



# H&E

# HOMES & ESTATES

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COME OF AGE**

**CRAZY FOR CONTEMPORARY**  
THE MANY FACES OF MODERN

THE FLAGSHIP PUBLICATION OF

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A luxury gold tufted chaise longue is the central focus, set against a backdrop of ornate white wall paneling. The wall features intricate carvings of floral and scrollwork designs. The chaise longue has a plush, tufted backrest and a matching seat, with a white frame and legs. The overall aesthetic is one of classic elegance and high-end interior design.

GOOD TASTE IS CULTIVATED

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A LOOK INTO LUXURY HOME & STYLE



# EXECUTIVE NOTES

HOMES & ESTATES MAGAZINE



## Charlie Young

CEO

As we move into the final quarter of 2017, I am reminded of a quote from Heraclitus: "The only thing that is constant is change." Change can be positive. Change helps us grow. Change inspires us to be more flexible, too. For example, increased globalization and changes in the way affluent homeowners search for real estate inspired the **Coldwell Banker®** brand to completely re-envision our global luxury marketing platform this year. We've invested substantial resources and time to create more opportunities for our global affiliates all over the world — so the exchange of ideas and the sharing of knowledge flow more freely among all those who work under the banner of the **Coldwell Banker Global Luxury<sup>SM</sup>** program. From Paris to Turkey, the response has been overwhelming. Luxury agents are quickly folding the new brand identity into their marketing efforts and have shown a renewed sense of excitement about the future.

Over the last few months, there has been a rise in the number of luxury home sales. While many factors contribute to any market change, the willingness of high-net-worth individuals to adjust their price expectations is a likely part of the equation. Affluent consumers are very savvy, and they react and adapt quickly to market shifts. We also continue to see luxury activity in non-core luxury markets. In Europe, we are seeing the emergence of Portugal, Spain and Italy in luxury. In the United States, we are seeing strong luxury real estate growth in the Texas markets like Dallas, and also in Seattle, Washington. It's a reminder that diversification is always key to a strong and healthy market.

With change comes enormous opportunity. The Coldwell Banker Global Luxury<sup>SM</sup> program — with its global connections and inspired marketing — is poised to help Luxury Property Specialists realize the goals of their clients in the ever-changing high-end market.

## Craig Hogan

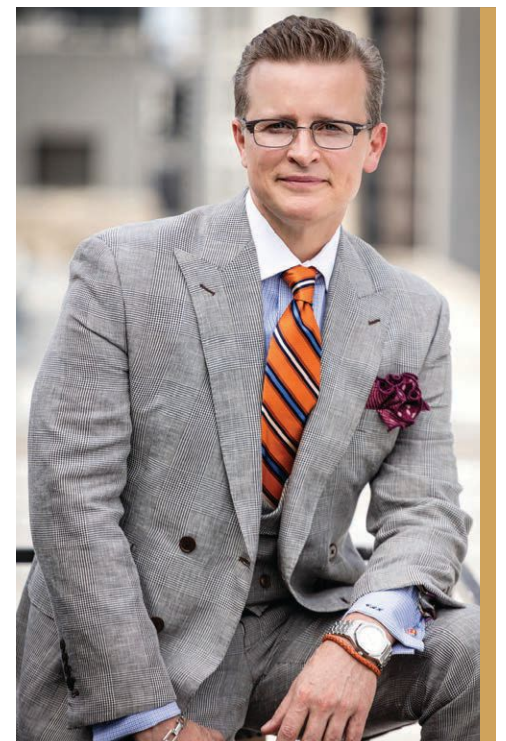
VICE PRESIDENT OF LUXURY

Rarity is one of the most powerful indicators of luxury. If you possess something that is rare — desired by many and attained by few — it is a signifier of your wealth and your status. It could be a home. It could be a piece of art. It could be a \$1,500 bottle of bourbon. Homes & Estates pays homage to rarity in so many ways. Just look at our ticketed dining feature, covering some of the world's most exclusive and hard-to-get-into culinary experiences. There's also "The Last Word...", which covers my favorite topic of all — the rarest of the rare bourbons and whiskeys. (If anyone can find Pappy Van Winkle's Family Reserve 20-Year, you will be in my good graces forever!) And, of course, there are the many dreamy, one-of-a-kind properties featured throughout the magazine's 208 pages.

It's a rare thing to find all of this luxury in one place — and yet that is exactly what we have accomplished. The fall 2017 issue marks our fourth publication of 2017 and completes our first full year under the direction of our new partnership between the **Coldwell Banker Global Luxury<sup>SM</sup>** program and Unique Homes. The seven property editorials and seven lifestyle features really showcase our presence in the highest sectors

of the marketplace. Whether you are a collector of fine wine or fine homes, we have created something truly unique for high-net-worth individuals and their real estate agents everywhere. Our global distribution now includes first-class departure lounges at airports, as well as direct delivery to the wealthiest homebuyers and sellers in the country. I should also mention that we place the magazine in thousands of **Coldwell Banker®** offices worldwide to integrate into their international marketing outreach programs. After my European tour this summer, I can tell you that they are already sharing the new Coldwell Banker Global Luxury identity with their international audiences in some new and exciting ways, including marketing partnerships with some of the top luxury auto brands (read our blog to find out who). Their efforts underscore the important intersection between real estate and lifestyle that continues to power modern luxury marketing today.

This brings me back to rarity. Coldwell Banker itself is a rare brand. We celebrated our 111th birthday this year. What other real estate brand has that kind of longevity and heritage? Just the fact that we're still here, living and leading, is a luxury.





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# A HOME IN ITS LANDSCAPE

BY KELLY POTTS



With stonework and natural accents found inside and out, the home at 109 Willoughby Way in Aspen, Colorado blends seamlessly into its wooded, mountainous site at the bottom of Red Mountain. The property, featuring 6 bedrooms and 6 full and 4 half baths, is just a short walk or bike ride into town, but offers seclusion and privacy in a prime location.

“This is probably the most coveted location in Aspen,” says listing agent Carrie Wells of Coldwell Banker Mason Morse, “It’s very close to the center of town, yet you have almost two and a half acres of land and views looking directly at Aspen Mountain.”

The location, however, did create some





challenges for architects Bill Poss and Andy Wisnoski of Poss Architecture + Planning and Interior Design during the building of the home. “The area was narrow in width and on a steep site with a 30 percent slope,” says Wisnoski. “It presented some interesting challenges on how to design a home that would take advantage of those spectacular views of Aspen Mountain and work on a fairly steep hillside.”

Poss and Wisnoski remedied this by adding in elements inspired by the landscape, including stone accents and waterfalls, to design a home that appears as though the site itself created it. “When you look at the stonework on the base of this property, the home grows out of the site,” Wisnoski says. “It’s a sensitive way of placing the home in its landscape.”

The natural elements featured on the exterior of the home were also carried into the interior. “We used a lot of the same stone on the inside as we did on the outside,” Poss says of the accents in each room, including a stunning stone fireplace in the living room and dry-stacked stone interior walls that blend seamlessly with high-quality, wraparound windows.

“One of the notable things about the house is all the windows,” says Wells, stating that the windows in each room allow for breathtaking views of the mountains and water features. From the living room, one can enjoy spectacular views of Aspen Mountain beyond a pond large enough for canoeing or stand-up paddle boarding that is situated in the front of the home.

“It’s a legacy property,” says Poss, “it’s a classic piece of mountain modern architecture in Aspen in a truly amazing location that feels secluded, but in reality it’s within a mile from town.” Poss and Wisnoski note that this property offers the true indoor-outdoor lifestyle that a lot of people desire in Aspen today.

Wells believes that this residence is perfect for a multi-generational family or someone who enjoys having guests over often. She says, “You can enjoy the lifestyle of Aspen, the perfect location, acreage, privacy, views and all the amenities that Aspen has to offer.”



109 Willoughby Way  
Aspen, Colorado  
\$39,750,000  
6 bedrooms, 6 full and 4 half baths

Represented by:  
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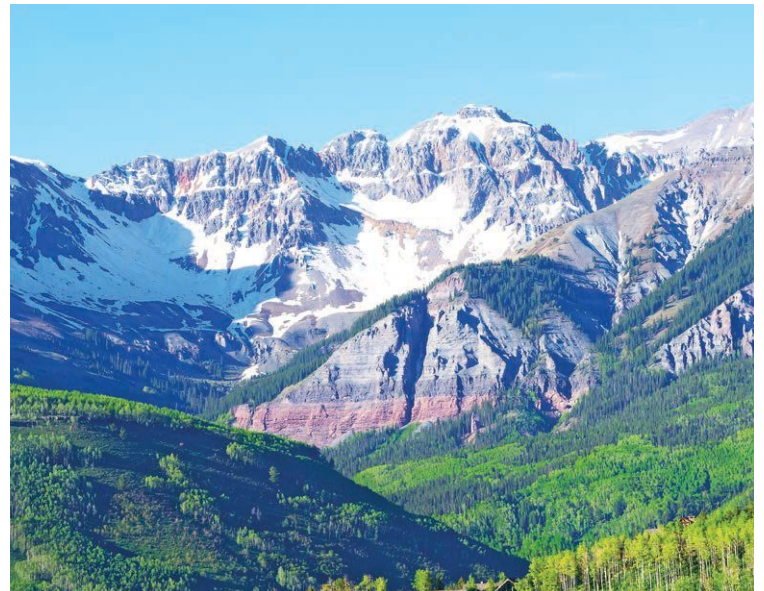
# THE ULTIMATE

One of the benefits of the **Coldwell Banker Global Luxury<sup>SM</sup>** program's partnership with Unique Homes, is that the editors at Unique Homes make it their business to track the luxury real estate market. Once a year, they compile Ultimate Homes, a comprehensive list of each home for sale in the United States for \$25 million or more. The latest data illustrates intriguing trends in the uber-luxury world.

## The Boom in Ultimate Homes

Unique Homes started consistently tracking "Ultimate Homes" in 2004. At that time, there were 137 properties for sale at \$19 million or more (roughly the equivalent to \$25 million today). Today that number is 406, three times the number of properties for sale at this level as there were 13 years ago.

That's the number of states where you can find properties of \$25 million or more. Ultimate Homes can be found in the likes of Idaho, Indiana, Montana and South Carolina, where the historic Buckfield plantation was listed for more than \$50 million.



©ISTOCKPHOTO.COM / AMEDVED

### Prefer the mountains?

When it comes to Ultimate Homes, Aspen, Colorado is the most represented city that is not on the East or West Coast. It boasts 19 properties listed from \$25 million to \$80 million, totaling more than \$670 million — a sharp increase from the nine listings in that range the previous year.



## The Big Three

**New York, California and Florida** have held the lion's share of the ultra-luxury properties in the U.S. since we started keeping track. In fact, there is very little change year-to-year in that dynamic:

**In 2017**, out of the 406 properties listed at \$25 million or more:  
**149** were in New York State (37%)  
**108** were in California (27%)  
**59** were in Florida (15%)  
**78%** of the list consisted of properties in those three states.  
**25%** of the list consisted of properties in New York City (101 of them)

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Data and statistics used in The Ultimate Trends have been provided by duPont Publishing Inc., dba Unique Homes. Coldwell Banker Real Estate LLC does not accept any responsibility or liability for the accuracy, content, completeness, legality, or reliability of the information.



# TRENDS

## New York City's Rise

The continued rise of New York City's prominence in the ultra-luxury tier is another significant change. In 2004, New York State had 21% of the most expensive properties, with the city representing 15% — compare that to 37% and 25% respectively, today.

## Wild West

When Unique Homes ranks its top properties, land listings aren't included. A property must have a significant luxury home. That being said, the state of Wyoming still appeared on the 2017 Ultimate Homes list five times, including the \$69 million Spring Gulch Ranch, an historic 162-acre quiet paradise 10 minutes from downtown Jackson. The majestic Grand Teton National Park is nearly at its doorstep.



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## But What Goes Up...

Much of New York City's growth in Ultimate Homes has centered about Billionaire's Row, a group of high-end towers clustered along the southern edge of Central Park in Manhattan. But experts now fear the city's ultra-high-end market has been oversaturated, and just this year two apartments in One57 at 157 W. 57th Street have gone to foreclosure. According to reports, a 56th-floor apartment purchased in July 2015 for \$21.4 million was slated for auction after the owners defaulted on a \$20.9 million loan. And a Nigerian oil tycoon who purchased a full-floor penthouse for \$50.9 million in December 2014 defaulted on a \$35.3 million mortgage.



## \$350 Million Estate Offered in Bel Air

Coldwell Banker Global Luxury is one of the programs marketing the iconic estate known as "Chartwell." The crown jewel of Bel Air in Los Angeles, California, it totals more than 10.3 acres in one of the nation's most coveted and elite enclaves.



# the Golden Ticket

BY DRESDEN SCOTT

BLURRING THE LINE BETWEEN FINE DINING AND ENTERTAINMENT, RESTAURANTS JUMP ON THE TICKETING TRAIN TO CREATE HIGH-CONCEPT CULINARY EXPERIENCES.

**F**orget slipping the maître d' a \$100 bill to snag a table at Eleven Madison Park, or calls to The French Laundry, asking the hostess to pull strings to seat your party of VIPs at the highly coveted 7:00 p.m. time slot. Increasingly, the world's most progressive restaurants are offering ticketed food journeys and ditching the old trusted standby: reservations.

"What I think is driving ticketed dining is the emphasis on creating an experience within a restaurant," says Elyse Inamine, Food & Wine's associate restaurant editor. "Food can be transportive, and chefs are tapping into that."

Inamine notes that chefs are investing in all facets of the restaurant, from sourcing specific ingredients to building more elaborate spaces and designing staff uniforms. It's only natural that they would want to exert more control over the experience they offer their patrons, too. For restaurants, it means fewer last-minute cancellations. For diners, the ticket phenomenon means they must pay up front, but it also encourages

them to carve out time on their calendars and requires them to be present for the experience, "which is a huge shift from our screen-guided, Facebook event-maybe-marked way of living," says Inamine.

Nick Kokonas, the Chicago-based co-founder of Alinea and Next, and the founder of Tock — the online restaurant ticketing system — sees it another way. Ticketing also allows the restaurant to deliver consistency each night, and often to a small number of diners. "When demand outstrips supply at a restaurant or a restaurant is very small, then offering a prepaid option helps streamline operations and improve hospitality," he says.

Dozens of buzzed-about eateries have jumped on the ticket train — from Barcelona's highly experimental, theatrical Enigma (which requires a secret code to get in) to unique operations like Lume in Melbourne, Australia, and Portland's Farm Spirit (which has only 16 seats). Newcomers like Washington, D.C.'s The Shaw Bijou from Top Chef competitor Kwame Onwuachi and L.A. chef Jordan Kahn's daring Vespertine

PHOTO BY JASON LANG, OKRA BAR

PHOTO BY CHRISTIAN SEEL, NEXT RESTAURANT







# Hottest Tickets in Town

## Enigma

### Barcelona, Spain

Enigma is the latest concept from Ferran and Albert Adrià, the legendary Spanish brothers behind elBulli who practically coined the term “molecular gastronomy.” Only 28 diners per night maze through six different areas in one giant, cloud-like space, experiencing a dazzling sequence of one-biters and mini cocktails.

