms, 6 full and 2 half baths | \$1,999,999

Represented by: Gail Niermeyer | Gail.niermeyer@cbexchange.com

T. 630.430.1835 | Coldwell Banker Realty



NAPERVILLE, ILLINOIS

Set on 2.2 acres and minutes to downtown Naperville, this home offers exceptional architectural features, a porte cochere, gourmet kitchen, and private den. The stunning master suite offers a spa-like bath. Other features include 3 additional en suite bedrooms, a basketball sport court, game room, and a custom pub bar. Property is zoned for horses.

5 bedrooms, 6 full and 1 half baths | \$1,875,000

Represented by: Gail Niermeyer | Gail.niermeyer@cbexchange.com

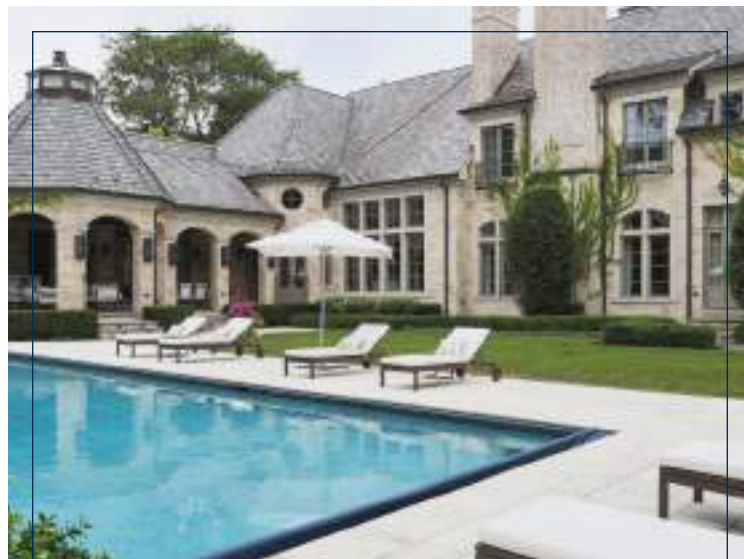
T. 630.430.1835 | Coldwell Banker Realty



CHICAGO, ILLINOIS

Thompson House remains one of the most visually stunning landmark homes in Chicago's Gold Coast. This grand residence on Dearborn Street is located in a residential/business planned development area, which offers many use possibilities. Impeccably detailed woodwork and gorgeous stained-glass windows speak to the affluence of a bygone era.

6 bedrooms, 6 full and 1 half baths | \$19,500,000
 Represented by: Karen Iantorno & Tatiana Miller | T. 312.750.9333
 karen@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

Situated on a 1.75-acre lot, this Southeast Hinsdale, 16,000-square-foot estate is completely private, enclosed by a stone wall/gates from the original 1926 estate. The 1st-floor master bedroom has a Carrera marble, hand-carved fireplace, and private patio with pool access. Outdoor area features an al fresco terrace and landscaped gardens. Private Listing.

6 bedrooms, 8 full and 2 half baths | \$8,900,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

Built and designed by 2 of the biggest names in the business, builder Dave Knecht and architect Michael Abraham. Outfitted with couture features at every turn and curated with the finest architectural designs. It will truly take your breath away! Features include a game room, pub and sports court with stadium seating.

6 bedrooms, 6 full and 4 half baths | \$5,495,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

Sophisticated and elegant, this bespoke Southeast Hinsdale estate, on over an acre of land, provides a lifestyle of world-class refinement. The master bedroom suite with soaring ceilings and a fireplace is the essence of luxury. A backyard oasis with a resort-style pool, hot tub, large stone patio, outdoor fireplace, and cabana awaits! Private Listing.

7 bedrooms, 7 full and 2 baths | \$5,400,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



HIGHLAND PARK, ILLINOIS

Situated on one of the most desirable locations on the North Shore, this private residence was built for resort-style living on a rarely found 1.5-acre lakefront setting. This home boasts a high-end chef's kitchen, spacious 1st-floor master and a 38-foot indoor lap pool. This residence allows one to live and vacation at home.

5 bedrooms, 8 full and 1 half baths | \$5,300,000
 Represented by: Annie Royster Lenzke | T. 847.414.4045
 annie@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

Lavish living awaits in this East Coast-inspired estate built by one of the most distinguished builders in town, Dave Knecht. Intricate wood patterns, Ann Sachs tiles, Waterworks fixtures and walls of floor-to-glass invite natural light in and emphasize the exceptionally generous scale of the home with an impressive coach house.

5 bedrooms, 6 full and 3 half baths | \$4,399,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

Situated on one of the best .81 of an acre on Park Street in Southeast Hinsdale, you have true privacy in this home. Amazing views from all the windows, with southern exposure from almost every room. A true sense of tranquility and calm envelops you in the expansive private backyard with bluestone patio, fireplace and glorious lawn. Private Listing.

7 bedrooms, 6 full and 3 half baths | \$4,199,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

Flawlessly designed and crafted with superlative quality and architectural integrity, this stately Southeast Hinsdale estate is an entertainer's dream. The estate features a gourmet kitchen, family room with a coffered ceiling and fireplace, rec room, wine cellar, and outdoor pool and kitchen. Truly a captivating home. Private listing.

6 bedrooms, 8 full and 2 half baths | \$3,999,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



OAK BROOK, ILLINOIS

Built on a grand scale of elegance, this opulent estate in the heart of Oak Brook is luxury living at its finest. Entertain guests in the great room with a beautiful fireplace adorned with floor-to-ceiling mahogany, an antique chandelier, and dramatic windows spanning 2 stories, which overlook the water.

6 bedrooms, 6 full and 2 half baths | \$3,999,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

Located on 2 lots totaling 1.15 acres in Southeast Hinsdale, this iconic home is a once-in-a-lifetime opportunity. The private estate welcomes with a circle drive and beautiful landscaping. Move right in, build your own estate, or subdivide and build 2 homes (with village approval). An exceptional layout with all bedrooms on the 2nd floor. Private Listing.

8 bedrooms, 6 full and 2 half baths | \$3,995,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

Situated on a premier 78' x 333' lot in Southeast Hinsdale, this estate is being built by one of Hinsdale's most reputable builders, J Jordan Homes and designed by distinguished Patrick Fortelka of Moment Design. It's the pinnacle of design in a marquee location with over 5,000 square feet of above-ground living space. Private Listing.

7 bedrooms, 7 full and 2 half baths | \$3,995,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



LAKE FOREST, ILLINOIS

This modern-day masterpiece is a renovated work of art by highly acclaimed designer, Megan Winters. Designed in 1962 by renowned architect Jerome Cerny, this beauty rests on 1.85 acres east of Sheridan Road and blocks from Lake Michigan. This home maintains the charm of the original exterior, while creating an entirely new living experience.

5 bedrooms, 5 full and 1 half baths | \$3,799,000
 Represented by: Annie Royster Lenzke | T. 847.414.4045
 annie@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

This sophisticated residence on a 100' x 200' lot in the heart of Southeast Hinsdale checks all the boxes. A stunning foyer, divine dining room, gorgeous chef's kitchen, lavish master bedroom suite, and a glorious yard with sparkling pool are only a few highlights of this sensational estate.

5 bedrooms, 6 full and 1 half baths | \$3,499,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

This super sexy Southeast Hinsdale home is set on over a half acre in a premier walk-to-town locale. They nailed it with a fashion-forward design and trendsetting high style. From the posh 2-story foyer, to the chic dining room, state-of-the-art kitchen, alluring master suite and stunning outdoors, you will be left breathless. Private Listing.

5 bedrooms, 5 full and 1 half baths | \$3,499,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



HINSDALE, ILLINOIS

This couture home, built by J Jordan, is set on a 99' x 197' Southeast Hinsdale lot and highlights the builder's passion for excellence. It will thrill you with its captivating street presence, ravishing interior with top-shelf finishes and, to delight the entertainer, an outdoor paradise with terraces, pergolas, and barbecue kitchen. Private Listing.

5 bedrooms, 6 full and 2 half baths | \$3,299,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



GLEN ELLYN, ILLINOIS

Nestled within a picturesque setting on over 3 acres of very private lush beauty with sweeping lawns and tall trees, this New England-style home, with approximately 13,000 square feet, integrates rich architectural artistry throughout and provides an exclusive retreat, which rivals any luxurious resort. Private Listing.