**Vibe:** High-tech cathedral.

**Order:** €220 for a 40-course tasting menu.

**Taste:** Squid cut to mimic sushi rice, ring of nori topped with Schrenki caviar, a quasi-reverse grilled cheese on steamed saffron brioche soaked in Parmesan “serum” and wrapped in melted, grated Parmesan.

**Info:** [enigmaconcept.es](http://enigmaconcept.es)

## Aska

### Williamsburg, Brooklyn

Run by Swedish chef Fredrik Berselius, this Michelin 2-star Brooklyn restaurant may only consist of 10 tables — but it takes diners on a larger-than-life “culinary journey of Scandinavian flavors and techniques” through seasonal tasting menus.

**Vibe:** Goth meets art house in a restored 1860s warehouse building.

**Order:** 10-course menu, \$175 per person, or 19-course menu, \$250 per person. Service is included.

**Taste:** Swedish pancakes with salted beef, farmer’s cheese, and dill, puffs of flash-fried lichen poured with mushroom broth, sorbets flavored with birch bark or wild strawberries.

**Info:** [askanyc.com](http://askanyc.com)

## Pineapple and Pearls

### Washington, D.C.

As the sister restaurant to Rose’s Luxury, Chef Aaron Silverman’s Pineapple and Pearls is already making a splash on Capitol Hill with his elegantly inspired tasting menu. The highly anticipated eatery already earned a coveted spot on Bon Appetit’s “Best New Restaurants” list, and earned praise from the Washingtonian as D.C.’s “Best Restaurant.”

**Vibe:** A banker’s dining room, touched with modern art

in Culver City are skipping over reservations completely and going the prepaid route. Even stalwarts like New York’s Eleven Madison Park and Thomas Keller’s The French Laundry moved to prepaid reservations.

Restaurants aren’t the only tasteful tickets in town, either. There are pop-up experiences — like analog in Atlanta, a multicourse collaborative dining series from chefs Todd Richards and Guy Wong, and beverages of Jerry and Krista Slater — and hybrid events that combine eating with cooking demos from stars like Top Chef alum Paul Qui’s “Art of Crudo” at Pao inside the Faena Hotel Miami Beach and Chef Vinson Petrillo’s cooking classes at Charleston’s celebrated Zero Restaurant + Bar. This summer, Napa Valley’s Michael Chiarello launched Teatro Bistecca, which touts itself as an “18-karat evening of glamour, merriment and food” in a modern twist on classic dinner theater for \$125 per person. Even the Michelin Guide features rare collaborations with top chefs who serve guests in locations ranging from restaurants to unexpected settings in cities like San Francisco and Miami. Almost anything goes in the wild, wild west of ticketed food experiences — just look at the innovative, Instagram-worthy after-hours dessert tasting menu at



PHOTO BY CHARLIE BENNETT

## Alinea Chicago, Illinois



PHOTO BY MATTHEW GILSON





**Aska**  
Williamsburg, Brooklyn

and plush banquettes.

**Order:** Tasting menu, \$280 in dining room or \$180 at bar.

**Taste:** Sweetbread tacos on made-in-house tortillas, French omelets, caviar-topped beef tartare, and end the night with an orange “Creamsicle” juice and house-made breakfast bar.

**Info:** [pineappleandpearls.com](http://pineappleandpearls.com)

### **Alinea**

#### **Chicago, Illinois**

Fun, emotional, provocative. These are three words that describe the modernist dining experience at Chicago’s Alinea — named to the “Best Restaurant in America” list four times and one of only 13 restaurants in the United States to earn the coveted Michelin 3-star rating. Headed by Chef Grant Achatz, the Lincoln Park restaurant now features three unique and distinct experiences: The Gallery, The Salons and the Kitchen Table.

**Vibe:** Bright, airy and sophisticated.

**Order:** The completely private Alinea Kitchen Table tasting, \$385 per person (for parties of six only); 16- to 18-course menu, \$285 to \$355 per person in the first-floor gallery; 10- to 14-course menu, \$175 to \$255 per person in the salon.

**Taste:** Expect the unexpected, whether it’s a green apple helium balloon that floats past your table or a milk chocolate, pâte sucrée, violet and hazelnut dish served à la Jackson Pollock.

**Info:** [alinearestaurant.com](http://alinearestaurant.com)



### **Trois Mec**

#### **Los Angeles, California**

Trois Mec, which loosely translates to “three guys,” is the vision of Ludo Lefebvre, in conjunction with partners Jon Shook and Vinny Dotolo (of Animal, Son of a Gun, and Jon & Vinny’s). Since opening in June 2013 in an old pizza parlor in a strip mall, the trio has consistently delivered a changing five-course tasting menu that continues to earn praise among critics from the Los Angeles Times, LA Weekly and Food & Wine.

**Vibe:** Unpretentious yet chic — with a side of French hip hop.

**Order:** Five-course menu, \$95 per person.

**Taste:** The menu is set by the chef each night, but a sampling of dishes may include potato pulp with browned butter and bonito flakes, foie gras beignets, mustard crème brûlée or buckwheat “popcorn.” Add supplemental courses if you can.

**Info:** [troismec.com](http://troismec.com)



**The Clove Club**  
**London, England**

The Clove Club opened in March 2013 in East London's of-the-moment Shoreditch district, and quickly established itself as a vanguard of the new UK dining scene, climbing to No. 2 in the UK and No. 26 in the "World's Best Restaurant" lists, as well as gaining a Michelin star. The restaurant is known for its good food, personable service and comfortable atmosphere.

**Vibe:** Elegantly rustic.

**Order:** Tasting menu, £110 per person plus supplements in the main dining room, £75 to £110 per person in front room and £75 per person at the countertop, Monday through Thursday.

**Taste:** Chef Isaac McHale's obsessively sourced ingredients can range from hand-dived Orkney scallops to Barbary duck, dry-aged onsite for 21 days.

**Info:** thecloveclub.com

**Atelier Crenn**  
**San Francisco, California**

Michelin-starred Dominique Crenn sets the tone at her tiny eight-table Cow Hollow restaurant with an original poem, which loosely corresponds to the avante-garde dishes that are her hallmark. Atelier Crenn promises "a gastronomic discovery inspired by sustainable and seasonal cuisine," or as Crenn herself calls it: "poetic culinaria."

**Vibe:** Elegant simplicity.

**Order:** Chef Crenn's multi-course tasting menu, \$325 per person plus supplements.

**Taste:** Crenn's food is poetic and experimental, so expect metaphorical-sounding dishes with names like "Sitting on top of the dune, feeling of beach sand under my toes."

The menu is seafood-driven with everything from shellfish and uni to trout marmitako, but don't be surprised if sweetbreads, bone marrow, pork belly and wagyu tartare make their appearance.

**Info:** ateliercrenn.com

**ernst**  
**Berlin, Germany**

The intimate dining experience at ernst in Wedding — one of Berlin's hottest neighborhoods — focuses on "sourcing the best produce from Berlin and the surrounding region," according to the 12-seat restaurant's website. During the three- to four-hour experience, patrons will hear stories of local farmers, winemakers and craftspeople who helped shape the direction of the restaurant.

**Vibe:** Urban farmhouse modern.

U.P. at Dominique Ansel Kitchen in New York's West Village or the semi-secret SF Champagne Society's champagne lounge in San Francisco's SOMA district.

"Prepaid and deposit reservations are only part of the equation," explains Kokonas. "The real magic of Tock is offering unique culinary experiences right next to ordinary free reservations. By doing so, a restaurant, winery or even a gallery can let customers know about all of the offerings it may have — whether it's chef's tables, wine tastings or pop-up dinners — prior to dining. Diners love this. Instead of being up-sold at the restaurant, they can plan ahead for something truly special."

With the explosion of Tock, both Kokonas and Inamine predict more and more chefs will embrace the idea of ticketed dining experiences. Since debuting in 2014, Tock has already grown to include over 400,000 diner accounts and offers more than 500 different unique culinary experiences in 51 cities around the world. The online platform had 34,300 purchases, seating nearly 150,000 people in one month alone. But can a night at a restaurant really be treated the same as a night at the theater? So far, the answer — from even the savviest of diners — has been: "Where do I sign up?"



PHOTOS BY PEER ERIKSSON

**Okra Bar**  
**Hong Kong, People's Republic of China**



PHOTOS BY JASON LANG, CHERRY LI



**The Clove Club**  
London, England



**Order:** Seasonal tasting menu, 135€ per person. A beverage pairing can be added for 85€ per person.

**Taste:** The 20+ course menu places a strong emphasis on vegetables and simplicity, with dishes such as a piece of forced rhubarb poached in kombu dashi, an egg yolk with burnt cabbage and Brussels sprouts in Mangalitzia pig fat.

**Info:** ernstberlin.de

**Okra Bar**  
Hong Kong

Okra Bar is a hidden sushi bar above Okra Kitchen in Hong Kong's fish market neighborhood of Sai Ying Pun, serving only handmade and carefully sourced ingredients and an extensive selection of sakes. New Orleans-born Chef Max Levy is known for his unique blend of Gohyakumangoku sake rice and Koshihikari rice, which is aged for one year and milled significantly less than other restaurants to preserve the natural flavor. Fish and seafood are also sourced from a variety of locales, with a strong significance placed on Fukuoka, Taiwan and Hong Kong.

**Vibe:** Buzzy Izakaya feel.

**Order:** The Omakase Experience for two to eight guests at HK\$1,200 per person plus supplements.

**Taste:** The seasonal menu features four cold dishes, followed by 12 pieces of nigiri sushi and ending with soup, carabinero prawn steamed egg custard and dessert.

**Info:** okra.bar

**The Fat Duck**  
Bray, England

The Michelin 3-star restaurant has given the world such delicacies as snail porridge and bacon and egg ice cream — and in the process, has consistently ranked among the world's best restaurants. Since 1995, Chef Heston Blumenthal's Berkshire village restaurant in Bray has advanced the craft of cooking while sparking a sense of memory and adventure in his patrons.

**Vibe:** Authentic country pub.

**Order:** The Journey, for two to six guests, £265 to £275 per person.

**Taste:** You will get a map (as opposed to a menu) before you embark on a trip designed to trigger childhood memories. To be certain, nothing is as it seems. Two standouts: the Counting Sheep dish and The Sound of the Sea — a small plate of sashimi, served on a glass-covered box of "sand" and accompanied by a seashell, concealing an iPod that plays the sound of crashing waves.

**Info:** thefatduck.co.uk



# Villa Solana

BY SAMANTHA MYERS

ON THE ISLAND OF SARDINIA, THIS HOUSE ENJOYS A HILLTOP LOCATION ALONG ITALY'S EMERALD COAST.

**E**merald-green seawater. Pristine white-sand beaches. The untouched nature of crystalline granite and craggy hilltops. Costa Smeralda, translated to Emerald Coast, off the Italian island of Sardinia is one of the most beautiful coasts in the world. This once-rural, turned-luxurious Mediterranean seaboard is the picture-perfect place to holiday.

"The area and the villas of the Emerald Coast have a high level of luxury that is admired by all the richest in the world. Top luxury villas, luxury yachts, luxury private aircrafts — these are just small indications of what the Emerald Coast is," says Paolo Costi and Pitturro Rosanna, listing agents for Villa Solana, a 1,300-square-meter villa for sale in Porto Cervo, a seaside resort core to the coast's exorbitant lifestyle.

Up until the 1960s, Costa Smeralda was entirely deserted. That is, until a group of entrepreneurs and wealthy families, most notably Prince Karim Aga Khan, implemented their vision of paradise. Now, it's one of most expensive vacation locations in Europe, and even the world — a yachtsman's utopia, jet-setter's dream and a billionaire's playground.

Despite its place in the world of luxury tourism, because of strict regulations, the developments of







Costa Smeralda have not disrupted its original landscape. Instead, they have paid architectural homage to it. The exclusive residence of Villa Solana, perched on the hills of Miata, has followed this trend.

Described as being “suspended between sea and sky,” the home offers unmatched panoramic views that extend to the beaches of Liscia di Vacca, across the turquoise lagoons and rugged setting of La Maddalena archipelago, all the way to the distant

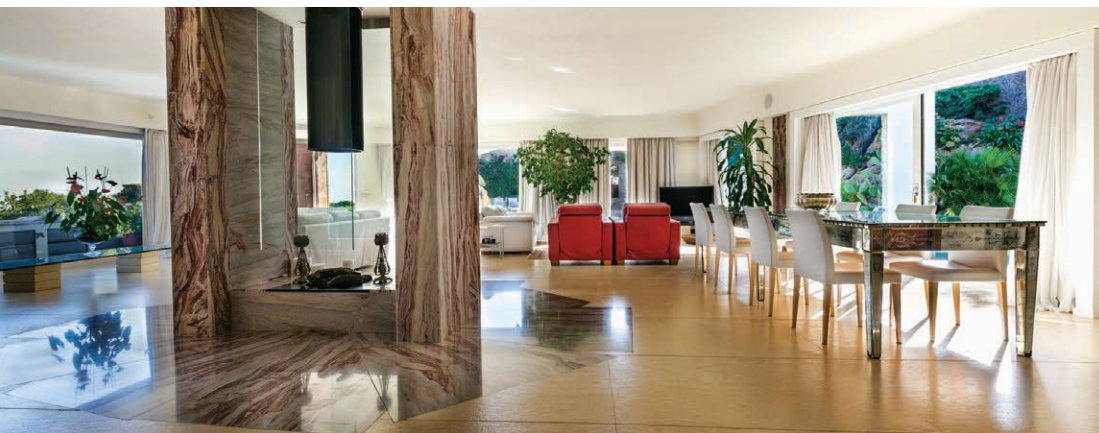
snowy mountains of the neighboring French island Corsica.

“A portion of Villa Solana was originally an ancient house that in Sardinian was called ‘stazzu,’” says Costi. “They are typically simple houses and built with an agricultural logic that inspired the architects of the Emerald Coast. Particularly, this area was recounted from the past as a magical area where people lived longer and seldom felt ill.”

While the design of the home preserves some of the typical features of Sardinian architecture, especially the exterior, the inside has upset some of the local classic canons with a new contemporary style. The original “stazzu” has been completely renovated, but consists of authentic elements such as original Florentine Cotto tile floor from the 1700s.

Broken up into three sea-facing corridors, the home is organized around another feature point of the property: the pool. Created with principles of feng shui, the all-marble pool flows from the inside of the home, to the outside, where granite sculptures enclose its edges. “With a clear separation between master bedroom, family area and guest accommodations, this is a new idea in space distribution that better suits the concept of a luxury villa,” says Costi.

Other details to marvel at is the entrance of the home and the strips of marble paving that weave around the property and converge in the center hall at the arabesque marble fireplace. Whether cooling off in the air-conditioned contemporary interior, or sunbathing in the heated pool, the prospective owner of Villa Solana should know one thing: views of the Emerald Coast will never leave you.