5 bedrooms, 5 full and 3 half baths | \$3,299,000
 Represented by: Dawn McKenna | T. 630.686.4886
 dawn@dawnmckennagroup.com | Coldwell Banker Realty



SHOREWOOD, MINNESOTA

An architectural masterpiece in a park-like setting, this home lives to entertain. The interior features formal and informal living spaces with exquisite finishes. The breathtaking grounds are fully fenced and provide a private retreat, complete with a heated pool, outdoor kitchen and fire pit. Association includes a deeded boat slip on Lake Minnetonka.

5 bedrooms, 8 baths | \$3,495,000
 Represented by: Drew Hueler | T. 612.701.3124
 drew.hueler@cbrealty.com | Coldwell Banker Realty



WOODLAND, MINNESOTA

Extraordinary home at 17900 Shavers Lane sits on nearly 4 acres with extreme privacy. Gorgeous estate setting offers 2 master suites, a swimming pool, newly remodeled pool house, tennis court, and indoor endless lap pool. A truly turnkey home. Convenient access to Minneapolis and MSP airport.

6 bedrooms, 8 baths | \$2,995,000
 Represented by: Melissa Johnson | T. 612.670.3456
 Melissa.Johnson@CBBurnet.com | Coldwell Banker Realty



MAZOMANIE, WISCONSIN

Spectacular Tudor ranch home overlooking 120 acres of picturesque rolling hills, just 30 miles to Madison! Architectural excellence with soaring timber-beamed ceilings, walls of glass, artisan cabinetry, crafted ironwork, a chef's kitchen, luxe spa baths, a serene master suite, and guest or au pair suites. Magnificent terrace and pool.

5 bedrooms, 5 full and 3 half baths | \$3,750,000
 Represented by: Barbie Murawski | C. 608.422.2820
 BMurawski@CBSuccess.com | Coldwell Banker Success



RED LODGE, MONTANA

Just an hour from Yellowstone, "River Run" is 15.8 acres with 1/3 mile of creek frontage, a serene pond and stunning mountain views! Every inch of this furnished home is lavishly finished in contemporary Western style; reclaimed barn wood, 4 fireplaces, and a custom kitchen. Two lots with a 2nd creek-front building site. Uniquely Montana in style.

4 bedrooms, 4 baths | \$1,999,000
 Represented by: Marcella Manuel | T. 406.671.3790
 marcella@cbthebrokers.com | Coldwell Banker The Brokers



BY CAMILLA MCLAUGHLIN

THIS YEAR, PERSONAL STYLE DICTATES A RELAXED BUT STILL ELEGANT DESIGN ETHOS EMBRACING CURVES, COLOR AND COMFORT.

What's in and what's out usually dominate design discussions, but homeowners' desires today transcend colors or square footage. Instead, words like comfort, happiness and versatility pepper conversations with designers asked about the consumer mindset today.

"Generally speaking, everyone wants things to be more casual these days, even in the city." Even in more formal homes, "they want extremely relaxed, flexible, comfortable," observes Manhattan designer and member of the AD 100 Liliane Hart. Overall, she says, "People are living more intimately." A majority want to use all the spaces in their home with no room off limits to children or dogs.

"Comfort is becoming even more of a request,

and we are using a lot of performance fabrics — clients appreciate the durability," says Christopher Grubb, founder and president of Arch-Interiors Design Group in Beverly Hills.

"People are much more in tune to their interiors, men and women alike," observes Tony Sutton, president and owner of Est Est, an award-winning interior design firm in Scottsdale. "Men are much more involved in the process because they do care, and they understand the psychological influence the space has on mood."

In a way, it all comes down to happiness, says Elissa Morgante, founding partner of Morgante Wilson Architects. "When we collaborate with our clients, we are more focused than ever on the simple priority of creating a home that brings them pleasure

every time they walk in the door. There's a lot of freedom in that approach to design because you're not concerned about following rules or making a safe choice or thinking about whether something is in or out of style. Instead, the guiding principle is the idea that your home should make you happy — and that's all about personal choices rather than following trends."

Embracing Personal Style

Homeowners, particularly the affluent, continue to expect their residence to be uniquely their own. Compared to even a few years ago, they are surprisingly liberated and apt to pursue rooms, aesthetics, and special interests they consider essential to their lifestyle. Features such as outdoor



PHOTOS COURTESY DONNA MONDI

Contemporary wallcovering conveys a fresh sensibility to a classic foyer, above left, while a striking textural pattern elevates the prelude to an Art Deco interior, above right. Mixed materials and contrasting forms, punctuated with splashes of red, harmonize in the kitchen, right.



PHOTO COURTESY MORGANTE WILSON

connections, ancillary spaces and versatility contribute even more to desirability and value.

"With all the choices on the market, I find people are able to embrace their personal style and not feel like they have to follow a fad. Even trends they may not be fully committed to, if it feels right for a particular space or project, they will use a bit of it," says Grubb.

"I am seeing a little bit of settling as far as styles are concerned. People aren't as nervous about what's the most popular style," says Sutton. And the good news, he says, referencing the mix of architecture in new construction and renovations, is a variety of styles are trending across the U.S.

Inside and outside, the farmhouse style is waning. Contemporary is growing as a top preference, particularly for elevations, while newly streamlined expressions make traditional and regional vernaculars increasingly relevant, stoking demand.

Thinking Long-Term

No longer living in the moment and ready to change interiors on a whim, homeowners are looking for value and thinking long-term, something designers say they have been preaching for years. Antiques, whether single statement pieces or authentic accents, are back in favor along with higher-quality furnishings. "Smart people realize the value in doing it right the first time as opposed to instant gratification," says Sutton.

"Pick a statement piece for the room, whether it's a stunning chandelier, dramatic wall finish, or oversized piece of art, and put your money there. Save money on side tables, accent pieces, accessories, and pillows. Those items can be updated every 5-10 years to give you a new look," explains Chicago designer Donna Mondì.

It's All in the DETAILS

Rather than broad sweeps, details and incremental changes tell this year's design story as linear forms begin to give way to softer shapes. "There is a strong swing toward sculptural furniture. Anything round, such as a curved banquette, round pillows, round rugs, sofas with curves, are really in. I am

seeing a lot of color again. Everyone wants it. They are not interested in grey interiors anymore. I am using color in fabrics, even walls. The combination of rounded shapes and more color creates a lot visual interest," shares Hart.

"At our firm, we've noticed increased interest in architectural details this year, such as arched entryways and wood paneling. Plaster walls are also extremely popular. When it comes to furniture, caning, reeded details and curved forms, seem to be taking center stage," says Anelle Gandelman, founder of A-List Interiors in Manhattan.

Black is back as a preferred and versatile design element, and it's one indication of industrial chic finding its way into more residential settings. From black frames surrounding doors and windows, to the use of metals in railings, to window sizes and patterns along with laser-cut ornamental metal, elements associated with the industrial style have become desired additions to interiors.

What's in demand this year? Wallpaper, which some designers say they employ more frequently than paint. An injection of technology has given this most traditional of finishes a new life. "There are more wallpaper options out there than ever, thanks to advances in technology. Manufacturers can now digitally create the beautiful, luxurious look of expensive hand-painted or hand-blocked papers, or embed wallpapers with materials such as mica, glass beads, or even capiz shells to add interest and texture," says Morgante. "The bold prints, high-contrast colors and interesting textures available today are especially fun to incorporate in small 'jewel box' spaces such as powder rooms or foyers."

Making Great Rooms Greater

Open plans combining great room, kitchen and dining are here to stay, at least for now, but the execution is increasingly nuanced. "Some of our clients are no longer interested in a completely open floor plan, but the functionality of a great room is still desirable. Rather than one large, cavernous open space, we are creating distinct zones with architectural details such as beams to visually divide the great room, creating the feeling of more



A Birds Lampadaire and a caned Armand Chaise chair pay homage to whimsical classics.

A curved banquette is reimagined in a collection honoring Roche Bobois' 60th anniversary.



No boundaries! Indoors and outdoors merge in an outdoor room finished as beautifully as the adjoining interior space.



Vertical shades continue the geometric repetition. Soft seating, rounded shapes are a counter to the linear forms.



PHOTOS BY MICHEL GIBERT



A sense of repose imbues this sitting room, which is a private sanctuary off a large dressing room.

inviting, intimate spaces within the larger room,” shares Gandelman.

Instead of one large seating arrangement in a large room, Hart creates several groupings. Swivel chairs add versatility and the ability to connect with more than one activity in the room. Another strategy is a game table or smaller table off to the side, which creates a functional area still connected to the rest of the room.

Personal spaces are moving to the top of many wish lists. Gandelman says, “We are also getting requests for smaller private spaces such as sitting rooms, dressing rooms, pantries and even vestibules to break up a floor plan. These smaller areas are wonderful to design because clients are willing to take more risks in a small space, and we are able to create ‘wonderful moments.’”