Porto Cervo, Arzachena  
Sardinia, Italy  
14,000,000 euro  
8 bedrooms, 9 baths

Represented by: Paolo Costi & Pitturru Rosanna  
Coldwell Banker Costa Smeralda  
costasmeralda@coldwellbanker.it  
+ 39.392.91.38.659





### ROME, ITALY

Just a few meters from the Spanish steps in Via di Fontanella Borghese, inside Merenghi Palace, we propose a prestigious and elegant residence of 400 sqm, expertly revisited by the architect Tommaso Ziffer, where high-quality finishes and smart home technology make this house one of a kind. The property also has 2 convenient parking spaces and a cellar.

4 bedrooms, 5 baths | €5,900,000  
 Represented by: Coldwell Banker Bodini Barbera International Real Estate | O. +39.06.85.30.00.44 | coldwellbanker.it/bodinibarbera



### ROME, ITALY

In the heart of the “dolce vita” area and walking distance from the historical center, we present a 390 sqm penthouse with an impressive terrace of 250 sqm directly from the dining room. Light and spectacular views are the main characteristics of this beautiful property.

5 bedrooms, 5 baths | €4,500,000  
 Represented by: Andrea Barbera | C. +39.335.612.4596  
 O. +39.06.85.30.00.44 | coldwellbanker.it/bodinibarbera  
 Coldwell Banker Bodini Barbera International Real Estate



### ROME, ITALY

We propose for sale one of the 3 villas available on the property. This fabulous home is 300 sqm on 3 levels, enhanced by a breathtaking garden. A city oasis of peace and tranquility, an ideal solution for the ones who crave city locations without the city life.

5 bedrooms, 3 baths | €1,300,000  
 Represented by: Valentina Bodini | C. +39.393.926.1930  
 O. +39.06.85.30.00.44 | coldwellbanker.it/bodinibarbera  
 Coldwell Banker Bodini Barbera International Real Estate

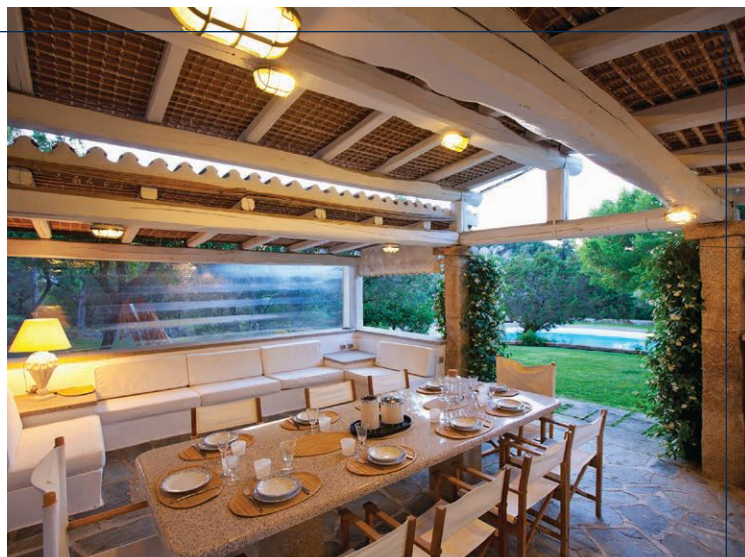


### OSTUNI, ITALY

In the historical city of Ostuni, we have an exclusive beachfront villa, with private and direct access to the beaches over the Adriatic Sea. The large property has a pool, a Mediterranean garden, a solarium and 2 terraces overlooking the sea where hosting al fresco dinners will be a must.

4 bedrooms, 3 baths | €1,150,000  
 Represented by: Valentina Bodini | C. +39.393.926.1930  
 O. +39.06.85.30.00.44 | coldwellbanker.it/ostuni  
 Coldwell Banker Bodini Barbera International Real Estate





## SARDINIA, ITALY

A contemporary, Mediterranean-style home with a lot of privacy, Villa Bianca is a fresh and elegant villa with large indoor and outdoor spaces, a large garden, swimming pool, and outside kitchen barbecue area. The incredible brightness of the living area, 5 bedrooms and 5 baths make it comfortable and unique. This stunning property is located in one of the best locations, a short distance from some beautiful sandy beaches and a few minutes walk from the center of Porto Rotondo with all its shops, bars, restaurants and touristic port.

5 bedrooms, 5 baths | €2,500,000

Represented by: Paolo Costi | T. +39.392.9138659 | [costasmeralda@coldwellbanker.it](mailto:costasmeralda@coldwellbanker.it) | [www.costiepartners.com](http://www.costiepartners.com) | Coldwell Banker Costa Smeralda



## TIERRA DEL SOL, ARUBA

Appreciate the dramatic contrast of nature and enjoy views of the Caribbean Sea, the northern coast of the island and the golf course from 2 floors and a roof terrace of this must-see property. This magnificent estate is in the most exclusive, ultimate area of Aruba, in the internationally recognized 18-hole gold community of Tierra Del Sol. Sold completely furnished.

6 bedrooms, 6 baths | \$2,190,000

Represented by: Ellen Aartsen | C. 297.592.7787 | O. 297.587.6666 | [ellen@coldwellbanker.aw](mailto:ellen@coldwellbanker.aw) | [coldwellbanker.aw](http://coldwellbanker.aw) | Coldwell Banker Aruba Realty





### HANOVER, JAMAICA

One of Tryall's premier villas, Overlook Villa is situated on a prime lot that has a panoramic view of the golf course and the sea. This 8,000-square-foot villa is luxurious, yet intimate and offers comfort, privacy and unrelenting style.

5 bedrooms, 5 baths | \$3,000,000  
 Represented by: Nicola Delapenha | T. 876.995.8194  
 ndelapenha@cbjamaica.com | cbjamaica.com  
 Coldwell Banker Jamaica Realty



### PORTLAND, JAMAICA

Sancombe is a landmark residence in San San, as its fretwork and bright yellow walls stand out amongst many of the other homes in the area. The property is set on over an acre and is the first house on the bluff of Alligator Head. A distinct characteristic of Sancombe is that it is positioned on the bluff with a direct line of sight to the uninhabited Pellow Island.

3 bedrooms, 4 baths | \$2,500,000  
 Represented by: Kaili McDonnough Scott  
 T. 876.585.7233 | kaili@cbjamaica.com  
 cbjamaica.com | Coldwell Banker Jamaica Realty



### ST. ANN, JAMAICA

One Luxe Villa in St. Ann offers a modern take on luxury living. This newly built home is designed to take advantage of the outdoors! The pool is the focal point and the home is wrapped around it. The pool can be viewed from all levels, including the basement which would make an ideal entertainment room or a small gym. The main living area is bright and airy with large windows and vaulted ceilings.

3 bedrooms, 3 baths | \$1,000,000  
 Represented by: Gillian Black | T. 876.489.5561  
 gillian@cbjamaica.com | cbjamaica.com  
 Coldwell Banker Jamaica Realty





### EMERALD PALMS HOTEL, ANDROS, THE BAHAMAS

This stunning 10-acre property in Andros is currently closed but has enormous potential to tie in with a larger resort or to be a small boutique resort. It consists of 20 hotel rooms, 22 separate villas, an outdoor pool, restaurant and bar, spa, laundry and more. The property is very private and sits back from acres of sandy white beach and turquoise waters.

51 bedrooms, 42+ baths | \$3,000,000

Represented by: Mike Lightbourn | C. 242.357.4154 | O. 242.601.6500  
mike@cbbahamas.com | Coldwell Banker Lightbourn Realty



### ROSE ISLAND, THE BAHAMAS

A 6.5-acre, sea-to-sea parcel on the western end of gorgeous Rose Island. This sought-after boater's private retreat is only minutes from Nassau. Offering a total of 550 feet of beach frontage on the north, and 550 feet of deep water on the south side, with approximately 30-foot elevations. Owner will also sell as 2 separate parcels for \$1,500,000 each.

\$2,500,000

Represented by: Heather Peterson | C. 242.477.7223 | O. 242.601.6500  
heather@cbbahamas.com | Coldwell Banker Lightbourn Realty



### PARADISE ISLAND, THE BAHAMAS

This large, multi-family lot is truly a rare find. One of the remaining few development opportunities on Paradise Island. Views of Nassau Harbour to the east on completion of future construction are possible. Current zoning restrictions allow for up to 8 units to be built on the property, but more units may be possible. This is a tremendous investment opportunity.

\$1,299,000

Represented by: Spencer White | C. 242.457.1941 | O. 242.601.6500  
spencer@cbbahamas.com | Coldwell Banker Lightbourn Realty



### KAMALAME CAY, ANDROS, THE BAHAMAS

Rose Apple is a custom-designed beachfront home. Ownership at Kamalame Cay offers access to the boutique resort's exclusive amenities including miles of pristine beaches, a great house with fine dining, al fresco beach bars, tennis courts, a freshwater pool and the only overwater spa in the Bahamas.

2 bedrooms, 2 baths | \$990,000

Represented by: Heather Peterson | C. 242.477.7223 | O. 242.601.6500  
heather@cbbahamas.com | Coldwell Banker Lightbourn Realty





### KELOWNA, BRITISH COLUMBIA

Extraordinary 7.85-acre gated estate with breathtaking views of the lake, city and valley. Featuring a state-of-the-art workshop, 2 luxury residences, a saltwater pool, hot tub, tennis court, 4-car garage and manmade lake. Approximately 2 acres of vineyard planted in Gewurztraminer grapes. This entertainer's dream property is truly one of a kind.

6 bedrooms, 6 baths | \$5,498,000 CDN  
 Represented by: Jane Hoffman | T. 250.860.7500  
[jane@janehoffman.com](mailto:jane@janehoffman.com) | Coldwell Banker Horizon Realty



### PORT CARLING, ONTARIO

Spectacular Muskoka cottage country lake house, featuring 2.62 acres and 640 feet of waterfront on Lake Joseph. The main house on the water offers wall-to-wall windows and amazing views and sunsets. Other features include a guesthouse, custom outdoor kitchen, and boathouse with an entertaining area and hydraulic lifts for boats and Jet Skis.

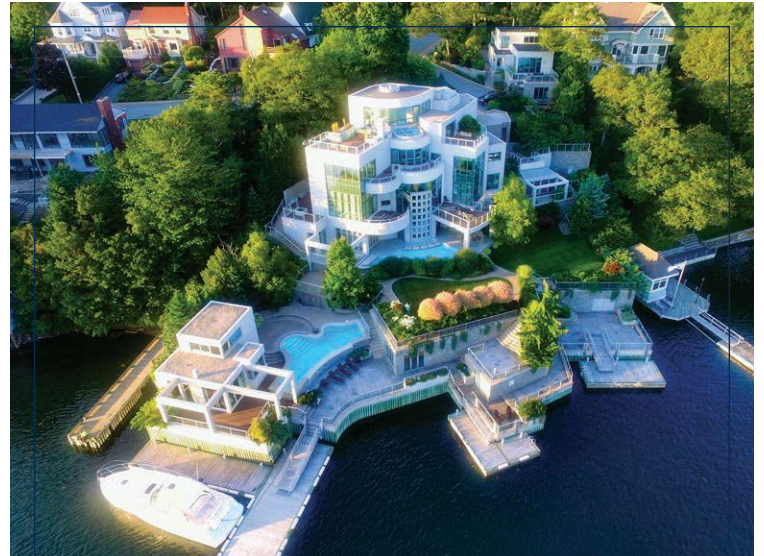
5 bedrooms, 3 full and 1 half baths | \$5,999,918 CDN  
 Represented by: Tom & Angie O'Hara | T. 705.205.3235  
[info@teamohara.com](mailto:info@teamohara.com) | Coldwell Banker Muskoka, Brokerage



### ST. PHILIPS, NEWFOUNDLAND AND LABRADOR

This superior custom-built 11,134-square-foot home, nestled on 3.5 acres with panoramic views and mature grounds in St. Philips is a dream come true. The main floor offers a captivating great room with a floor-to-ceiling stone fireplace, 28-foot cathedral ceiling, state-of-the-art kitchen, breakfast nook, gracious dining room and more.

4 bedrooms, 4 full and 1 half baths | \$3,199,900 CDN  
 Represented by: Tim Crosbie  
 T. 709.682.6609 | [timcrosbie@bellaliant.net](mailto:timcrosbie@bellaliant.net) | Coldwell Banker ProCo



### HALIFAX, NOVA SCOTIA

Exceptional contemporary elegance and ultimate luxury. This masterpiece sits majestically overlooking the North West Arm, a small inlet off Halifax Harbour. Spanning nearly 11,800 square feet of living space and 210 feet of water frontage, a separate guesthouse, poolhouse, marina house, and greenhouse, its scale and grandeur make this home truly breathtaking.

5 bedrooms, 10 baths | \$10,000,000 CDN  
 Represented by: Mariana Cowan | T. 902.221.4498  
[mvc@supercityrealty.com](mailto:mvc@supercityrealty.com) | Coldwell Banker Supercity Realty



# English Pastoral

BY ALYSON PITARRE

A STately MANOR NESTED IN WESTCHESTER COUNTY CAPTIVATES WITH POETIC VIEWS AND THE PROMISE OF A STILLER LIFE.



**V**erdant farmland and hillsides dotted by historic bridges, country inns, golf courses, equestrian trails and legacy mansions left behind by the Rockefellers, Vanderbilts, Astors and Vanderlips paint a romantic if not poetic picture of life in New York's Hudson Valley. The craggy peaks of the Palisades dip into cascading valleys where lush forests and the sparkle of the Hudson River serve as a palette for living art.

It was this bucolic setting in Westchester County that inspired Megan and Meriwether "Sambo" Lewis to settle in the Scarborough area of Briarcliff Manor, after nearly a decade living in England. Thanks to connections at the Sleepy Hollow Country Club, the couple heard that a 2.1-acre property within the club's gated grounds was for sale. They saw great potential in the land. The privacy and sweeping scale of its geography — which overlooked beautiful parkland and the river — would make a perfect family home. Its dreamlike treetop setting gave the family inspiration for the home's namesake, "The Aerie."

"Between the bowl of trees below the house, there is this wonderful aviary playground and breed-

ing space," describes Sambo. "We have often witnessed birds chasing off predatory species, bird fights, swifts playing in the drafts and hawks nesting in nearby treetops."

They enlisted local architect Rad Opacic to help them design their pastoral dream. Opacic envisioned a five-bedroom English manor sited to maximize the views. Working closely with Opacic, Megan endeavored to create a home that was simultaneously elegant yet relaxed, "with all the amenities for gracious, active living," she says. They developed a layout that was "easy and comfortable" and made the most of the home's heightened position. You immediately sense their reverence for their surroundings when you enter the front door. A limestone-tiled foyer leads you through archways to a two-story circular gallery with floor-to-ceiling windows, framing the property's gently sloping grounds and, in the distance, the glistening river.

Most rooms have French doors leading to mahogany decks, balconies and patio spaces — all capturing glimpses of the colorful gardens and lush woods below. Even the kitchen, with its raised granite eat-in bar and cherrywood see-through cabinets, was

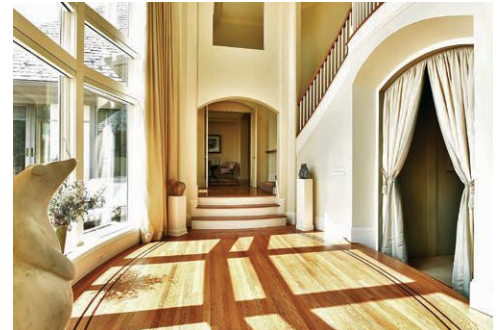
designed with natural light and an outdoor connection in mind. Other light-filled public spaces feel voluminous yet warm with soaring ceilings and grand fireplaces, creating an ideal backdrop for entertaining. The fireplaces throughout the house — four in all — provide the family with both warmth and visual delight during social gatherings.

"The relationship of the family room fireplace to the living room fireplace is really special," says Megan. "When they are lit, you can see both while standing in either room or on the deck."

Up the dramatic circular staircase, there is an exquisite third-floor en suite bedroom, which the Lewises use as a private, quiet getaway for their frequent guests, who enjoy the glass doors opening up to the balcony and dramatic views of the Palisades and the river.

A 1,900-square-foot finished lower level was another brilliant addition. Featuring a separate entrance, this unique space offers privacy and flexibility for out-of-town guests — or may even double as an in-law suite or nanny/au pair apartment. An entertainment room, complete with a full bar, wine cellar, fitness area and patio areas, is also ideal for hosting





small and large groups.

“In the winter, we’d come out with hot toddies, cocoa and liqueurs from the bar, and we’d sit in our deck chairs around the roaring fire,” remembers Megan. “It was just the place to warm up and have a snack for hungry guests. And, of course, this was also a summer long afternoon and evening meeting place.”

Beyond the thoughtful room appointments, Megan and Opacic sought to create an atmosphere of timeless elegance by applying an extraordinary amount of detail to the interiors — expressed in the craftsmanship, artistry and meticulous selection of materials. England once again served as style inspiration, reflected in the stucco work, slate roof and

secret nooks and crannies, like the concealed wet bar and the hidden passageway from the living room to the library/study. The design earned the 2002 AIA Design Award for the Westchester and Hudson Valley Chapter — one of many treasures that will be passed on to the next homeowner as the Lewis family prepares to sell the home.

As listing agent Daniel Bucci of Coldwell Banker Residential Brokerage concludes, “This is Hudson Valley living at its finest: blissfully private, refined and comfortable. It is located just two miles from the Scarborough-on-Hudson Metro North station and only 45 minutes from New York City, making it a great primary residence, seasonal retreat or weekend refuge.”

156 Tower Hill Road  
 Briarcliff Manor, NY 10510  
 \$3,150,000  
 5 bedrooms, 6 baths

Represented by:  
 Daniel Bucci  
 Associate Real Estate Broker  
 Coldwell Banker Residential Brokerage  
 C: 914.372.6631  
 O: 914.693.5476  
 dan.bucci@cbmoves.com





### BROOKLINE, MASSACHUSETTS

Five miles from central Boston, this 14±-acre estate is surrounded by 2 golf courses & offers a breathtaking landscape & unmatched privacy with city accessibility. The curving façade of Indiana limestone creates a home of singular distinction with 26,000± square feet of living space.

8 bedrooms, 7 full and 1 half baths | \$90,000,000  
 Represented by: Jonathan Radford & Deborah M. Gordon | Sales Assocs.  
 Jonathan@JonathanRadford.com | Deborah.Gordon@NEMoves.com  
 J. 617.335.1010 | D. 617.974.0404 | Coldwell Banker Residential Brokerage



### NANTUCKET, MASSACHUSETTS

International island destination offers a once-in-a-lifetime opportunity to acquire the crown jewel of New England waterfront estates and one of the islands largest (63 acres) and most exclusive properties. 25 minutes of flight time from Boston and 40 from NY. Unobstructed water views.

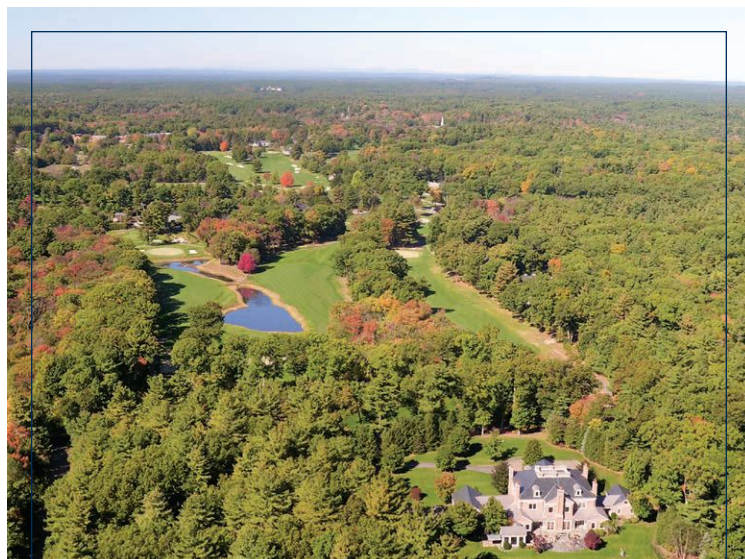
9 bedrooms, 9 full and 1 half baths | \$35,000,000  
 Represented by: Jonathan Radford | Sales Associate  
 C. 617.335.1010 | Jonathan@JonathanRadford.com  
 Coldwell Banker Residential Brokerage



### COHASSET, MASSACHUSETTS

The Oaks is a private 9.41-acre peninsula with 1,800'± of oceanfront. The estate's 20,000± sq. ft. mansion is renovated to the highest standards. 4,000± sq. ft. of outbuildings, tennis, pool, skating pond, beach and protected 112' deep-water dock create the ultimate living experience.

10 bedrooms, 7 full and 4 half baths | \$17,500,000  
 Represented by: Jonathan Radford | Sales Associate  
 C. 617.335.1010 | Jonathan@JonathanRadford.com  
 Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Unique opportunity to own a 5.75-acre estate abutting the 8th, 9th, 11th and 12th holes in the heart of the Weston Golf Club, with a beautiful, custom 14,384 sq. ft. Georgian Colonial with tennis court. This extraordinary property offers the best of informal and formal entertaining, and is privately sited 15 miles to Boston.

7 bedrooms, 10 full and 2 half baths | \$15,900,000  
 Represented by: Paige Yates | Sales Associate | C. 617.733.9885  
 Paige.Yates@NEMoves.com | Coldwell Banker Residential Brokerage





### WESTON, MASSACHUSETTS

This custom, 2.75-acre home features a meticulously planned layout, open spaces, 5 fireplaces, elevator, state-of-the art systems, smart technology, Poggenpohl kitchen, screened porch, gym, mudroom, and 3-car garage. Four en suite bedrooms include a spectacular master wing.

4+ bedrooms, 5 full and 3 half baths | \$9,490,000  
 Represented by: Deborah M. Gordon & Carole Milott | Sales Assocs.  
 D. 617.974.0404 | C. 617.721.0499 | Deborah.Gordon@NEMoves.com  
 Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Distinguished and stately 10,000-plus-square-foot home offering a grand foyer, banquet-sized dining room, cathedral family room with fireplace, chef's kitchen, inlaid hardwoods, an oversized mudroom and 4-car garage. The 2nd floor hosts 2 master suites and an expansive billiards room and wine closet. Enjoy the patio amid 6.71 acres.

4 bedrooms, 4 full and 3 half baths | \$5,850,000  
 Represented by: Diana Chaplin | Sales Associate | C. 781.354.9010  
 Diana@greatestate.com | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

1908 Arts & Crafts estate on a 5-acre hilltop setting has a renovated manor house, 6-stall stable, dressage/sports arena and manicured lawns and pastures. The manor house is town-approved for 2 dwelling units, ideal for in-laws. The stable has conversion potential to a 2nd house.

5 bedrooms, 6 full and 1 half baths | \$5,500,000  
 Represented by: Brigitte Senkler & Amy Pasley | Broker Associate & Sales Associate | B. 508.935.7496 | A. 617.571.7826  
 Brigitte.Senkler@NEMoves.com | Coldwell Banker Residential Brokerage



### WEST NEWTON HILL, MASSACHUSETTS

Timeless design and details welcome you to an open living room with beamed ceiling, elegant dining room with fireplace, gorgeous kitchen, and spacious family room with access to deck and yard. Private roof deck with built-in hot tub. Lower-level wet bar, wine room and bonus room.

7 bedrooms, 5 full and 1 half baths | \$5,500,000  
 Represented by: Maxine Burtman & Mitchel Bernstein | Sales Assocs.  
 MB. 617.818.2447 | MB. 617.645.1360 | Maxine.Burtman@NEMoves.com  
 Mitch.Bernstein@NEMoves.com | Coldwell Banker Residential Brokerage





### WESTON, MASSACHUSETTS

Exquisite, new construction home designed by Catalano Architects has 8,500 square feet set on 1.59 private acres. High-end features include sophisticated interiors, wide-oak floors and quality finishes. Enjoy a gourmet kitchen with adjoining breakfast room opening to a vaulted family room, stone terraces and sweeping lawns.

5 bedrooms, 5 full and 2 half baths | \$4,995,000  
 Represented by: Joni Shore | Sales Associate | C. 781.888.2389  
 joni.shore@nemoves.com | Coldwell Banker Residential Brokerage



### WELLESLEY, MASSACHUSETTS

This beautiful, newly built riverfront home was custom built by a premier builder with the highest quality and unparalleled craftsmanship. Highlights include a gorgeous, white kitchen, 5 oversized bedrooms, multiple roof decks, entertainment lounge and family room with breathtaking views.

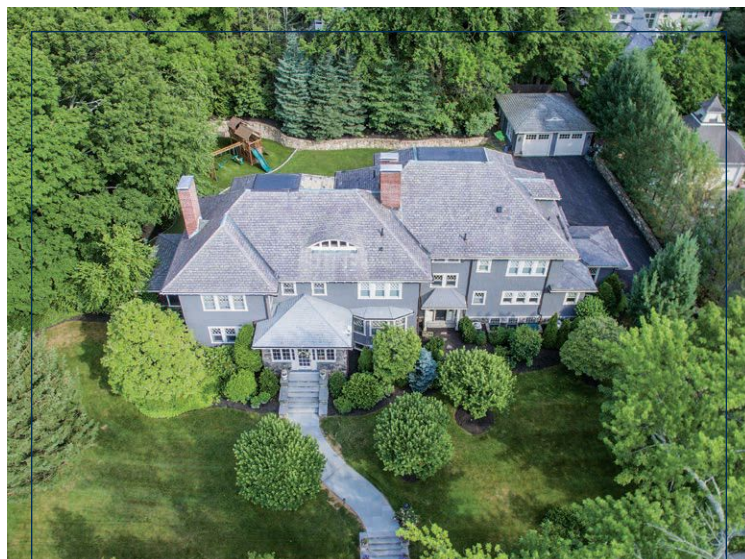
5 bedrooms, 6 full and 2 half baths | \$4,995,000  
 Represented by: Rosemary McCreedy & Ali Melignano | Broker Sales Assoc. & Sales Assoc. | R. 781.223.0253 | A. 339.222.2590  
 RosemaryMcCreedy@gmail.com | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Gorgeous brick-front Colonial estate in the Weston County Club area features an open floor, banquet-sized dining room, 32-foot living room, custom kitchen with breakfast area, great room with patio access, and finished 3rd floor and lower level. The master suite was profiled in "Designer Bath & Master Suite" magazine.

5 bedrooms, 5 full and 2 half baths | \$4,850,000  
 Represented by: Kathryn Alphas-Richlen | Sales Assoc. | C. 781.507.1650  
 Kathryn.Richlen@NEMoves.com | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

This renovated, historic home is the perfect blend of Shingle-style chic and Georgian grandeur. Enjoy a mahogany dining room with marble fireplace, sleek chef's kitchen with seamless family room, solarium with patio doors, 3rd-floor rec room, media room, wine room and putting green.

7 bedrooms, 4 full and 3 half baths | \$4,495,000  
 Represented by: Allison Blank & Deborah M. Gordon | Sales Assocs. A. 617.851.2734 | D. 617.974.0404 | Allison.Blank@NEMoves.com  
 Deborah.Gordon@NEMoves.com | Coldwell Banker Residential Brokerage





**WESTON, MASSACHUSETTS**

Enter through stone pillars and discover a grand arrival courtyard surrounding this 8,000-square-foot, elegant estate. Superb architectural details throughout 15 rooms, including a 2-story great room, lavish master suite with balcony, recreation rooms and a wine cellar.

5 bedrooms, 4 full and 1 half baths | \$4,450,000  
 Represented by: Rosemary McCreedy | Broker Associate  
 C. 781.223.0253 | Rosemary.McCreedy@NEMoves.com  
 Coldwell Banker Residential Brokerage



**WESTWOOD, MASSACHUSETTS**

Sophisticated newer home on 5.59 private acres. Rich in detail, it has walnut and marble floors, 10-foot ceilings, soaring windows, state-of-the-art technology, an indoor pool, mahogany office with built-ins, club room, gourmet kitchen, in-law apartment, en suite bedrooms, a 4-car garage, luxurious master and a guest apartment. Can be offered furnished.

6 bedrooms, 8 full and 1 half baths | \$4,280,000  
 Represented by: Elena Price | Broker Associate | C. 508.577.9128  
 Elena@ElenaPrice.com | Coldwell Banker Residential Brokerage



**NEWBURYPORT, MASSACHUSETTS**

Georgian mansion set on 3+ acres in historic Newburyport. While period detail abounds, this home has been outfitted with state-of-the-art systems, an entertainer's kitchen, geothermal HVAC, wine cellar, elegant master bath, and more. Updated carriage house with listening studio.

8 bedrooms, 6 full and 2 half baths | \$4,100,000  
 Represented by: Anne Neal | Sales Associate | T. 978.239.5582  
 C. 978.270.4993 | Anne.Neal@NEMoves.com  
 Coldwell Banker Residential Brokerage



**NEWTON, MASSACHUSETTS**

Unique, new Prairie-style home with open floor plan. Enjoy a spacious kitchen with island, high-end appliances and butler's pantry. Breakfast area opens to fireplaced family room with access to covered porch. Five 2nd-floor bedrooms include a spectacular master. Lower-level recreation.

6 bedrooms, 6 full and 2 half baths | \$3,875,000  
 Represented by: Carol Vaghar & Nancy McAuliffe | Sales Assocs.  
 C. 617.669.4132 | N. 617.875.5295 | Carol@MVP-re.com  
 Coldwell Banker Residential Brokerage





### NEWTON, MASSACHUSETTS

Grand 1929 Tudor-style English Cottage Estate has golf course views, expert restorations, original details, exposed beams, crown moldings, fireplaces, a newer cathedral family room, step-down living room, enclosed porch, patio, custom kitchen, en suite bedrooms and a game room.

4 bedrooms, 3 full and 3 half baths | \$3,799,000  
 Represented by: Mitchel Bernstein & Maxine Burtman | Sales Assocs.  
 MB. 617.645.1360 | MB. 617.818.2447 | Maxine.Burtman@NEMoves.com  
 Mitchel.Bernstein@NEMoves.com | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

This signature Patrick Ahearn home, rebuilt in 2015 on 1.34 acres near Weston Golf Club, offers fine detail throughout. 8,500 square feet with a gourmet kitchen open to a cathedral family room, covered porch/patios, a master suite with fireplace, walk-ins and an office, and a vaulted library.