In new builds where the entire apartment is an open space, Hart sees flexible walls that move or can be folded back allowing the ability to change the configuration when needed. Last year, a concept home built by KB Homes included a movable wall that could expand a bar area in the kitchen for entertaining or add space to a home office/guest room.

Hidden Gems

From glass-enclosed wine rooms, to studies, to kitted-out laundry rooms and pet spas, ancillary

spaces are in demand. They facilitate lifestyle and enhance value. “These little tiny spaces that were lower on the totem pole in terms of the big design attributes of a house suddenly become make-or-break features,” says K. Tyler, head of Interior Design at Morgante Wilson.

Rather than shouting for attention, some of the sexiest features today are tucked behind movable panels in bookshelves or secreted behind a partial wall. “Most of the time, when we design a hidden room or secret door, it’s purely for fun! They are unique, playful features that infuse a home with personality and character, and our clients love showing them off. At the same time, the ‘secret’ aspect of a hidden room makes it perfect for creating a space where homeowners can relax and unwind,” explains Morgante.

Grubb is transforming a second laundry room off a master bedroom into a private space he calls a “man spa.” Unfortunately, he adds, there isn’t enough room for a barber’s chair.

In kitchens, a full-length cabinet might open to reveal an office or working pantry. Butler’s pantries and messy kitchens sheltered behind a main kitchen are the secret sauce that makes an open kitchen/great room combo work so well, particularly for upscale homes.

Whether they set the tone for the interior,

tease a stunning view or simply honor arrivals, foyers are also having a moment. “My goal is for anyone entering to instantly take notice, have their curiosity piqued, and get excited about what is to come next as they enter the home,” says Mondì. Additionally, foyers are used to direct attention to certain features, such as an amazing view. “If you have an important piece of art, we draw your attention to it with perfect placement and spot lighting.”

Indoor-Outdoor Connections

Indoor-outdoor synchronicity continues to transform floor plans. Increasingly, main rooms are oriented toward an outdoor tapestry of covered and open spaces, lounge areas, gardens, water and fire features. Transitions seemingly disappear, creating a cohesive experience as much outside as it is indoors. Technology continues to enable enhanced connections with larger windows and doors, screens that do more than block insects, and glass that can change from translucent to opaque. Look for more integrated courtyards and strategies to bring more light into the center of homes.

Be Well

On the cusp of becoming a megatrend, wellness promises to be equally transformative, dramatically altering the way homes and residents interact. Among wealthy consumers, wellness is already a concern and designers report gyms, workout spaces, massage rooms, spas and saunas are anticipated additions to upscale homes.

“Designers are well-versed at sourcing solutions that can offer a better daily life and creating environments that are optimized for the occupant’s comfort and accessibility. From biophilic elements to features that optimize acoustics, designers have already begun to think about how spaces impact people,” observes Phil Scalia, co-founder and CEO of global wellness innovator Delos, which pioneered the concept of wellness real estate. Delos also offers guidance and evidence to support the work of designers.

Scalia and Delos are taking the built environment and wellbeing to the next stage of evolution with a home intelligence system, DARWIN Home Wellness Intelligence, that continuously monitors and remediates air and water quality in the home. The addition of lighting keyed to circadian rhythms, also executed via DARWIN intelligence, further enhances mood, memory and quality of sleep. Rather than simply passively monitoring, this system actively improves indoor air and water quality.

What will future homes look like? From the vantage point at the beginning of a new decade, we seem to be in a unique position as we look ahead to the decade that follows with potential transformative innovations as well as an ongoing style evolution on the horizon.

Married by Design

BY ROGER GRODY

THE PORTFOLIO OF HUSBAND-AND-WIFE FIRM TAYLOR & TAYLOR BUILDS UPON THE QUINTESSENTIAL STYLE THAT HAS MADE MIAMI A DAZZLING SHOWCASE FOR DESIGN.

Taylor & Taylor, based in Miami's colorful Wynwood Arts District, combines architecture and interior design in a practice adept at incorporating honored traditions into contemporary coastal and tropical environments. Fluent in both classical and modern languages of design, the firm's work fosters a relaxed, comfortable lifestyle that constantly blurs boundaries between indoors and out.

Since its founding in 1983, architect William Taylor and his interior designer wife, Phyllis, have built a prominent firm earning high-end residential and hospitality commissions throughout Florida, the Eastern Seaboard and the Caribbean. The couple — William is a fifth-generation Floridian and Phyllis a "recovering New Yorker" — met at the University of Florida and although both are modernists at heart, Taylor & Taylor deftly navigates a wide range of genres, from English Tudor to Mediterranean Revival.

The firm accommodates a celebrity clientele for which an easygoing lifestyle is as important as sophisticated aesthetics, and while the Taylors may defer to clients' personal style preferences, they ensure every project is sensitive to its local environment. "I just want to please our clients, designing what's appropriate for their lifestyles and appropriate for Florida," reports Phyllis Taylor, who insists even a French château can be compatible with local conditions in the Sunshine State. Even when there was no demand for the mod-

ernism the couple appreciates, she would maintain, "Our proportions always hold true, whether modern or classical, and we always infuse projects with what we know about the crystalline Florida light and our unique environmental influences."

Mrs. Taylor explains that Miami was not always the world-class capital of design it is today. She describes a city with a long history of importing styles from around the world and suggests that an inherent insecurity about its own architectural heritage led South Floridian designers to dismiss indigenous styles as unmarketable. It wasn't until Art Basel arrived in Miami Beach in 2002 that prominent international architects fell in love with the tropical metropolis, explains Phyllis, who states, "Only then did people start to embrace an international vibe." Now renowned architectural firms from Switzerland, Spain, Italy, and Latin America maintain offices in the city, whose creative energy is practically unrivaled.

Representative of Taylor & Taylor's work is a 2,500-square-foot penthouse in Coral Gables designed for U.S. Congresswoman Dr. Donna Shalala, former Secretary of Health & Human Services under President Clinton. William Taylor created an entirely new approach for the residence, which was totally gutted and reconfigured into an open concept encompassing the kitchen, living room and dining room. Phyllis Taylor introduced a signature design element, a partition handcrafted from maple that truly



PHOTO OF THE TAYLORS BY D2 STUDIO; ROOM PHOTO BY DEBORAH WHITLAW LLEWELLYN

WILLIAM & PHYLLIS TAYLOR



A contemporary Key Largo interior reflects a Zen-like serenity.



A collection of exotic artifacts does not distract from stunning penthouse views.

The Taylors created a gracious indoor-outdoor lifestyle in Key Largo.



defines the space. She explains that with the new open floor plan, it was important to provide a visual buffer, something to slow the eye from gravitating immediately to the terrace and ocean views.

The partition's Japanese-inspired basket-weave motif — it invites light into the space while keeping lines of sight unobstructed — pays homage to the residence's pioneering owner and women around the world. "We wanted to consider where women's hands have been evidenced from the beginning of time," explains Phyllis Taylor, noting that throughout history the woven basket has been a vessel for carrying goods that sustain families and communities. A Bokhara rug, which Shalala acquired in Iran when serving in the Peace Corps, was reimagined as pillow covers for a breakfast banquette.

Donna Shalala was first introduced to the Taylors' creativity when she began her tenure as president of the University of Miami in 2001. The couple, collaborating with the dean of the university's school of architecture, was commissioned to design a sophisticated home that would serve as a place for Shalala and her successors to entertain everybody from Nobel laureates to championship athletes to Fortune 500 CEOs.

For the university's Ibis House, featuring more than 10,000 square feet of living space, the Taylors created an environment not only suitable for conducting official business, but also retaining a sense of intimacy for the families that would reside there. "President Shalala wanted a very organic, sustainable house, but didn't want a granola look," reports Phyllis Taylor of the challenge in creating the couple's first LEED (Leadership in Energy and Environmental Design) -certified project.

The Ibis House is clad in sustainable, locally sourced or repurposed materials — a dining room chandelier and kitchen backsplash are crafted from recycled aluminum cans — to minimize its carbon footprint. The eco-consciousness of the project did not, however, diminish the elegance of the presidential residence, for which Phyllis Taylor selected both traditional and contemporary furnishings. The home's prevailing green-and-silver palette was inspired by the hues of the stately oak trees that lend character to the site. But in deference to President Shalala's personality, the city's vibrant attitude and the spirit of the academic institution, bold accent colors were scattered throughout the home.