5 bedrooms, 4 full and 2 half baths | \$3,795,000  
 Represented by: Claire Callewaert & Paige Yates | Sales Assocs.  
 C. 508.808.8234 | P. 617.733.9885 | Claire.Callewaert@NEMoves.com  
 Coldwell Banker Residential Brokerage



### GLOUCESTER, MASSACHUSETTS

Primely positioned to take advantage of sparkling ocean views, this magnificent pastoral estate is set on 28 rolling acres of lush fields and exquisite gardens. Meticulously restored with a new chef's kitchen, this spectacular property includes a guest cottage, working barn, paddock, cranberry bogs and an idyllic pond.

7 bedrooms, 7 full and 2 half baths | \$3,500,000  
 Represented by: Lynda Surdam | Sales Associate | C. 978.764.7474  
 Lynda.Surdam@NEMoves.com | Coldwell Banker Residential Brokerage



### LINCOLN, MASSACHUSETTS

Shingle-style with high-end craftsmanship and materials, inlaid floor, custom cabinetry, designer lighting and marble/granite accents. Dramatic family room with custom fireplace, mahogany library, cherry/granite kitchen, Wi-Fi sound system, spa and pool. Outstanding commuting location.

5 bedrooms, 4 full and 1 half baths | \$3,475,000  
 Represented by: Brigitte Senkler & Amy Pasley | Broker Assoc. & Sales Assoc. | B. 508.935.7496 | A. 617.571.7826 | Amy.Pasley@NEMoves.com  
 Brigitte.Senkler@NEMoves.com | Coldwell Banker Residential Brokerage





**WESTON, MASSACHUSETTS**

Gorgeous custom home set on 1.47 acres offers sophisticated spaces and a spectacular, open family room/kitchen joined by a charming hearth room with fieldstone fireplace. Four bedrooms include a 4-room master suite with private balcony. Enjoy lower-level recreation, a walk-up attic and a 2-piece mudroom.

4 bedrooms, 4 baths | \$3,333,000  
 Represented by: Diana Chaplin | Sales Associate | C. 781.354.9010  
 Diana@GreatEstate.com | Coldwell Banker Residential Brokerage



**MARBLEHEAD, MASSACHUSETTS**

Elegant seaside residence combines classic turn-of-the century charm with state-of-the art design, amenities and finishes. Located on prestigious Peach's Point, ocean and island views are savored from all 4 levels of living space. Association dock, beach and neighboring moorings.

5 bedrooms, 6 baths | \$3,299,000  
 Represented by: Mary Stewart & Heather Kaznoski | Broker Sales Assoc. & Sales Assoc. | M. 781.820.5676 | H. 781.576.9288  
 Mary.Stewart@NEMoves.com | Coldwell Banker Residential Brokerage



**NEWTON, MASSACHUSETTS**

Sensational and sophisticated new construction. Six bedrooms and 7 full baths. Contemporary finishes, beautiful level yard with bluestone patio and built-in grill, lower level with au-pair suite, media room and 3-car heated garage.

6 bedrooms, 7 baths | \$3,148,000  
 Represented by: Rachel Goldman & Allison Blank | Sales Assocs.  
 R. 617.302.8292 | A. 617.851.2734 | Rachel.Goldman@NEMoves.com  
 Allison.Blank@NEMoves.com | Coldwell Banker Residential Brokerage



**BOSTON, MASSACHUSETTS**

Bask in the breathtaking views from this beautiful 3-bedroom-plus-den residence at Harbor Towers. A combination of 2 units and tastefully renovated, this home offers the best of today's amenities, a flexible floor plan, grand living/dining room, chef's kitchen, family room, 2 balconies, 24-hour concierge, and an outdoor pool.

3 bedrooms, 2 full and 1 half baths | \$3,100,000  
 Represented by: Lili Banani | Sales Associate | C. 617.407.0402  
 Lili.Banani@NEMoves.com | Coldwell Banker Residential Brokerage





### BOSTON, MASSACHUSETTS

Newly constructed, 2,120-square-foot garden duplex offering an oversized kitchen with island and seamless living room with fireplace. The master suite offers floor-to-ceiling windows, walk-in closets, walk-in shower, and a soaking tub. A private patio has an outdoor kitchen and direct access to one half-tandem parking space.

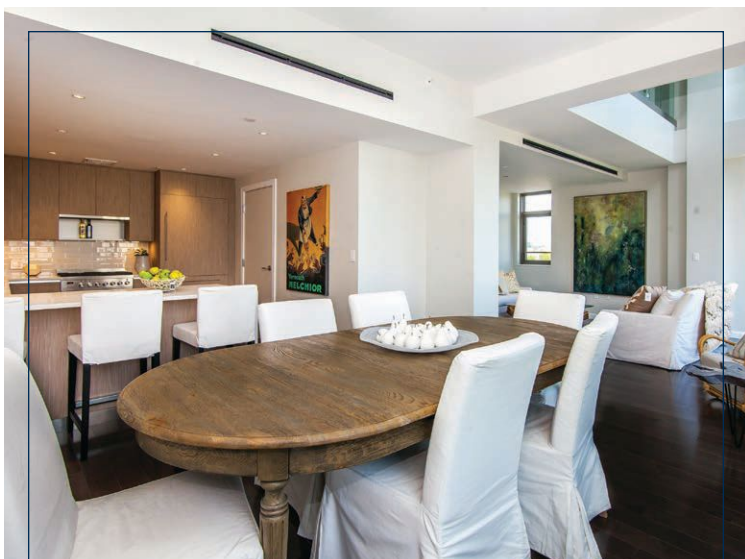
3 bedrooms, 3 baths | \$2,995,000  
 Represented by: Ricardo Rodriguez | Ricardo.Rodriguez@NEMoves.com  
 Sales Assoc. | C. 617.796.6084 | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Sensational new construction, classic brick center-entrance Colonial. Featuring an open floor plan, formal dining and living rooms, and a gourmet kitchen with gracious-size family room, perfect for entertaining and family living. Luxurious master suite. Finished lower level. Fabulous yard with a patio and a custom grill.

5 bedrooms, 5 full and 2 half baths | \$2,999,000  
 Represented by: Jeff Groper | Sales Associate | C. 617.240.8000  
 Jeff.Groper@NEMoves.com | Coldwell Banker Residential Brokerage



### BOSTON, MASSACHUSETTS

Dramatic penthouse duplex set at Symphony Court, at the intersection of Symphony Hall, the South End, Back Bay and Fenway. Enjoy a stunning 2-story living room, dining room, city views, 2 garage spaces and chef's kitchen. Building amenities include a concierge, club room and gym.

3 bedrooms, 3 baths | \$2,995,000  
 Represented by: John Ranco & Joe Deangelo | Sales Associates  
 JR. 617.899.8130 | JD. 617.680.7371 | John.Ranco@NEMoves.com  
 Joe.Deangelo@NEMoves.com | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Pristine new construction located in West Newton Hill. An open floor plan affords grand entertaining and easy family living, featuring gracious dining and living rooms and a chef's kitchen with large island and family room. On an 18,000-square-foot level lot. Includes a finished lower level.

6 bedrooms, 6 full and 2 half baths | \$2,980,000  
 Represented by: Deborah M. Gordon & Kami D. Gray | Sales Assocs.  
 D. 617.974.0404 | K. 617.838.9996 | Deborah.Gordon@NEMoves.com  
 Coldwell Banker Residential Brokerage





### WINCHESTER, MASSACHUSETTS

Surrounded by spectacular mature gardens, it is difficult to imagine that such privacy can be enjoyed so close to the town of Winchester and striking distance from Boston. Resplendent in architectural detail, this Colonial Revival masterpiece was designed, inside and out, with family life in mind.

6 bedrooms, 5 full and 2 half baths | \$2,950,000  
 Represented by: Jonathan P. Radford | Sales Assoc. | C. 617.335.1010  
 Jonathan@JonathanRadford.com | Coldwell Banker Residential Brokerage



### NEEDHAM, MASSACHUSETTS

Stunning 8,100-square-foot home set on 1 acre in a beautiful cul-de-sac neighborhood. Discover a chef's kitchen with breakfast area, family room with fieldstone fireplace, custom woodwork, 2 studies, 3-car garage, 3rd-floor guest suite and lower-level gym, wine cellar, custom bar and theater.

7 bedrooms, 6 full and 3 half baths | \$2,800,000  
 Represented by: Lisa Bell & Lynn Petriani | Sales Associates  
 LB. 508.479.3344 | LP. 781.223.4141 | Lynn.Petriani@NEMoves.com  
 Lisa.Bell@NEMoves.com | Coldwell Banker Residential Brokerage



### NEEDHAM, MASSACHUSETTS

Renovated English country manor offering exquisite rooms, soaring ceilings, picture windows, marble baths, 7 fireplaces, and a state-of-the-art kitchen. Five bedrooms include a private master retreat, plus there are 3rd-floor offices and a billiards room. Enjoy a tennis court and 3-car garage amid lush grounds. Additional 1-acre lot is available.

5 bedrooms, 3 full and 3 half baths | \$2,899,000  
 Represented by: Jamie Genser | Sales Associate | C. 617.515.5152  
 Jamie.Genser@NEMoves.com | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Meticulously renovated brick Colonial Revival home in West Newton offers formal and informal spaces, classic details, a handsome library, a gourmet kitchen and a great room. A heated garage with workshop/hobby space, patio and saltwater pool & a dream commuter location.

5 bedrooms, 4 full and 1 half baths | \$2,800,000  
 Represented by: Deborah M. Gordon & Jayne Bennett Friedberg  
 Sales Assoc. & Broker Assoc. | D. 617.974.0404 | J. 617.899.2111  
 Jayne.Friedberg@NEMoves.com | Coldwell Banker Residential Brokerage

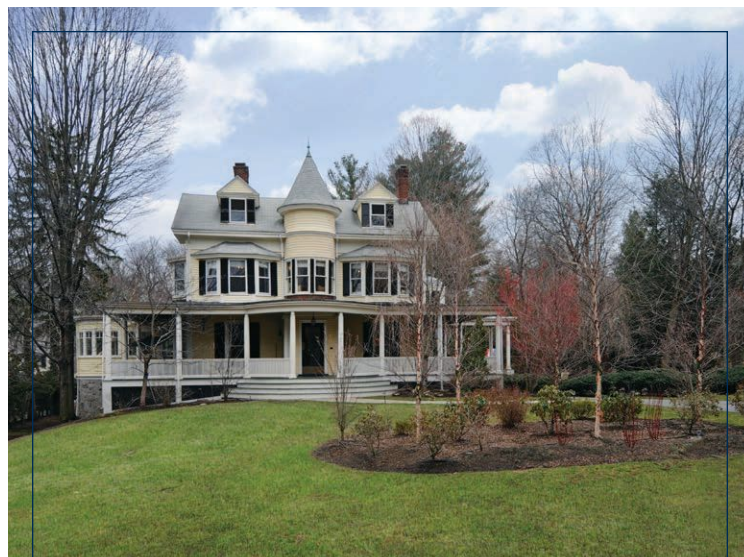




### WELLESLEY, MASSACHUSETTS

Renovated 1938 brick Colonial home has stunning architectural details, built-ins, generous windows, a butler's pantry, screened-in porch, open kitchen/family room, deck, mudroom and a 2-car garage. Six bedrooms include a fabulous master suite with dressing room and private bath. Lower-level recreation rooms plus space to expand.

6 bedrooms, 4 full and 1 half baths | \$2,799,000  
 Represented by: Melissa Dailey | Sales Associate | C. 617.699.3922  
 Melissa.Dailey@NEMoves.com | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

This much-admired Victorian home with wraparound porch sits on a 38,288-square-foot landscaped lot on West Newton Hill. Discover 13 well-appointed rooms, expansive eat-in kitchen, 6 fireplaces, plus 3rd-floor recreation. New lower level with an in-law apartment and an office.

5 bedrooms, 4 full and 1 half baths | \$2,795,000  
 Represented by: Mitchel Bernstein & Maxine Burtman | Sales Associates  
 MB. 617.645.1360 | MB. 617.818.2447 | Maxine.Burtman@NEMoves.com  
 Mitch.Bernstein@NEMoves.com | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

From the spectacular patio, porch and gardens, to the gorgeous wood floors, fireplaces and woodwork, this renovated 1880 Queen Anne Victorian will transport you back in time. Highlights include a chef's kitchen with 10-foot island, high ceilings, a sunroom, period details, lower-level recreation and a garage.

5 bedrooms, 3 full and 2 half baths | \$2,749,000  
 Represented by: Ilene Solomon | Sales Assoc. | C. 617.413.1663  
 IleneSolomon@IleneSolomon.com | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Sleek, modern, luxury new construction, masterfully designed by famed local architect, Marcus Gleysteen, and expertly built by Meyer Homes. Premium brands, design and build quality include a Poggenpohl kitchen with an oversized island. It is sited on a private, sunny 1.51-acre lot at the end of a cul-de-sac, with room for a pool and sport court.

5 bedrooms, 6 full and 1 half baths | \$3,495,000  
 Represented by: Diana Chaplin | Sales Associate | C. 781.354.9010  
 Diana@GreatEstate.com | Coldwell Banker Residential Brokerage





### DUXBURY, MASSACHUSETTS

Shingle-style, water access showpiece set on nearly 2 private acres. Discover 15 well-proportioned rooms, a chef's kitchen with Wolf and Sub-Zero appliances, and a cathedral family room with a stone fireplace and patio access. Deeded rights to Blue Fish and Back rivers. Near the Duxbury school complex and Duxbury Beach.

6 bedrooms, 3 full and 1 half baths | \$2,649,000  
 Represented by: Jessica Tyler | Sales Associate | C. 617.312.1369  
 Jessica.Tyler@NEMoves.com | Coldwell Banker Residential Brokerage



### GLOUCESTER, MASSACHUSETTS

Stunning waterfront home set on 1+ acres with a pool and private beach. Original 1920s detail features a showy staircase and fireplaced rooms. Enjoy a sizeable kitchen with dining area. Eight bedrooms include a spacious master suite with access to a cathedraled solarium. There are 3rd-level guest quarters, a large deck and a Mediterranean-style patio.

8 bedrooms, 5 full and 1 half baths | \$2,400,000  
 Represented by: Mary Matthews | Sales Associate | C. 978.317.1079  
 Mary.Matthews@NEMoves.com | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Exquisite 2-year-young home set on 17,540-square-foot, level, corner lot. Features include a 2-story foyer, formal dining room with fireplace, chef's kitchen with breakfast area, living room with exterior access, Brazilian teak floors, detailed moldings, 4 en suite bedrooms, solar panels, a 2-car garage, a recreation room and a guest suite.

5 bedrooms, 5 full and 1 half baths | \$2,549,000  
 Represented by: Jamie Genser | Sales Associate | C. 617.515.5152  
 Jamie.Genser@NEMoves.com | Coldwell Banker Residential Brokerage



### LINCOLN, MASSACHUSETTS

Totally renovated estate with open, contemporary plan and windowed walls, cherry library, atrium hallway, marble chef's kitchen, sunken family room, 4 fireplaces, a fireplaced master suite, 6 renovated baths, rich millwork and a lower-level recreation room. Walk to Walden Pond!