"Passing Time" is the name the Taylors' long-time clients — none other than NFL Hall of Fame quarterback Dan Marino and his wife Claire — gave their oceanfront house on Kiawah Island near Charleston, South Carolina. Opting for a look that was not a hackneyed or clichéd adaptation of Southern stereotypes, the Taylors conceived a contemporary nautically inspired theme. A home permeated with the color blue was a personal request of Dan Marino, who played a more active creative role in this project, the latest of five Taylor & Taylor commissions from he and his wife.

PHOTOS BY DEBORAH WHITLAW LLEWELYN



NFL superstar Dan Marino and his wife retained the Taylors to create a nautically inspired retreat in South Carolina.

Light floods through clerestory windows into a blue-and-white great room, a space reminiscent of a private club, and its multiple seating areas provide versatility. Family members playing games or watching sports can seamlessly coexist with others choosing to quietly chat while enjoying the waterfront view. “All of the artwork and accessories came from local vendors,” explains Phyllis Taylor, who adds, “I wanted the home to have a real Charleston vibe and wanted the community to feel invested in it.”

As avid travelers and history buffs, a sprawling compound on Lake Thonotosassa, northeast of Tampa, captured the Taylors’ imagination. North Carolina’s Biltmore Estate and Versailles outside Paris, two of the world’s most palatial residences, resonated with the owners of this 36,000-square-foot mansion, but Taylor & Taylor recommended less formal French Country-style interiors. Rooms are not as gilded as Versailles, but the designers were able to effectively showcase features like a grand vaulted foyer, ornate sitting rooms and endless spaces for entertainment. Custom hand-painted silk wallpaper in the dining room depicts orange trees, a natural Floridian reference, while palms represent a tropical interpretation of the classical pine, bamboo and plum design from China’s Ming Dynasty.

For a 5,500-square-foot Miami penthouse, the Taylors took joy in framing panoramic views of Biscayne Bay, Coral Gables and the sexy Miami skyline. Those vistas were enhanced through generous

terrace spaces, contributing to the indoor-outdoor lifestyle demanded by the client, a former journalist who had acquired exotic objets d’art from around the globe. Incorporating art, especially large eclectic collections, can be problematic for interior designers, but Phyllis Taylor embraced the challenge.

“I loved that this client had an extensive collection, as it inspired me to create something very special and beautiful,” she reports, recognizing that clients bring with them possessions accumulated through diverse, often fascinating lives. The interior designer concedes, however, that some homeowners need to be encouraged to edit their inventories or be willing to relocate favorite pieces.

The penthouse’s living room is a study in simplicity and serenity, with bold African artifacts energizing, rather than distracting from, an idyllic space seemingly floating in air. With the room’s neutral palette, views from its floor-to-ceiling windows become the focus, but a rich shade of cinnabar provides a compelling accent color. An earth-toned area rug delineates the seating arrangement in the nearby dining room, mirrored by a complementary wooden grid overhead. In the home’s master bedroom, panels of bamboo framed by contrasting sapele wood slide back to reveal spectacular wraparound views from a two-tier pedestal bed.

The firm’s first monograph, *Classic Florida Style: The Houses of Taylor & Taylor*, published by The Monacelli Press, is a coffee table book featuring lavish



A lifetime of personal memorabilia is incorporated into the interior of Congresswoman Donna Shalala’s residence.

photography of 10 projects representing the couple’s distinctive applications of both architecture and interior design. The firm is considering an encore edition, *Classic Florida Condo Style*, documenting the Taylors’ signature approach to those living spaces. Much of their body of work is inspired by the quintessential Miami lifestyle and perpetuates the city’s enviable status as an incubator for world-class innovations in design.

Recently, the firm launched T3 Homes, which designs, builds and sells turnkey residences that reflect the signature design of Taylor & Taylor. Largely an initiative of son Jeremy Taylor, who joined the firm in 2016 as Studio Director and Architectural Designer, T3’s product lineup incorporates the family firm’s gracious tropical lifestyle with cutting-edge technology and luxury sensibilities. The concept recognizes the tremendous value that exceptional design brings to real estate and packages the two together.

One of Phyllis Taylor’s greatest passions is working in the nonprofit sector on behalf of disadvantaged children, teaming with organizations like Habitat for Humanity and KidSanctuary Campus. “Good design and enriched environments are essential for the wellbeing of all children, not just for those whose families can afford it,” she states. Phyllis Taylor is now mobilizing an army of interior designers to address these issues through a new project called “Where Children Dream.”

Taylor & Taylor, www.taylorntaylor.com



SUSTAINABLE IS THE NEW FASHIONABLE

BY ALYSON BAUMBACH

FROM MODERN UPHOLSTERY TO RUGS AND TABLE LINENS, THESE COMPANIES ARE TURNING SUSTAINABILITY INTO THE NEXT MUST-HAVE HOME LUXURY.

When Chanel announced its new sustainable plan aimed at addressing climate change in March, the announcement marked a sea change for the fashion world. The French brand's ambitious program includes goals like reducing carbon emissions across all operations and shifting to 100% renewable electricity by 2025. It was a moment with a message: Sustainability and luxury are not mutually exclusive.

Coldwell Banker Global Luxury® Property Specialists already noted this shift. In "The Report: 2020," 36% of them said that sustainability and eco-friendly features were among the most-wanted luxury home amenities. At some point, sustainable materials in our homes are not going to be simply wanted; they're going to be expected.

Younger generations of affluent homebuyers appear to be driving the movement. If Jeffries analyst Flavio Cereda's July 2019 prediction holds true, millennials and Generation Z will account for four-fifths of the luxury industry's growth in the coming years. That same Jeffries report found that three-quarters of millennials said they'd alter their buying habits on environmental concerns. Similarly, "A Look

at Wealth 2019: Millennial Millionaires," a report from the Coldwell Banker Global Luxury program and WealthEngine, found that 62% of millennial millionaires said they are interested in health, which experts believe is driving the wellness real estate trend and eco-conscious building. Interior designers also expect increased focus on sustainability in the future.

"So many aspects of our world are making strides to be more environmentally friendly, and the design community is leading the movement," says Rudy Saunders, an interior designer with Dorothy Draper & Company, Inc. "I think this will be especially true as millennials move into positions where they will be looking to designers for assistance with decorating their homes and able to spend more on their homes. This is a demographic, to which I belong, who grew up with an environmental focus and therefore will bring this to the table."

If sustainable is going to be the new fashionable when it comes to the décor in our homes — which brands are thinking outside the "green" design box when it comes textiles? We take a look at four conscientious luxury textile makers who are reducing their carbon footprint one stitch and one post-consumer recycled thread at a time.

PHOTO COURTESY MINNA

Patio by Kvadrat is an outdoor upholstery textile crafted from a highly durable, specially developed Trevira CS yarn.



PHOTOS COURTESY KVADRAT

Kvadrat's Re-Wool gets its namesake from the source material: reused scraps from the Danish company's yarn spinners.



Kvadrat

Denmark-based Kvadrat has been leading the field in textile innovation since 1968, with special priority given to developing sustainable products and evaluating the environmental impact of its textiles. For years, its pioneering textiles sought to lower environmental impact. The company's robust collection includes Waterborn, a sustainable alternative to leather. "Compared to similar microfiber textiles, it is produced using 70% less water with a 99% reduction of organic solvent consumption," according to the company. Another product, Revive 1, is made from post-consumer plastic bottles and "supports the reduction of plastic waste."

Lately, the company has pushed the boundaries of sustainable design as new technologies have emerged. Re-Wool is one recent example. Made with 45% recycled wool and designed by Margrethe Odgaard, Re-Wool is partly made by reusing scraps from Kvadrat's yarn spinners in the UK. The non-recycled wool gives the fabric its color, while the recycled portions reduce its environmental impact, since it has already been treated and processed. As such, the costs and emissions associated with transportation, farming and dyeing are taken out of the equation completely.

The Danish manufacturer also developed an upholstery textile for outdoors with designer Karina Nielsen Rios. Crafted with a highly durable, specially developed Trevira CS yarn, Patio features a fluorocarbon-free, environmentally focused finish that is water repellent and fast drying. It also provides resistance against chlorine, seawater and artificial weathering and is flame-retardant. Unlike most outdoor fabrics, it's soft to the touch.

Knoll

Founded in New York City in 1938 by Hans Knoll, this iconic company has a history of producing environmentally conscious textiles with a modernist edge. Knoll says that its commitment to sustainable sourcing has led to a 6% drop in the company's land-fill waste and a 9% decrease in its greenhouse gas emissions. The company's KnollTextiles division is one of the largest textile suppliers in North America, ranging from fabrics suitable for upholstery to panels, drapery and wall coverings.

Currently under the creative direction of Dorothy Csonas, KnollTextiles offers a large selection of modern environmental fabrics consisting of over 49% recycled content or over 75% natural fiber (including cotton, wool, silk, mohair, velvet and linen). Its award-winning line of panel fabrics designed by Suzanne Tick — Micro, Mezzo and Macro — consists of 100% recycled fabrics and continues to be a designer favorite. —>



The ethically minded powerhouse, MINNA, consists of only seven artists, creators, and thinkers based in Hudson, New York.

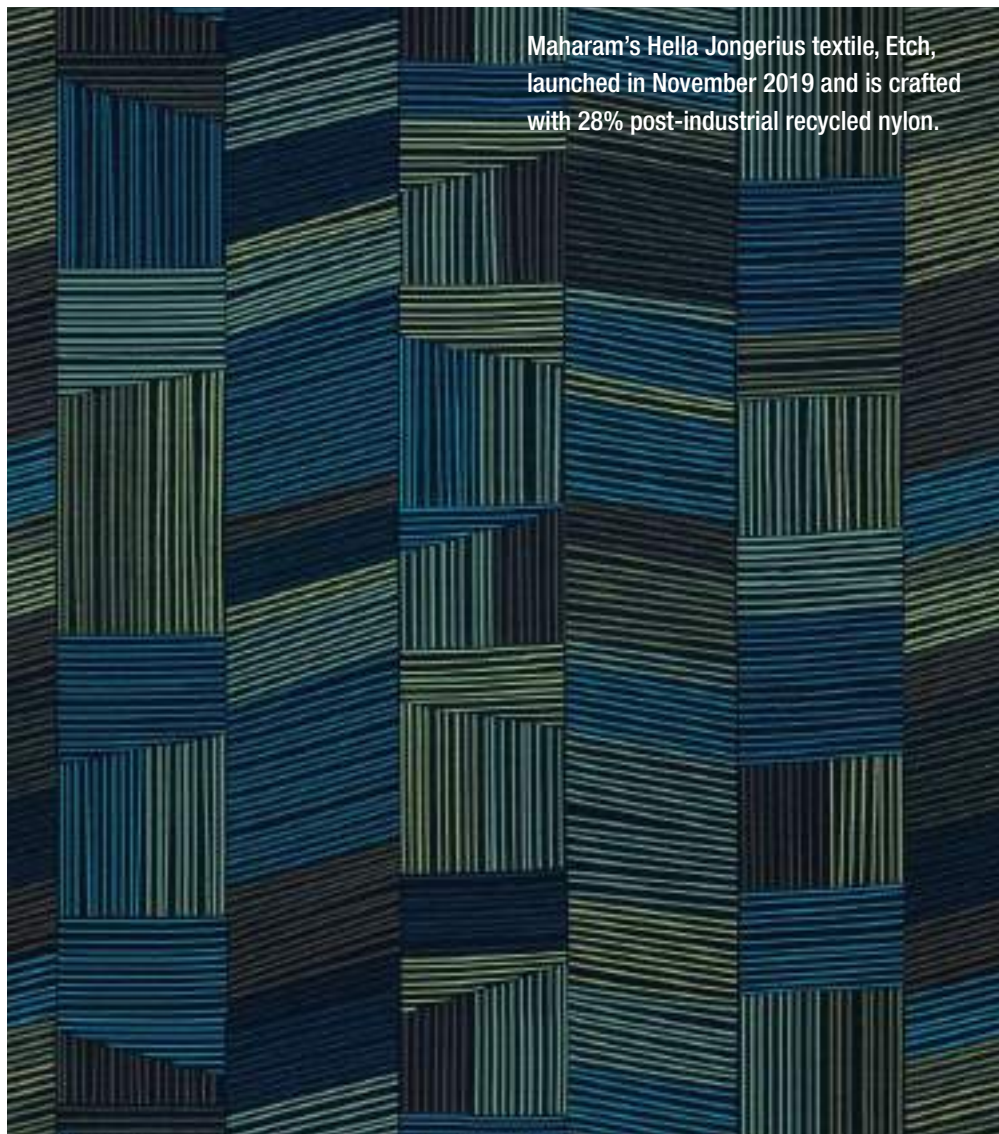
MINNA

New York-based MINNA captures both the millennial aesthetic and millennial ethic in near-perfect form. Founded by graphic designer and weaver Sara Berks in 2013, the boutique company is known for creating ethically made home goods by working collaboratively with master artisans in Central and South America. "We believe that contemporary design should not sacrifice social responsibility, and that our homes should be a reflection of our values," explains Berks on MINNA's website.

MINNA offers everything from pillows and rugs to table linens and fabrics by the yard — all inspired by feminist art, the Bauhaus style, traditional crafting and vintage textiles. Patterns, colors and textures are meant to be mixed, matched and layered. When it comes to upholstery, Gold Stripe can be adopted for a range of interiors, from boho to classically themed spaces. The bold Stacks rug, available in three color choices, is a favorite among die-hard minimalists. The new Puzzle pillow, available in lemon or terra-cotta, is also an easy standout for the bed or couch.



The Zenith rug by Sonnhild Kestler, made from 100% cotton, is another recent release from Maharam.



Maharam's Hella Jongerius textile, Etch, launched in November 2019 and is crafted with 28% post-industrial recycled nylon.

Maharam

As one of the design industry's forward-thinking creator of textiles for commercial and residential interiors, Maharam has made progressive environmental practices a main part of its corporate and design philosophy. Its sustainable practices include lines of textiles that are bio-based, made from recycled content and Greenguard certified. Sarah Morris' bold and colorful upholstery textile, A Band Apart, is a bio-based, Greenguard-certified textile made of 75% polyester and 25% cotton. Another striking choice is Etch by Hella Jongerius, launched last November and made of 49% rayon, 28% post-industrial recycled nylon and 23% cotton. The 100% cotton, geometric patterned Zenith rug by Sonnhild Kestler is another bio-based standout and millennial favorite. And if a client is in want of a millennial pink couch? Merit is a worthy solid in Macaron, made of 76% post-consumer recycled polyester and 24% polyester.



HONOLULU, HAWAII

Inviting, elegant oceanfront home with stunning ocean and Diamond Head views. Interlocking rooms flow seamlessly from indoors to out, and a large sculptural staircase welcomes guests to the living room with 25-foot ceilings. A large oceanfront lanai is adjacent to the tropical landscaping and pool area. A crafted, modern home to relax or play in while enjoying the beauty that is Hawaii.

6 bedrooms, 6 full and 1 half baths | \$12,800,000 FS
 Represented by: Beth Chang | T. 808.478.7800 | beth@bethchang.com
 bethchang.com | Coldwell Banker Pacific Properties



HONOLULU, HAWAII

Minutes to Kahala's white sandy beach, this home is a pure oasis and was named the 2014 BIA Hawaii Renaissance Overall Grand Award-Winning Luxury Home. With play and relaxation in mind, the integration of the high detailed ceilings, upstairs video/TV room and AMX system help the home to run with ease. Entertain at the amazing pool, outdoor kitchen and huge covered lanai areas.

5 bedrooms, 7 baths | \$4,995,000 FS
 Represented by: Beth Chang & Ken K. Kawamoto | B. 808.478.7800 | K. 808.230.7295
 beth@bethchang.com | KenK@cbpacific.com | bethchang.com | Coldwell Banker Pacific Properties





HALEIWA, HAWAII

The Ultimate Beach House; North Shore Style. Designed by the famed architectural group JZMK Partners of Costa Mesa, CA, this island-inspired treasure evokes a sense of carefree living from the minute you enter the custom double doors into one of the most beautifully designed residences in all of Hawaii. With 4 bedrooms and 4-plus baths, this sought-after coastal compound offers contemporary island living and legendary seaside views second to none.

4 bedrooms, 4 full and 1 half baths | \$9,985,000 Furnished

Represented by: Tracy Allen (RA) | Lic#: RS-46610 | T. 808.593.6415 | Tracy@CBPacific.com | TracyAllenHawaii.com | Coldwell Banker Pacific Properties

Reinvented

BY KRISTEN ORDONEZ

THROUGH FORESIGHT AND ATTENTION TO DETAIL, THIS PROPERTY HAS BEEN REMADE TO BOTH SHOWCASE THE ADVANTAGES OF THE LOCATION AND SATISFY ANY BUYER THROUGH ITS VERSATILITY IN DESIGN.



Though at times daunting, change more often leads to great opportunities and even better ones to come. Upon arriving at 715 Ladera Lane in Montecito, California, the current owner of the estate saw its incredible potential and chose to make several additions and remodel core spaces of the home.