5 bedrooms, 5 full and 1 half baths | \$2,595,000  
 Represented by: Brigitte Senkler & Amy Pasley | Broker Assoc. & Sales Assoc. | B. 508.935.7496 | A. 978.505.2652 | Amy.Pasley@NEMoves.com  
 Brigitte.Senkler@NEMoves.com | Coldwell Banker Residential Brokerage





### WESTWOOD, MASSACHUSETTS

This restored, classic stone and brick residence overlooking Lyman's Pond has beautifully preserved period features, including the front courtyard, stone and wood floors, fireplaces, doors and archways. There is a lofted library, grand dining room, gourmet kitchen, butler's pantry, stone fireplace, patio and stunning manicured grounds.

6 bedrooms, 4 full and 1 half baths | \$2,450,000  
 Represented by: Elena Price | Broker Associate | C. 508.577.9128  
 Sales@ElenaPrice.com | Coldwell Banker Residential Brokerage



### WABAN, MASSACHUSETTS

This new Contemporary Colonial smart home features 12 rooms, a gourmet kitchen with breakfast room, and family room with fireplace and patio access. Four en suite bedrooms include a luxurious master with fireplace, 2 walk-in closets and spa-like bath. Enjoy a lower-level playroom, bedroom with private entry, full bath and a garage.

5 bedrooms, 5 full and 1 half baths | \$2,449,000  
 Represented by: Jeff Groper | Sales Associate | C. 617.240.8000  
 Jpg2121@comcast.net | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Gorgeous shingled Colonial home is on lush grounds with a spectacular deck and patio. Discover open rooms with custom millwork, an eat-in chef's kitchen with island, 2 fireplaces, separate guest suite and family room that steps out to a large deck. Generous lower-level recreation.

5 bedrooms, 6 full and 2 half baths | \$2,590,000  
 Represented by: Mitchel Bernstein & Zak Grau | Sales Associates  
 M. 617.645.1360 | Z. 617.818.2447 | Zak.Grau@NEMoves.com  
 Mitchel.Bernstein@NEMoves.com | Coldwell Banker Residential Brokerage



### NEEDHAM, MASSACHUSETTS

Private acre estate nestled in a coveted neighborhood features a chef's kitchen, custom millwork, mahogany library, floor-to-ceiling windows, a family room with stone fireplace, and a screened porch. The master suite has a gas fireplace, vanity and private screened balcony overlooking the manicured grounds and pool. Includes a standby gas generator.

5 bedrooms, 5 full and 2 half baths | \$2,495,000  
 Represented by: Roger Komins | Sales Associate | C. 617.510.1100  
 Roger.Komins@NEMoves.com | Coldwell Banker Residential Brokerage





### BROOKLINE, MASSACHUSETTS

Classic brick attached rowhouse. Superb restorations blend modern amenities with original period details, showcasing a carved staircase and banister, soaring ceilings, hardwood floors, crown moldings, columns, and fireplaces. Five bedrooms span all floors. The chef's kitchen has access to the deck, plus there is a finished lower level, and a garage.

5 bedrooms, 3 full and 1 half baths | \$2,449,000  
 Represented by: Jacquelyn Vanas | Sales Associate | C. 617.388.4607  
 Jackie.Vanas@NEMoves.com | Coldwell Banker Residential Brokerage



### CARLISLE, MASSACHUSETTS

Indulge in estate-like architecture with sophisticated appointments, exquisite amenities, and impressive open spaces. Discover a grand dining room, mahogany great room with custom bar, family room with soaring stone fireplace, custom chef's kitchen, heated pool, spa and pergola.

5 bedrooms, 5 full and 3 half baths | \$2,395,000  
 Represented by: Brigitte Senkler & Peggy Dowcett | Broker Assoc. & Sales Assoc. | B. 508.935.7496 | P. 978.302.3988  
 Peggy.Dowcett@NEMoves.com | Coldwell Banker Residential Brokerage



### DOVER, MASSACHUSETTS

Brimming with Spanish influences, unique elements, and master craftsmanship, this custom home is available for the first time. Discover renovated kitchen and baths, hand-laid herringbone parquet floors, imported marble and chandeliers, a stunning stone wall, cherry wainscoting, 4-plus bedrooms, a heated Gunite pool, and a 3-car garage.

5 bedrooms, 4 full and 1 half baths | \$2,350,000  
 Represented by: Valerie Hill | Sales Associate | C. 508.813.4159  
 Valerie.Hill@NEMoves.com | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Renovated Queen Anne Victorian home is set on 2.85 acres in a desirable Weston neighborhood. Features include a flexible layout, high ceilings, hardwood floors, a chef's kitchen, 4.5 baths, a sunroom, handsome library, 5 2nd-floor bedrooms, a 3rd-floor guest suite, 3-car garage, plus a detached 2-room office/studio.

5 bedrooms, 4 full and 1 half baths | \$2,349,000  
 Represented by: Denise Mosher | Sales Associate | C. 781.267.5750  
 Denise.Mosher@NEMoves.com | Coldwell Banker Residential Brokerage

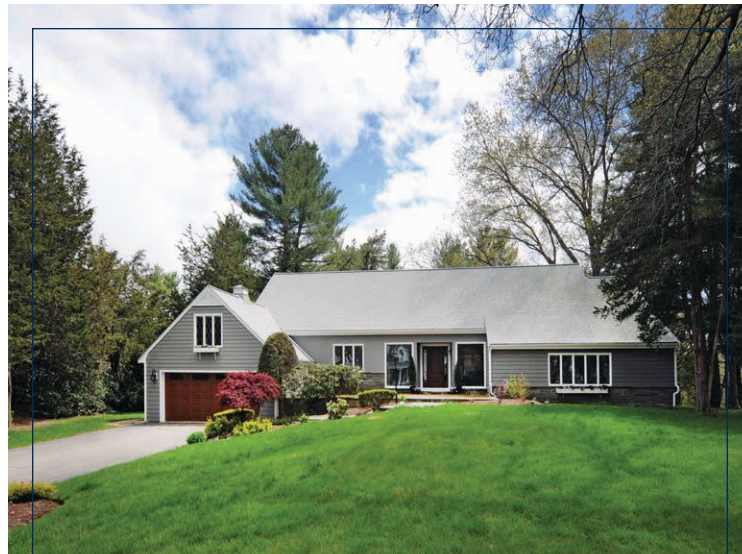




### MILTON, MASSACHUSETTS

Impeccable home with unrivaled architectural details, an open floor plan, 2-story foyer, grand dining room with butler's pantry, fireplaced great room, state-of-the-art kitchen and 4 bedrooms highlighted by 2 first-floor suites. The oversized deck is surrounded by lush grounds and a luxurious pool. Lower-level recreation room, bar and walk-out to patio.

4 bedrooms, 4 full and 1 half baths | \$1,999,900  
 Represented by: Mike Freeman | Sales Associate | C. 617.759.1513  
 Mike.Freeman@NEMoves.com | Coldwell Banker Residential Brokerage



### NEEDHAM, MASSACHUSETTS

Masterfully renovated property with Charles River frontage. First-floor master suite with patio access overlooks the river. The living and dining rooms open to the sunroom and patio. Gourmet kitchen/family room has a stone fireplace, 5 2nd-floor bedrooms, walk-out lower level and pool.

6 bedrooms, 3 full and 2 half baths | \$2,100,000  
 Represented by: Lisa Bell & Lynn Petriani | Sales Associates  
 LB. 508.479.3344 | LP. 781.223.4145 | Lynn.Petriani@NEMoves.com  
 Lisa.Bell@NEMoves.com | Coldwell Banker Residential Brokerage



### CARLISLE, MASSACHUSETTS

Circa-1764 farmhouse on 5+ acres with panoramic water, meadow and woodland views over 21 acres of agricultural land. A painstaking renovation and expansion brings modern utility, while maintaining legacy aspects and a rich antique patina. Includes a carriage house, barn and pool.

6 bedrooms, 5 baths | \$2,200,000  
 Represented by: Brigitte Senkler & Peggy Dowcett | Broker Assoc. & Sales Assoc. | B. 508.935.7496 | P. 978.302.3988  
 Peggy.Dowcett@NEMoves.com | Coldwell Banker Residential Brokerage



### BEVERLY FARMS, MASSACHUSETTS

This handsome Italianate Colonial home is the ultimate blend of modern amenities & Victorian-era charm. Discover soaring ceilings, huge windows, exquisite moldings, 5 marble fireplaces, a 40-foot by 16-foot living room, 2 decks, a chef's kitchen, new mudroom, hydro heating and air conditioning and a detached 2-car garage. Across the street from West Beach.

5 bedrooms, 4 full and 1 half baths | \$2,095,000  
 Represented by: Alice Miller | Sales Associate | C. 978.314.0506  
 Alice.Miller@NEMoves.com | Coldwell Banker Residential Brokerage





**NEWTON, MASSACHUSETTS**

Renovated Mansard Victorian home with nearly 11' ceilings, exquisite hardwoods, bay windows, a library with built-ins, original butler's pantry, gorgeous kitchen, step-down family room, 2 mudrooms and gym. Master suite with balcony and 6 additional bedrooms. Widow's walk.

7 bedrooms, 3 full and 2 half baths | \$2,112,500  
 Represented by: Maxine Burtman & Mitchel Bernstein | Sales Assocs.  
 MB. 617.818.2447 | MB. 617.645.1360 | Maxine.Burtman@NEMoves.com  
 Mitchel.Bernstein@NEMoves.com | Coldwell Banker Residential Brokerage



**MARBLEHEAD, MASSACHUSETTS**

Dramatic mid-century modern residence was redesigned & renovated in 2014. The open floor plan complements today's lifestyle with effortless flow. Enjoy a top-of-the-line kitchen, fireplaced living room, screened porch & exceptional finishes. Breathtaking gardens create a private oasis.

4 bedrooms, 2 full and 1 half baths | \$2,095,000  
 Represented by: Jude & John Toner | Sales Assocs.  
 Jude 781.704.6592 | John 781.704.6593 | Jude.Toner@NEMoves.com  
 John.Toner@NEMoves.com | Coldwell Banker Residential Brokerage



**MANCHESTER BY THE SEA, MASSACHUSETTS**

Magnificent contemporary home set atop 16+ acres with stunning ocean views. Superbly renovated, this home incorporates an architecturally redesigned 1917 observation tower. Discover soaring ceilings, walls of glass, a 2-story chef's kitchen, interior fieldstone façade, 2-car garage, waterfall and koi pond.

4 bedrooms, 3 baths | \$2,090,000  
 Represented by: Lynda Surdam | Sales Associate | C. 978.767.7474  
 Lynda.Surdam@NEMoves.com | Coldwell Banker Residential Brokerage



**WINCHESTER, MASSACHUSETTS**

The owners of this lovely Mansard have managed to tastefully blend historic charm & wonderful architectural details with new, top-of-the-line, updated features. Discover a grand living room, library with built-ins, formal dining room, beautiful wraparound porch and gorgeous grounds.

6 bedrooms, 6 full and 1 half baths | \$1,850,000  
 Represented by: Lynne Lowenstein | Broker Associate  
 C. 781.603.6260 | Lynne.Lowenstein@NEMoves.com  
 Coldwell Banker Residential Brokerage





### ESSEX, MASSACHUSETTS

Exquisite Shingle-style home, set on 8.2 private, wooded acres, offers a cathedral living room with granite fireplace and walls of glass, newly remodeled baths, a library, recreation rooms, two 3-car garages, and a gourmet kitchen with island. Unique rooftop tower showcases views of the ocean and the Boston skyline.

4 bedrooms, 4 full and 1 half baths | \$1,950,000  
 Represented by: Scott Smith | Sales Associate | C. 617.750.27933  
 Scott.Smith@NEMoves.com | Coldwell Banker Residential Brokerage



### ANDOVER, MASSACHUSETTS

Beautifully updated Royal Barry Wills Colonial home has a newly renovated gourmet kitchen, 1st-floor master with fireplace and spa bath, 4 large corner bedrooms and a private entry suite above garage. Grounds offer stone walls and a redesigned bluestone and brick patio.

7 bedrooms, 5 baths | \$1,699,000  
 Represented by: Cynthia DeMartino & Joe Ippolito | Realtor & Sales Assoc.  
 C. 978.337.6767 | J. 978.314.5805 | Cynthia.Demartino@NEMoves.com  
 Joe.Ippolito@NEMoves.com | Coldwell Banker Residential Brokerage



### DUXBURY, MASSACHUSETTS

This rare example of a 19th-century coastal architecture home is beautifully set on 1+ acres in picturesque Powder Point. Amenities include 11-foot ceilings, an updated kitchen and master bath, library with updated gas fireplace, wraparound porch, manicured grounds, a boathouse, plus deeded, private beach rights.

4 bedrooms, 3 full and 1 half baths | \$1,597,000  
 Represented by: Chris Swem | Sales Associate | C. 781.561.5163  
 Chris.Swem@NEMoves.com | Coldwell Banker Residential Brokerage

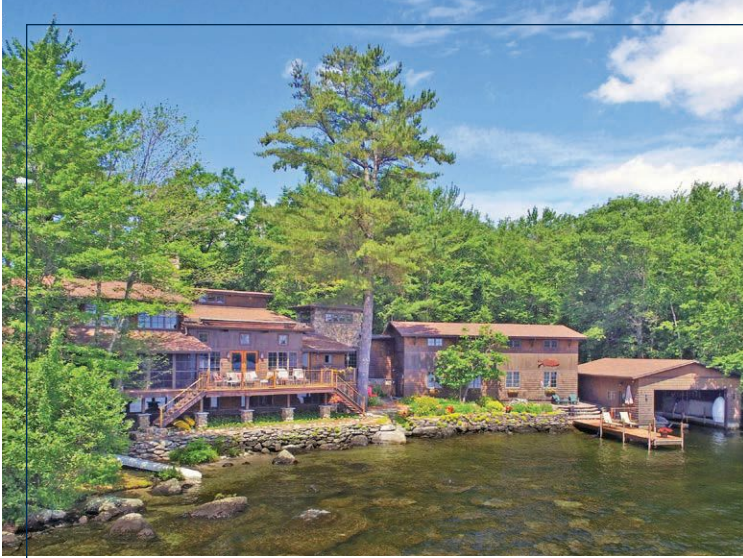


### WAREHAM, MASSACHUSETTS

This post-and-beam, Cape-style home blends a rustic feel with a seaside state of mind. Discover exposed beams, hardwood floors, cathedral ceilings, bead board accents and 2 wood stoves. Extensive decking showcases water views and a level yard with path to 300-foot sandy beach. Quick access to Cape Cod Canal and Buzzards Bay.

3 bedrooms, 2 baths | \$1,500,000  
 Represented by: Shana Lundell | Sales Associate | C. 508.221.5124  
 Shana.Lundell@NEMoves.com | Coldwell Banker Residential Brokerage





### SUNAPEE, NEW HAMPSHIRE

Over 400 feet of private waterfront and unparalleled views of Lake and Mount Sunapee. Featuring a 2-slip boathouse, dock, stone patio, screen porch with a fireplace and grill area. Warm and inviting inside, with an open-concept living/dining area and gourmet kitchen, wood floors, stone fireplaces, wine cellar with tasting room, and private master suite.