This custom Mediterranean country home, now listed for sale at \$8.65 million, is situated on 4.5 private gated acres within Montecito, near Santa Barbara, with ocean views to the west and south. According to the property's listing agent, Randy Solakian with Coldwell Banker Realty, the owner saw possibilities within the home from the very beginning, noting that they wanted to create opportunities for the spaces they felt were important in order to "fulfill some of the upside potential of the property." These drastic changes included reconfiguring the main home's floor plan, expanding the living area, developing a new wing on the west side of the property, and more. Once

finished, the interior space of the home was outfitted to spark invitation with its open landscape, displaying a beautiful design fit to impress.

Through renovations, the main living area became a big combination space with a great room, living room and dining room all open to the outdoor kitchen, fireplace and courtyard. An incredible indoor-outdoor lifestyle is possible (and encouraged) in this home, as the interior opens easily to the pool, barbecue, and terraces, all of which beckon a fusion with the private garden paradise. Adding to the property's versatility are two large three-car garages as well as a detached two-bedroom guest apartment above. At first these changes were made to accommodate the lifestyle of the owners, but the eventual additions and updates ended up benefitting the vitality of the property itself.

There is a plethora of unique features that reflect the property's character and attention to detail. For instance, Solakian says, the large outdoor fire

pit on the exterior was carved out of a sandstone boulder found on the property. From the all-glass art studio to the hen house and vegetable gardens kept within the completely re-landscaped grounds, it is details like these that make this property unique.

One of its best features is its location, particularly within Montecito, which Solakian notes is prime Californian real estate for those looking for the best of both worlds: the city and the coast. Unbeknownst to many are the unique qualities of Montecito, a region that possesses both the "depth of culture of a sophisticated metropolitan area, and the magical wonderful ambiance and low-key vibe of a small, sleepy beachy town," Solakian says.

With great weather year-round and proximity to luxury amenities such as rich art museums, concert venues, and great restaurants, the home offers a broad appeal through its location and overall design. "[It's] everything the people love in one geographical area," he notes.



715 Ladera Lane
Montecito, California
\$8,650,000
5 bedrooms, 10 full and 2 half baths

Represented by:
Randy Solakian & Deanna Solakian
Listing Agent & Co-Listing Agent
Coldwell Banker Realty
Randy@MontecitoEstates.com
Deanna@MontecitoEstates.com
R. 805.565.2208 | D. 805.565.2264
www.MontecitoEstates.com



BORREGO SPRINGS, CALIFORNIA

Private 4-bedroom, 5.5-bath adobe estate on 64.25 gated acres, the "Fun Farm" offers an impressive outdoor space with entertaining areas, including a courtyard with a fountain, a sitting area with a fireplace, tennis and pickleball courts, and a lake stocked with fish, plus an island and landing area for a boat. Relax in the indoor pool and spa with a fireplace and barbecue, and take the spiral staircase to the stargazing deck on the upstairs level.

4 bedrooms, 5 full and 1 half baths | \$1,900,000

Represented by: Kathy King and Sylvana Meeks | K. 760.310.1065 | S. 760.207.9189 | www.cbborrego.com | Coldwell Banker Borrego



MANHATTAN BEACH, CALIFORNIA

Quintessential luxury beachfront living on "The Strand" with 3 designer levels and bi-folding walls of glass. This North End Beach location is just 10 minutes to LAX for frequent travelers. Fine dining/bars and shopping are just down the street. Features include 10-foot ceilings, smart home automation, a home theater, and more!

4 bedrooms, 7 baths | \$15,500,000

Represented by: Joyce Rey | O. 310.285.7529 | DRE#: 00465013 | joyce@joycerey.com | Coldwell Banker Realty
Timothy Di Prizito | M. 310.266.2777 | DRE#: 01433017 | tdipri@gmail.com | Coldwell Banker Realty



BEL AIR, CALIFORNIA

Setting a new level of quality unparalleled in Los Angeles, the Bellagio Estate on 1.7 acres is the culmination of 3 years in construction. Completed in 2019, the 20,000-square-foot estate is a masterwork, combining subtle finishes and exquisite details with a nod to 1920s Spanish Colonial architecture.

7 bedrooms, 10 baths | \$68,000,000
Represented by: Jade Mills | homes@jademills.com | T. 310.285.7508
www.JadeMills.com | Coldwell Banker Realty



BEL AIR, CALIFORNIA

This new estate by London-based Quinn Architects is the pinnacle of splendor and luxury. Set on a sprawling 1-acre promontory in prime Lower Bel Air overlooking the Bel Air Country Club, this trophy property is a sensational offering of warm, contemporary architecture encompassing 14,438 square feet of living space.

5 bedrooms, 9 baths | \$35,500,000
Represented by: Jade Mills | homes@jademills.com | T. 310.285.7508
www.JadeMills.com | Coldwell Banker Realty



BEVERLY HILLS, CALIFORNIA

Modern masterpiece set on a 31,000-plus-square-foot lot in prime Lower Trousdale Estates with beautiful city views. This home boasts epic scale with high ceilings, open spaces and walls of glass that blur the lines between the indoor-outdoor spaces. A vast living room flows to the outdoor living room and zero-edge infinity pool.

6 bedrooms, 8 baths | \$29,500,000
Represented by: Jade Mills | homes@jademills.com | T. 310.285.7508
www.JadeMills.com | Coldwell Banker Realty



BEVERLY HILLS, CALIFORNIA

Remarkable "Museum Modern" estate set up with a 200-foot-long, gated driveway on a large 37,000-plus-square-foot lot in prime Trousdale Estates. Perched on a knoll overlooking serene canyon views, the property offers a private and tranquil setting. Over 10,000 square feet of living space designed for glamorous entertaining.

5 bedrooms, 9 baths | \$27,995,000 or \$99,000/month lease
Represented by: Jade Mills | homes@jademills.com | T. 310.285.7508
www.JadeMills.com | Coldwell Banker Realty



BEVERLY HILLS, CALIFORNIA

Meticulous design and luxurious finishes beautifully combine in this transitional, contemporary masterpiece. Gated and secluded with over 9,500 square feet of living space, this opulent retreat is prepared to cater to all lifestyles. Magnificent artistry throughout and state-of-the-art features, including Control4 home automation.

5 bedrooms, 8 baths | \$22,900,000 or \$95,000/month lease
Represented by: Jade Mills | homes@jademills.com | T. 310.285.7508
www.JadeMills.com | Coldwell Banker Realty



BEVERLY HILLS, CALIFORNIA

Situated on a private cul-de-sac in the prestigious neighborhood just above the Beverly Hills Hotel, this dynamic contemporary estate is nothing short of a masterpiece. Offering epic scale, incredible volume, and the finest finishes, this property has been impeccably updated while still preserving the elegance of a bygone era.

8 bedrooms, 8 baths | \$19,995,000
Represented by: Jade Mills | homes@jademills.com | T. 310.285.7508
www.JadeMills.com | Coldwell Banker Realty



BEL AIR, CALIFORNIA

Bel Air's newest and most exciting offering, this new estate is a departure from the conventional modern with warm finishes and rich textures. Soaring, open floor plan with custom flooring, lighting, and floor-to-ceiling, motorized Fleetwood doors. Incredible entertaining spaces and gorgeous ocean, city and canyon views.

6 bedrooms, 9 baths | \$19,899,000
Represented by: Jade Mills | homes@jademills.com | T. 310.285.7508
www.JadeMills.com | Coldwell Banker Realty



BRENTWOOD, CALIFORNIA

Grand traditional manor poised on a 21,000-plus-square-foot lot on one of the most prestigious streets in Brentwood Park. This world-class, private estate with 5,500 square feet of living space offers manicured grounds, a captivating façade and timeless authenticity. Can be sold with the 18,710-square-foot vacant lot next door.

6 bedrooms, 10 baths | \$18,995,000
Represented by: Jade Mills | homes@jademills.com | T. 310.285.7508
www.JadeMills.com | Coldwell Banker Realty



CORONADO, CALIFORNIA

Step into this truly one-of-a-kind, organic, Indonesian-inspired villa and step out of the ordinary. Years of planning were spent in designing every detail and acquiring the many hand-crafted elements that make up this special sanctuary from around Southeast Asia. Some of the many standout features include a 1,300-plus-bottle wine cellar, exquisite garden room and seamless indoor-outdoor flow.

3 and 2 optional bedrooms, 3 full and 1 half baths | \$3,995,000

Represented by: Jim Nelson & Debbie Riddle | T. 619.415.5574 | NelsonRiddle@cbwhomes.com
www.578B.info | www.NelsonRiddleTeam.com | Coldwell Banker West



CORONADO, CALIFORNIA

Resort-style amenities await you at The Landing! Ground-floor corner unit remodeled with tons of built-ins to maximize every inch. Western exposure bathes this unit in natural light and a cool ocean breeze. Relax on your oversized patio and soak in the view!

2 bedrooms, 2 full and 1 half baths | \$1,175,000

Represented by: Jim Nelson & Debbie Riddle | T. 619.415.5574
NelsonRiddle@cbwhomes.com | www.1099First123.info
www.NelsonRiddleTeam.com | Coldwell Banker West



CORONADO, CALIFORNIA

An entertainer's dream home with retractable, accordion doors to a 360-square-foot, rear-covered patio. The center kitchen island with breakfast bar is a perfect gathering space for guests. Solar panels, artificial turf, and a custom front landscape make this an eco-friendly home.

4 bedrooms, 3 full and 1 half baths | \$2,689,000

Represented by: Jim Nelson & Debbie Riddle | T. 619.415.5574
NelsonRiddle@cbwhomes.com | www.825lave.info
www.NelsonRiddleTeam.com | Coldwell Banker West



CORDEVALLE, SAN MARTIN, CALIFORNIA

Tucked away and surrounded by vineyards, come discover the luxury enclave of Cordevalle Vineyard Estates. The location is prime, the neighborhood exclusive and gated. You'll find yourself just steps away from the award-winning Rosewood Cordevalle Golf, Tennis and Spa resort, and only minutes to charming downtown Morgan Hill. Inquire today about leasing or purchasing your luxury estate.

Luxury Vineyard Estates starting in the high \$2,000,000s.

Represented by: Joanne McPhee | T. 408.710.8078 | joanne.mcphee@cbnocal.com | Coldwell Banker Realty



NAPA VALLEY, CALIFORNIA

Inspired by the magnificent Corkwood tree that anchors its landscape, this meticulously curated estate blends refined contemporary design, and enduring quality. The estate showcases a beautiful farmhouse-style residence, guesthouse, pool, bocce court, greenhouse, award-winning gardens, and vibrant al fresco dining terrace with outdoor kitchen.

4 bedrooms, 4 full and 2 half baths | \$10,900,000
Represented by: Cyd Greer | T. 707.322.6825
www.CorkwoodNapaValley.com | Coldwell Banker Brokers of the Valley



NAPA VALLEY, CALIFORNIA

This estate, located on the west end of Zinfandel lane, is blanketed by surrounding vineyards. The 3.6-plus-acre parcel enjoys a premium vineyard, a Meadowood Resort-style main residence, fabulous 1-bedroom guesthouse, large wine room, bocce court, pool, pool house, and a professional telescope observatory. Pure heaven!

4 bedrooms, 4 full and 1 half baths | \$6,500,000
Represented by: Cyd Greer | T. 707.322.6825
www.HeavenlyNapaValley.com | Coldwell Banker Brokers of the Valley



NAPA VALLEY, CALIFORNIA

Impressive estate with dramatic views and a premium, hillside vineyard. Sixteen-plus private and pristine acres in the Diamond Mountain AVA feature a guesthouse, rentable 2nd dwelling, and a main residence with spectacular great room, media room and gorgeous wine cellar. Expansive outdoor area with fireplace and inviting saltwater pool.

4 bedrooms, 5 baths | \$5,400,000
Represented by: Cyd Greer | T. 707.322.6825
www.CalistogaVineyardEstate.com | Coldwell Banker Brokers of the Valley



NAPA VALLEY, CALIFORNIA

Nestled in a private setting with expansive mountain and vineyard views, this timeless country compound on almost 5 acres showcases a contemporary main home and guesthouse, expansive terraces and patios for entertaining, an outdoor fireplace, pool, hot tub, tennis court, bocce court, wine cellar, and its own boutique vineyard.

3 bedrooms, 3 full and 1 half baths | \$4,500,000
Represented by: Cyd Greer | T. 707.322.6825
www.NapaValleyVineyardRetreat.com | Coldwell Banker Brokers of the Valley



BEVERLY HILLS, CALIFORNIA

Located up a private road, this Lautner-inspired home includes a 2-story entry, living area with high ceilings, walls of windows, a chef's kitchen, and formal dining room with a private Zen garden and waterfall. The private master features a fireplace, balcony, and peek-a-boo city lights view. Sited in a park-like setting, with a pool, spa, patios, and lush grounds.

4 bedrooms, 4 full and 1 half baths | \$5,200,000
Represented by: Beth Styne | beth.styne@camoves.com | T. 310.367.3388
BethStyneGroup.com | www.bit.ly/2WMrBtl | Coldwell Banker Realty



NEVADA CITY, CALIFORNIA

Elevate your quality of life in this Nevada City modern luxury estate by architect Brent Daggett. Stylishly curated, this home is ideal for multi-generational living. Features include a stunning great room with soaring ceilings, formal dining room and kitchen, a sublime master suite, and so much more. A gentle, private parcel in Forest Knolls Estates.

5 bedrooms, 5 baths | \$1,139,000
Represented by: Kurt Congdon | CalDRE #01076146 | T. 530.263.3276
www.isellnevadacity.com | Coldwell Banker Grass Roots Realty



RIDGEFIELD, WASHINGTON

Let your breath be taken away by the captivating views of Mt. St. Helens, Mt. Adams, Mt. Hood, the coastal mountain range and the ships on the Columbia River. This home was designed by J.E. Krause Architect P.C. and construction managed by Renaissance Custom Homes, Inc. Comfort, luxury and quality construction on a total of 31.85 acres.

4 bedrooms, 5 full and 2 half baths | \$3,975,000
Represented by: Childers & Hess Team | K. 360.513.8339
M. 360.903.7613 | kristychilders@cbbain.com | mollyhess@cbbain.com
childersandhessteam.coldwellbankerbain.com | Coldwell Banker Bain



STEAMBOAT SPRINGS, COLORADO

Local architect, Michael Olsen, designed this mountain contemporary townhome with clean lines, beautiful finishes and private outdoor spaces. Features include a great room, gourmet kitchen, master suite and jaw-dropping views of Mt. Werner and Fish Creek. The amenities building includes a fitness center, pool, hot tub, clubhouse and boardroom.

4 bedrooms, 5 baths | \$1,895,000
Represented by: Robert Yazbeck | T. 970.846.7685 | teamyazbeck.com
robert@teamyazbeck.com | Coldwell Banker Distinctive Properties



MEDINA, WASHINGTON

Tucked away in the sweet spot of Medina on a meandering lane is "Winter Beach," a Georgian Colonial estate worthy of its coveted location perched above the shores of Lake Washington. Sophisticated in tone with attention to detail, this residence is a trove of playful elements that lend a modern touch to its historical narrative. Creative team Sullivan Conard Architects, Jerry Fulks Inc. and renowned landscape designer Richard Haag collaborated on this architectural gem.

5 bedrooms, 4 full and 1 half baths | \$11,750,000

Represented by: Patricia Wallace | T. 206.947.2209 | patriciawallace@cbbain.com | patriciawallace.com | Coldwell Banker Bain



PARADISE VALLEY, ARIZONA

This 9,000-square-foot estate titled "Eagle's Nest" sits on approximately 7 acres and was designed by Lash McDaniel to incorporate the preserved ridgeline of Mummy Mountain into a one-of-a-kind architectural build. The estate took 5 years to complete and showcases panoramic views of Paradise Valley and the McDowell and Superstition Mountains.

4 bedrooms, 5 full and 3 half baths | \$7,750,000
 Represented by: Wendy Walker | wendy@wwfineproperties.com
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



PARADISE VALLEY, ARIZONA

The greatest views in Phoenix await in this majestic architectural Contemporary in the mountains of guard-gated Clearwater Hills. The retracting glass walls, an Olympic-size lap pool, 6-car garage and panoramic views of Downtown Phoenix, Camelback and Superstition Mountains highlight this unmatched private luxury retreat.

5 bedrooms, 5 full and 2 half baths | \$5,000,000
 Represented by: Wendy Walker | wendy@wwfineproperties.com
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



PARADISE VALLEY, ARIZONA

Private, warm Contemporary perfectly elevated on a large corner lot with views of Camelback Mountain, Mummy Mountain and the McDowell Mountain Range. This open-concept, single-level home with a split floor plan perfectly frames the surrounding mountains from every window.

4 bedrooms, 3 full and 1 half baths | \$2,600,000
 Represented by: Wendy Walker | wendy@wwfineproperties.com
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



WICKENBURG, ARIZONA

This one-of-a-kind showplace boasts 360-degree views. It includes reclaimed, repurposed and rejuvenating elements handpicked by the owner and builder. The property also boasts immediate access to hundreds of square miles of desert solitude.