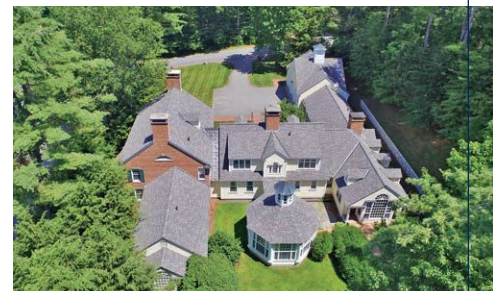
6 bedrooms, 5 baths | \$3,950,000  
 Represented by: John Chiarella | T. 603.763.1271 | 30LovejoyLane.com | JCDCStar@yahoo.com  
 Coldwell Banker Lifestyles



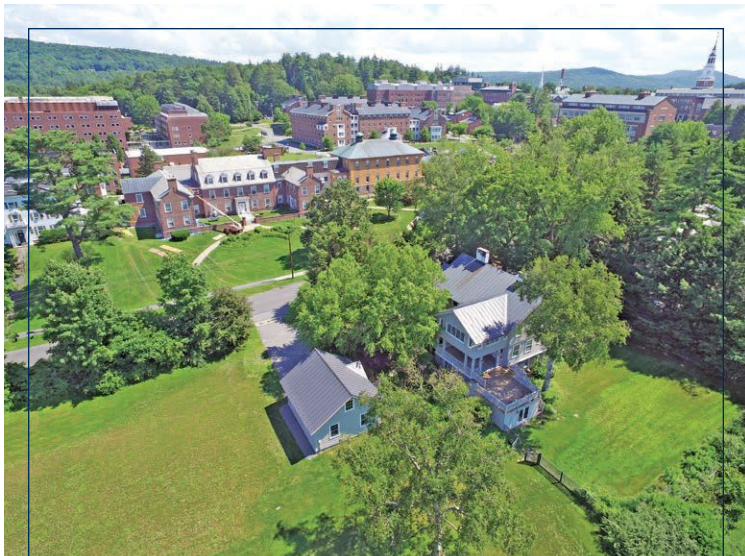
### HANOVER, NEW HAMPSHIRE

This remarkable Hanover home's thoughtful layout, beautifully designed and crafted, provides space for your entertaining needs. Enjoy cocktails in the 4-season gazebo, partake in a documentary in the theater room, or yoga session in the 1st-floor exercise studio. All of this is complemented by a touch-operated home management system — making life effortless.

5 bedrooms, 4 full and 1 half baths | \$2,350,000  
 Represented by: Shelley & Co. | T. 603.643.6406 | Sam@shelley-co.com | CBLifestylesRE.com  
 Coldwell Banker Lifestyles







### HANOVER, NEW HAMPSHIRE

This gracious, stately 1910 home overlooking Occom Pond is in an extraordinary location, right in town and on Dartmouth's campus. A light and airy atmosphere fills the interior of this perfectly laid out home. Structurally sound, built of fine materials and excellent craftsmanship, the interior awaits your finishing touches to make it your own.

4 bedrooms, 4 full and 1 half baths | \$1,900,000  
 Represented by: Shelley & Co. | T. 603.643.6406 | Sam@shelley-co.com  
 CBLifestylesRE.com | Coldwell Banker Lifestyles



### WARNER, NEW HAMPSHIRE

This classic estate sited on 125 majestic acres is absolutely stunning. The open-concept design incorporates the breathtaking views from every window of this handcrafted, one-of-a-kind masterpiece. The living/dining area with soaring cathedral ceilings, a gas fireplace and oversized Pella windows is flooded with natural light and provides unmatched views.

3 bedrooms, 3 full and 1 half baths | \$1,595,000  
 Represented by: Mary Lou Cummings | MaryLou@CBLifestylesRE.com  
 T. 603.526.4020 | CBLifestylesRE.com | Coldwell Banker Lifestyles



### WILMOT, NEW HAMPSHIRE

This well-maintained 1840s farmhouse has many recent updates and 150 private acres of rolling pastures and private woods. Features include a fabulous great room with a vaulted ceiling with the original beams, a country kitchen which opens to the spacious deck overlooking the lovely gardens, and a master bedroom suite with a private deck and a sunroom.

5 bedrooms, 5 full baths | \$1,900,000  
 Represented by: DeeAnn Shepherd | T. 603.863.4444  
 DeeAnn@CBLifestylesRE.com | Coldwell Banker Lifestyles



### NEW LONDON, NEW HAMPSHIRE

Set on 9.4 acres in the heart of New London, iconic "Indian Rock Farm" is a legendary property. Built in 1798, the home has been completely updated and incorporates a modern sensibility. Mature landscaping, a brick patio, all-weather tennis court, detached 3-car garage, 2-story barn, fire pit and gazebo are only a few of the myriad of exterior features.

5 bedrooms, 4 baths | \$1,250,000  
 Represented by: David Cleveland | DavidC@CBLifestylesRE.com  
 T. 603.526.4020 | CBLifestylesRE.com | Coldwell Banker Lifestyles





### WOLFEBORO, NEW HAMPSHIRE

Amazing lake home on 7+ acres with 600+ feet of Winnepesaukee frontage. A masterpiece of architecture, with rich moldings, warm wood tones, walls of glass, 2-story great room, chef's kitchen, cinema-quality theater, game room, and 36x50 barn. Steps from beach & boathouse.

8 bedrooms, 6 full and 5 half baths | \$11,900,000  
 Represented by: Susan C. Bradley | Sales Associate  
 C. 603.493.2873 | O. 603.581.2810  
 Susan.Bradley@NEMoves.com | Coldwell Banker Residential Brokerage



### GILFORD, NEW HAMPSHIRE

Custom Winnepesaukee home on 1.83 acres offering sandy beach, dock, carriage home, views, theater, billiards room with curved walls, gym, state-of-the-art systems, a soaring great room, and a stone patio. Include a lower-level kitchen, family room, game room and spa.

5 bedrooms, 7 full and 3 half baths | \$10,000,000  
 Represented by: Susan C. Bradley | Sales Associate  
 C. 603.493.2873 | O. 603.581.2810  
 Susan.Bradley@NEMoves.com | Coldwell Banker Residential Brokerage



### GILFORD, NEW HAMPSHIRE

Landmark Victorian home set on Lake Winnepesaukee features 15 rooms, coffered ceilings, cherry walls, hardwoods, an oversized great room, and a beautiful kitchen with breakfast room. Patio doors open to verandas overlooking Winnepesaukee, gardens, a beach and a patio.

4 bedrooms, 6 baths | \$4,695,000  
 Represented by: Susan C. Bradley | Sales Associate  
 C. 603.493.2873 | O. 603.581.2810  
 Susan.Bradley@NEMoves.com | Coldwell Banker Residential Brokerage



### MOULTONBOROUGH, NEW HAMPSHIRE

Spacious, young Adirondack-style home privately set on 1.1 acres in much-loved Wildwood on Winnepesaukee. Amenities include extensive docking, a 4-season porch with radiant heat and fireplace, cook's kitchen, sauna, large gym, pool table, guest suite and a 3-car garage.

6 bedrooms, 7 full and 1 half baths | \$2,845,000  
 Represented by: Janet Cramer | Sales Associate | C. 603.707.2771  
 O. 603.253.4345 | Janet.Cramer@NEMoves.com  
 Coldwell Banker Residential Brokerage





### NEW CASTLE, NEW HAMPSHIRE

Rare 1920s Tudor-style residence set on 1.5 acres with stunning views of the Piscataqua River. Nearly 100 feet of shoreline affords access to boating or swimming. Original features provide period charm throughout. Minutes to downtown Portsmouth and Great Island Common's 32 acres.

5 bedrooms, 1 full and 3 half baths | \$2,000,000  
 Represented by: Tanner Birr | Sales Associate | C. 603.512.8511  
 O. 603.334.1900 | Tanner.Birr@NEMoves.com  
 Coldwell Banker Residential Brokerage



### BEDFORD, NEW HAMPSHIRE

Elegant custom home set on 1.89 acres in the desirable Bedford area. Meticulous design includes coffered ceilings, built-ins, banks of windows, 3 fireplaces, sophisticated kitchen, formal living and dining rooms, study, recreation rooms, and a bar. Picturesque yard with mahogany deck.

5 bedrooms, 4 full and 1 half baths | \$1,399,900  
 Represented by: Cheryl Zarella | Sales Associate | C. 603.714.5647  
 O. 603.471.0777 | Cheryl.Zarella@NEMoves.com  
 Coldwell Banker Residential Brokerage



### BEDFORD, NEW HAMPSHIRE

Re-architected brick Ranch masterpiece set on 5-acre private estate offering custom details, hardwoods, archways, pillars, generous windows, new custom chef's kitchen, and grand solarium with vaulted ceiling. Sprawling master suite, pool, patios, arched garage and carriage house.

4 bedrooms, 3 full and 1 half baths | \$1,479,000  
 Represented by: Aurora Pincince | Broker Associate | C. 603.714.4944  
 O. 603.471.0777 | Aurora.Pincince@NEMoves.com  
 Coldwell Banker Residential Brokerage



### JAMESTOWN, RHODE ISLAND

Completely renovated to its historic charm with modern-day comforts, "The Boulders" features show-stopping wood paneling, original stained glass, inlaid hardwood flooring, multiple fireplaces, an expansive covered porch, beautiful water views, English gardens and private beach access.

6 bedrooms, 4 full and 2 half baths | \$2,999,999  
 Represented by: Justin Gallant | Sales Associate | C. 401.742.0958  
 O. 401.884.8050 | Justin.Gallant@NEMoves.com  
 Coldwell Banker Residential Brokerage





### NEWPORT, RHODE ISLAND

Sun-drenched 12-room Contemporary residence offers an eat-in kitchen with breakfast room, office, cathedral family room, sunroom, and seamless living/dining rooms. Sprawling lawn with water views, patio, and new outdoor shower. Steps from beaches, the Cliff Walk and downtown.

4 bedrooms, 2 full and 2 half baths | \$1,275,000  
 Represented by: Lianne Morrison | Sales Associate | C. 203.217.3990  
 O. 401.849.3339 | Lisa@TheNewportGroupRI.com  
 Coldwell Banker Residential Brokerage



### EAST GREENWICH, RHODE ISLAND

Exquisite country estate home comprises details, design and finishes of a Newport mansion. Grand rooms have antique glass doors, cherry walls, built-ins, wainscoting, chef's kitchen with 2 islands, 4 fireplaces & elaborate moldings. Lower-level recreation, theater, sauna & wine cellar.

4 bedrooms, 4 full and 2 half baths | \$1,349,000  
 Represented by: Janis Cappello | Sales Associate  
 C. 401.578.6656 | O. 401.884.8050  
 Janis.Cappello@NEMoves.com | Coldwell Banker Residential Brokerage



### GUILFORD, CONNECTICUT

Waterfront—Old Quarry, 7,400-square-foot, one-of-a-kind, self-contained, gated estate. It is set on 4.24 acres, with 2,500 feet frontage on Long Island Sound. Vehicle access by causeway. A rare sanctuary, it features a safe room, elevator, guesthouse, dock and a private beach. Room for a pool, and space for a helipad.

5 bedrooms, 7 full and 1 half baths | \$9,875,000  
 Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
 JoColdwell@aol.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

New Georgian, architecturally designed interior by Lynn A. Cone Design, LLC has classical and traditional profiles, abundant natural/LED lighting and a bespoke English kitchen. The 2.1 level acres have mature plantings, granite stonework, outdoor fireplace, oversized pool, spa and waterfall, plus a car collector's garage.

5 bedrooms, 6 full and 1 half baths | \$9,750,000  
 Represented by: Tamar Lurie | Sales Associate | C. 203.536.6953  
 LurieTamar@gmail.com | Coldwell Banker Residential Brokerage





### GREENWICH, CONNECTICUT

State-of-the-art mid-country estate with pool, spa, tennis court and dock on private lake. Double-height grand entrance, entertaining spaces, Christopher Peacock kitchen. First-floor Master with 2 baths, a gym and a library. Lower level with theater, game rooms and a wine cellar.

5 bedrooms, 7 full and 2 half baths | \$7,995,000  
 Represented by: Pat Brecher | Sales Associate | C. 203.550.2340  
 Patricia.Brecher@ColdwellBankerMoves.com  
 Coldwell Banker Residential Brokerage



### RIVERSIDE, CONNECTICUT

Towering views of LI Sound from this 2016 HOBI Award-winning, custom-built Contemporary. Soaring floor-to-ceiling glass walls and expansive decks provide effortless indoor-outdoor living. Spectacular master suite with water views, deck and outdoor shower. Private association.

5 bedrooms, 4 full and 1 half baths | \$6,400,000  
 Represented by: Stacy Baucum Daccache & Cynthia DeRiemer  
 Sales Assocs. | S. 203.829.9052 | C. 203.918.1523  
 Stacy.Daccache@cbmoves.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

A magical I.N. Phelps Tudor on 3.6 park-like acres in Round Hill. Leaded windows, 11-foot tracery plaster ceilings, 5 fireplaces, a front-to-back center hall, magnificent living room, dining room, library, expansive terrace. Family room/eat-in kitchen, central air, sound/Nest and generator. Meticulous updates. Five minutes to downtown.

8 bedrooms, 7 full and 1 half baths | \$5,875,000  
 Represented by: Tamar Lurie | Sales Associate | C. 203.536.6953  
 LurieTamar@gmail.com | Coldwell Banker Residential Brokerage



### NEW CANAAN, CONNECTICUT

New England Shingle-style Colonial by Michael Greenberg Assoc. 15 rooms, natural materials, extraordinary craftsmanship and design. Dramatic entry/living room with a coffered ceiling, library, chef's kitchen, great room, master with 2 baths, 5 more suites plus 2 in guesthouse/barn.

6 bedrooms, 8 full and 1 half baths | \$5,749,000  
 Represented by: Emily Gordon & Marsha Charles | Sales Assocs.  
 E. 203.451.6432 | M. 203.904.4663  
 egordon3@optonline.net | Coldwell Banker Residential Brokerage





### GREENWICH, CONNECTICUT

Magnificent lakefront manor house in coveted Milbrook. This 5-bedroom, 4-full- and 2-half-bath "smart house" features a stunning living room with soaring oak-beamed ceiling, spectacular black walnut-paneled family room with triple-height ceiling, gourmet kitchen and a sumptuous master suite.

5 bedrooms, 4 full and 2 half baths | \$4,900,000  
 Represented by: Tory Thorman | Sales Associate | C. 203.940.3048  
 ToryThorman@gmail.com | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Perched on 2 hilltop acres, an elegant 2012 home with outdoor views, natural light and zen-like ambiance. The dynamic 4-story interior features a 2-story entryway, chef's kitchen, porch with electronic screens, expansive patio/fireplace, master suite and lower-level rec rooms.