6 bedrooms, 5 full and 1 half baths | \$2,495,000
 Represented by: Wendy Walker | wendy@wwfineproperties.com
 T. 602.468.8888 | Coldwell Banker Residential Brokerage

Destination San Miguel

BY ALYSON PITARRE

AN ENCHANTING RESIDENTIAL DEVELOPMENT
IN SAN MIGUEL DE ALLENDE, MEXICO, UNITES
WINE, FOOD, LUXURY AND NATURE.

Walking along the cobblestones, past paprika-colored buildings and local artisans, you can fall under San Miguel de Allende's spell. A UNESCO World Heritage site, the 450-year-old colonial city has topped the travel industry's lists of must-visit places; Condé Nast and Travel + Leisure recognize it as the "Best City in the World."

Grupo Espiritu hopes to honor the city's past and position it for the future with its dynamic 540-acre mixed-use development. Destination Viñedo San Miguel encompasses four residential enclaves; a 40-room boutique hotel under the Leading Hotels of the World brand; gourmet restaurants and bars; an award-winning winery; a state-of-the-art wellness center; an event center; and pools, fire pits and a vineyard.

"What began as a luxury development outside the historic district has now grown into an international destination," says Carlos Pacheco, sales director with Grupo Espiritu, who is marketing one of the enclaves, Villas Gran Reserva, with Rodolfo Zavala of Coldwell Banker Realty in Chicago, Wendy Walker of Coldwell Banker

Realty in Paradise Valley, Arizona, and Ricardo Rodriguez of Coldwell Banker Realty in Boston-Back Bay.

Set within the vineyard, adjacent to the hotel, Villas Gran Reserva comprises seven mansion-styled buildings, each containing four villas and one penthouse. There is a private lake, swimming pool, stables, tennis courts and a watchtower where guests can see "the best views in the community," says Pacheco.

The concept combines ownership with a turnkey rental program operated by the hotel. Each building has three levels, with elevator access to five units: two ground-floor villas, two top-floor villas and a third-level penthouse. The villas span up to 3,293 square feet and are designed to accommodate 10 people with three bedrooms and 3.5 baths. The penthouses span 4,474 square feet and accommodate 14 people with four bedrooms and 4.5 baths. The interiors reflect modern colonial style, integrating professionally selected designer finishes and furnishings with art crafted by local Mexican artisans.

A luxury wellness component also adds to the allure. A wellness technology system from Delos





focuses on light, air, water and indoor environmental quality monitoring, in addition to services and therapies at its wellness center and spa. Alfredo Carvajal, EVP of Delos, says, "Technology and design that help create and maintain the right conditions to rest, relax and sustain health are part of our vision."

Through the property's partnership with Delos, Villas Gran Reserva will offer access to an emergency evacuation program provided by Delos

partner Global Rescue. "All homeowners and certain members of their family will have access to a global medical emergency evacuation service for three years under our program," says Carvajal.

Creating a residence for international visitors who have fallen in love with San Miguel is the driving force behind Villas Gran Reserva. Says Pacheco: "San Miguel is one of those places where you want to come back again and again."



Villas Gran Reserva at Viñedo San Miguel
San Miguel de Allende, Guanajuato, Mexico
Starting from \$760,000

Rodolfo Zavala
Lead U.S. Sales Representative
Coldwell Banker Realty, Chicago
Office: 312.981.5500
Cell: 773.344.4181

Wendy Walker
Sales Associate
Coldwell Banker Realty, Paradise Valley
Office: 602.468.8888

Ricardo Rodriguez
Sales Associate
Coldwell Banker Realty, Boston-Back Bay
Office: 617.266.4430
Mobile: 617.823.0072

THE LAST WORD IN... Powerboats

BY DRESDEN SCOTT

CIGARETTE RACING AND MERCEDES-AMG PAIR UP
TO CREATE A \$3 MILLION ROCKET ON THE WATER.



What do you get when you cross Cigarette Racing with Mercedes-AMG? A six-engine, 2,700-HP powerboat that goes 80 MPH.

In their 12th collaboration, Mercedes-AMG and Cigarette Racing presented the all-new 59-foot Tirranna AMG Edition alongside a one-of-a-kind Mercedes-AMG G63 Cigarette Edition at the Miami International Boat Show in February. The special editions allow serious speedsters to take the styling and performance luxury of both brands from sea to land in seamless fashion.

The tight collaboration among the Cigarette Racing Team, the Mercedes-AMG design team, and Gorden Wagener, chief design officer for Daimler AG, resulted in a “holistic design” between boat and car, according to Tobias Moers, chairman of the board of management of Mercedes-AMG GmbH. Note, for example, the matching exteriors — striking black metallic with gold AMG diamond pattern — and a

similar interior design, with both cabins upholstered in macchiato-beige leather with dark-blue leather inserts.

The Tirranna AMG Edition “sets new standards in terms of performance and design,” according to both companies, combining the styling of a luxury yacht with a performance-oriented super console. Despite its length and 14-foot beam, the Tirranna AMG Edition promises to be “extremely agile and optimized for high performance.” Six supercharged 4.6-liter V8 Mercury Racing 450R outboard engines together generate 2,700 horsepower, enabling a top speed of 80 MPH. “These are remarkable performance figures for a boat of this scale, with a capacity for 26 people, combining ease of use of a center console with the style, spaciousness and performance of a luxury sport boat.” When it comes to design, Cigarette Racing Team engineers were also laser-focused on the technical details, from a gyro stabilizer that decreases the boat’s roll by 80 percent to leveraging its lightweight construction with

a raked hardtop made of carbon fiber.

The interior impresses with a large sofa featuring a cabinet concealing a fridge, extra storage and a television on the lower level, along with a California king-sized bed and large enclosed bathroom farther forward. Outside, a summer kitchen reveals a grill, sink, food prep station and storage. For entertainment, Cigarette Racing teamed up with JL Audio Marine to develop Cigarette Pure Plus, a 29-speaker, 5,200-watt sound system with exceptional sound quality. The boat also wows with its advanced control-interface design utilizing a digital switching system, enabling systems control from locations throughout the boat and via iPad.

Taking the AMG styling from water to road, the G-Wagon features a 577-HP, 4.0-liter V8 biturbo engine with rear-biased all-wheel drive, featuring three differential locks for on- and off-road capability. Notes Moers: “The Mercedes-AMG G63 Cigarette Edition is more individualized than any other car before within our successful cooperation.”

PHOTOS COURTESY MERCEDES-BENZ AG - GLOBAL COMMUNICATIONS MERCEDES-BENZ CARS & VANS



ASPEN, COLORADO

This recently remodeled custom home, just a few minutes east of the center of Aspen, features tasteful finishes and captivating views from Independence Pass to Mt. Sopris. The open floor plan and spacious outdoor terraces are perfect for entertaining. The master suite, office, and living spaces are all on the entry level.

6 bedrooms, 6 full and 4 half baths | \$7,100,000

Represented by: Carrie Wells

T. 970.925.7000 | carriewells.com | Coldwell Banker Mason & Morse



ASPEN, COLORADO

This home, combining Victorian charm with modern lifestyle, sits at the confluence of the paths to The Music Tent and the revered Aspen Institute, yet is a mere bike ride to the Hotel Jerome. The Henrybuilt kitchen will inspire your inner chef, while ample space allows your group to join in the kitchen.

4 bedrooms, 4 full and 1 half baths | \$9,475,000

Represented by: Carrie Wells

T. 970.925.7000 | carriewells.com | Coldwell Banker Mason & Morse



ASPEN, COLORADO

This mountain townhome has been upgraded with the finest finishes and amenities that provides the ultimate resort lifestyle: Ski-in/ski-out, Ritz-Carlton Club privileges, and 5-star concierge service. About 6,426 square feet of rustic elegance with majestic mountain and slope views and bright southern exposure.

5 bedrooms, 6 full and 1 half baths | \$5,295,000

Represented by: Carrie Wells

T. 970.925.7000 | carriewells.com | Coldwell Banker Mason & Morse



ASPEN, COLORADO

A masterful 2-story corner residence, by renowned architects Rowland and Broughton, captivates with a top-level setting, prime location and unobstructed views of Aspen Mountain. Entertain in this 1,460-square-foot residence, with an open kitchen and living space that opens to a large, private 142-square-foot outdoor deck with built-in Viking grill.

3 bedrooms, 3 baths | \$4,995,000

Represented by: Carrie Wells

T. 970.925.7000 | carriewells.com | Coldwell Banker Mason & Morse

PASSION COLLECTION

Created by *Jean Charles Boisset* and *Baccarat*

<https://my.BoissetCollection.com/WineMavens>