7 bedrooms, 6 full and 2 half baths | \$4,950,000  
 Represented by: M&D Properties | Dee Cohen, Miriam Luck & Meredith Kamo | Sales Assocs. | C. 203.858.8568  
 Homes@WeKnowWestport.com | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

This exquisite home on 2.73 private acres brilliantly blends classical and modern architecture. Enjoy luxury at its finest with 22 rooms, a stunning chef's kitchen, master suite with balcony and marble bath with radiant heat floors, gym with sauna, 6 fireplaces, home theater, beautiful gardens and pool. Convenient to town and NYC.

6 bedrooms, 7 full and 1 half baths | \$4,999,000  
 Represented by: Karen Scott, KMS Partners | Sales Assoc. | C. 203.613.9200  
 greatscott04@gmail.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Brand-new, upscale condo in a gated waterfront community overlooking Smith Cove. Exquisite finishes create a 3-bedroom, 3.5-bath masterpiece. Unique rooftop terrace has an outdoor kitchen, spa, fireplace. Lower level has flexible use. Delamar Hotel concierge package available.

3 bedrooms, 3 full and 1 half baths | \$4,995,000  
 Represented by: Suzan Rose | Sales Assoc. | C. 203.912.7500  
 Suzan.Rose@ColdwellBankerMoves.com  
 Coldwell Banker Residential Brokerage





### GREENWICH, CONNECTICUT

Completely renovated, expanded circa 1929 Georgian Colonial with stunning millwork, artful stone masonry, archways & hardwood floors. Beautiful showcase of state-of-the-art amenities and luxuries with gourmet kitchen plus a master and separate guest wing. On 2 hilltop acres.

6 bedrooms, 6 full and 2 half baths | \$4,800,000

Represented by: Renee Gallegher & Brook Podewils | Assoc. Broker & Sales Assoc. | R. 203.921.6800 | B. 203.253.7500 | Bgp7515@gmail.com  
ReneeGrahamG@gmail.com | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Premier Greens Farms property, inspired by quintessential European manors replete with stunning architectural detail, exquisite custom design and high-caliber luxuries. Over 20 rooms, voluminous windows, artisan hand-painted and hand-waxed mahogany walls and antique fireplaces.

6 bedrooms, 7 full and 2 half baths | \$4,750,000

Represented by: Karen Scott, KMS Partners | Sales Associate  
C. 203.613.9200 | GreatScott04@gmail.com  
Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Stately French chateau on 4 magnificent guard-gated acres with estate lawns and gardens, bluestone terraces, a pool and spa. European inspiration, wrought iron staircases and balconies and marble floors. Turrets blend with traditionally scaled rooms featuring divided-light windows, 6 fireplaces, a gourmet kitchen, a wine-tasting cellar and 2 masters.

5 bedrooms, 6 full and 2 half baths | \$4,675,000

Represented by: Tamar Lurie | Sales Associate | C. 203.536.6953  
LurieTamar@gmail.com | Coldwell Banker Residential Brokerage



### RIVERSIDE, CONNECTICUT

Spectacular location in walking distance to train/village. Stone Shingle Colonial by award-winning team displaying fine craftsmanship, high ceilings, updated kitchen/family room, new master bath, 3rd-floor art/yoga studio and lower-level game/family room, au pair/guest suite and gym. Professionally landscaped with outdoor kitchen.

6 bedrooms, 5 full and 2 half baths | \$4,540,000

Represented by: Jill Barile | Sales Associate | C. 203.219.5717  
Jill.Barile@CBMoves.com | Coldwell Banker Residential Brokerage





### RIVERSIDE, CONNECTICUT

Stunning Riverside home with outdoor living, heated pool and deeded water access. Enjoy a front-to-back entry hall with fireplace; re-imagined formal rooms; soaring kitchen; mahogany deck overlooking conservation land; an ultimate master suite with a Waterworks bath; and a fabulous garden level with Belgian bluestone foyer, office, media room and gym.

4 bedrooms, 4 full and 1 half baths | \$4,495,000

Represented by: Cynthia De Riemer | Sales Associate | C. 203.918.1523  
Deriemer.Cynthia@gmail.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Round Hill area cul-de-sac. Beautiful stage for entertaining with a porch, terraces and outdoor fireplace to enjoy. Re-imagined and re-built 6-bedroom Colonial home has wonderful natural light, spacious rooms, 10' ceilings, oversized windows, a central music system, Christopher Peacock kitchen and a finished lower level. There is an enchanting front porch.

6 bedrooms, 5 full and 2 half baths | \$4,250,000

Represented by: Tamar Lurie | Sales Associate | C. 203.536.6953  
LurieTamar@gmail.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Grand stone and clapboard 9,000 sq. ft. home by a top local builder with open, beautifully scaled, high-ceilinged rooms, gourmet kitchen/family room/screened porch, elegant 2nd-floor master suite, 5 additional en suite bedrooms, plus 3rd-floor family room, media room and gym.

6 bedrooms, 4 full and 2 half baths | \$4,195,000

Represented by: Vanessa Savio & Lynne Carriello | Sales Assocs.  
V. 203.550.2101 | L. 203.561.2811 | Vanessa.Savio@CBMMoves.com  
Lynne.Carriello@CBMMoves.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Gated courtyard, enchanting lake views, 2 park-like acres, and formal gardens. Grand center-hall home with stately rooms, fireplaces, millwork, custom brass/iron filigree and high ceilings. Backyard terraces, heated pool and tennis court. First-floor master wing with glass atrium spa. Approximately 10 minutes to downtown, academies and train.

6 bedrooms, 6 full and 2 half baths | \$4,795,000

Represented by: Tamar Lurie | Sales Associate | C. 203.536.6953  
LurieTamar@gmail.com | Coldwell Banker Residential Brokerage

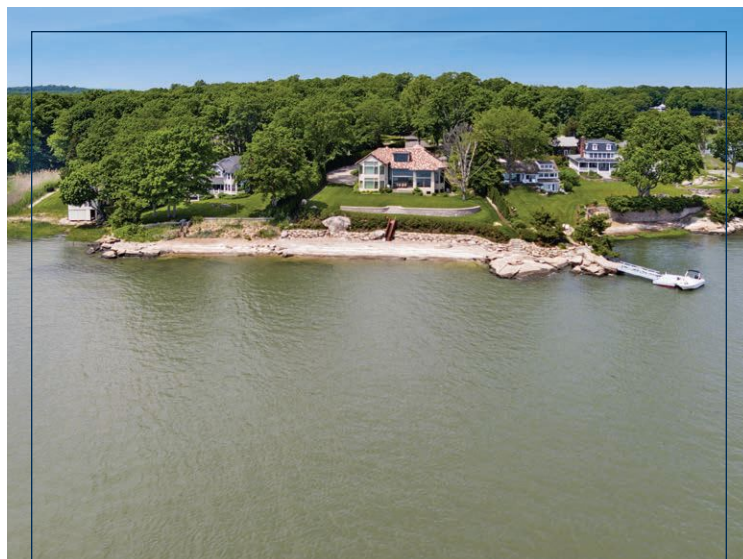




### GREENWICH, CONNECTICUT

Perfectly sited near both private and public schools, on .72 lovely acres, is a sunny, quiet, classic Colonial with 5,000 sq. ft., a 2-story entry, 10' ceilings, a paneled library, family room w/stone fireplace, Viking eat-in kitchen, terrace, 1st-floor master suite plus 4 more bedrooms, 4 baths, a playroom, and a huge, unfinished lower level.

5 bedrooms, 5 full and 2 half baths | \$3,975,000  
 Represented by: Tamar Lurie | Sales Associate | C. 203.536.6953  
 LurieTamar@gmail.com | Coldwell Banker Residential Brokerage



### BRANFORD, CONNECTICUT

Stony Creek Waterfront. Set 35' above sea level is this contemporary home built in 2009. Enjoy panoramic ocean/Thimble Isle views, mahogany/glass staircases, an elevator, gym/rec rooms/theater, 100-foot beach, geothermal heat, and remotely operated smart house systems. Every detail customized! Must be seen to believe.

4 bedrooms, 5 full and 1 half baths | \$3,490,000  
 Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
 JoColdwell@aol.com | Coldwell Banker Residential Brokerage



### OLD GREENWICH, CONNECTICUT

Stunning sun-filled classic Colonial home, circa 2008 with soaring ceilings, wood floors, custom moldings, oversized transom-capped windows and generously scaled rooms. The gourmet kitchen adjoins a family room and screened porch. There are 5 en suite bedrooms, including 2 luxury masters. South of the village, close to all amenities.

5 bedrooms, 5 full and 1 half baths | \$3,300,000  
 Represented by: Cristy Fraser | Sales Associate | C. 203.637.1300  
 Cxfrase@aol.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

On loveliest street so close to town, train & schools is this classic Colonial with beautiful landscaping, abundant decks/patios, a pool and gazebo on 2 private acres. Perfect family living & entertaining home.

4 bedrooms, 5 full and 1 half baths | \$3,100,000  
 Represented by: Valerie San Antonio & Therese Valvano | Sales Assoc. & Assoc. Real Estate Broker | TValvano@coldwellbankermoves.com  
 Valerie.Sanantonio@coldwellbankermoves.com  
 V. 203.253.2536 | T. 914.715.2715 | Coldwell Banker Residential Brokerage





### COS COB, CONNECTICUT

Exceptional new construction home with 6,000 sq. ft. on a beautiful level property. Expensive, expansive panel wainscoting, wide oak floors, 4 fireplaces, quality finishes, marble cook's kitchen with adjoining family room, large workout room, wine cellar, home theater and en suite bedrooms.

5 bedrooms, 5 full and 2 half baths | \$2,995,000  
 Represented by: Pamela Chiapetta & Frances Unrine | Sales Assocs.  
 P. 203.661.4681 | F. 203.918. 2123 | Pam.Chiapetta@gmail.com  
 FJUnrine@aol.com | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Sited perfectly by the area's fine schools and shops is an exciting circa 2016 home with upscale amenities, a grand entry, gracious rooms, a chef's kitchen/butler's pantry. Finished 3rd and lower levels for media, gym and offices. The 1.43 acres include a wonderful veranda, granite patios and open, level lawns for future pool and tennis court.

6 bedrooms, 7 full and 2 half baths | \$2,995,000  
 Represented by: Darlene Letersky | Associate Broker | C. 203.227.8787  
 Darlene@FineHomesUSA.com | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Modern masterpiece by award-winning firm Sellers/Lathrop is located on the Saugatuck River. There is a private dock, stunning water views, folding glass doors, top-rated Henrybuilt kitchen system, and an Energy Star rating of almost net zero. Enjoy proximity to the Levitt Pavillion, restaurants, shops and the NYC train station.

4 bedrooms, 4 full and 1 half baths | \$2,950,000  
 Represented by: Emily Gordon | Sales Associate | C. 203.451.6432  
 EGordon3@optonline.net | Coldwell Banker Residential Brokerage



### ROXBURY, CONNECTICUT

Classic Reproduction Barn on 50+ acres, amid woodlands & gardens. Discover "Fern Ridge" this gentleman's country estate with 6 fireplaces, wide-planked floors, a 36-foot great room with soaring, beamed ceiling, screened porch, pool, patios, sports court, heliport, 3-car garage & barn.

4 bedrooms, 6 baths | \$2,500,000  
 Represented by: Barbara Sivba & Rob Hunt | Assoc. Broker & Sales Assoc. | B. 203.667.4336 | R. 203.770.9353 | FirstInSales@aol.com  
 Robhunt9353@aol.com | Coldwell Banker Residential Brokerage





### OLD GREENWICH, CONNECTICUT

New 2017 Colonial construction capturing a seaside essence with its open, well-planned entertaining spaces and top-of-the-line chef's kitchen. There are 5 bedrooms and 4.5 baths, with a luxury master. Finished lower level with gym, bedroom and family/game room. Easy walking distance to train, Binney Park and Old Greenwich village shops. Generator.

5 bedrooms, 4 full and 1 half baths | \$2,849,500  
 Represented by: Katherine Donnelly | Sales Associate | C. 203.536.3267  
 Katherine@KDonnellyRealty.com | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

A New England Shingle-style home that wows once inside. Meticulously designed in a lifestyle-oriented way: a command center off the kitchen doubles as a kid/family workspace, extra soundproofing between the family room and master, and a separate suite of bed/lounge rooms for guests. Classic and contemporary meet here for the total package.

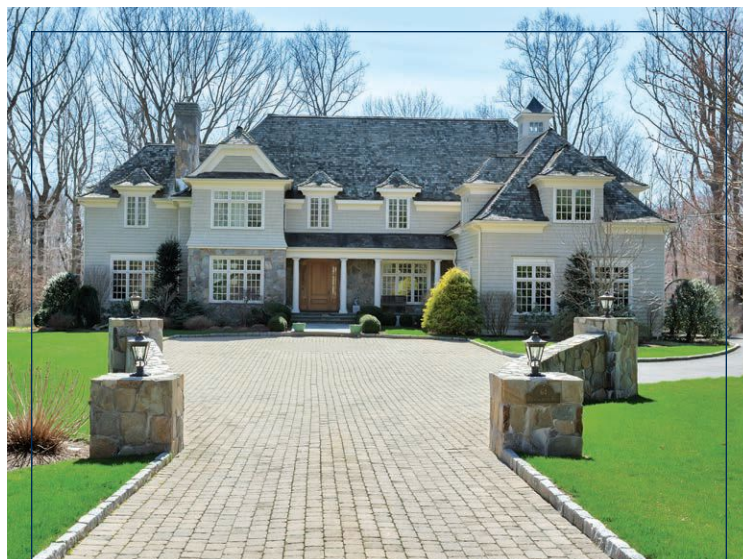
6 bedrooms, 7 full and 1 half baths | \$2,799,000  
 Represented by: Judy Michaelis | Broker Associate | C. 203.247.5000  
 Judy@JudyMichaelis.com | Coldwell Banker Residential Brokerage



### MADISON, CONNECTICUT

Fabulous, completely renovated in 2006 home by West Wharf Beach has magnificent water views, indoor/outdoor chef's kitchens, a heated pool and waterfall/spa. Seven bedrooms and 5.2 baths include a gorgeous master bath featuring a 2-story circular marble shower. Enjoy a guest apartment, bonus room, music studio and a 3-stop elevator.

7 bedrooms, 5 full and 2 half baths | \$2,600,000  
 Represented by: Catharina Lynch | Sales Associate | C. 203.627.2331  
 Catharina.Lynch@CBMoves.com | Coldwell Banker Residential Brokerage



### RIDGEFIELD, CONNECTICUT

A 6,700 sq. ft. stone and cedar residence without rival. Ceilings are 9', floors Brazilian cherry, 5 masonry fireplaces and extensive woodwork. Landscaped grounds include specimen trees, lighted pathways, irrigation, patios with kitchen, lit basketball/paddle court and bocce court.

5 bedrooms, 6 full and 2 half baths | \$2,250,000  
 Represented by: Jack Baldaserini | Broker Assoc. | C. 203.788.4040  
 Jack.Baldaserini@ColdwellBankerMoves.com  
 Coldwell Banker Residential Brokerage





### NEW FAIRFIELD, CONNECTICUT

Sail Harbour Club on Candlewood Lake hosts this grand and gracious waterfront home with panoramic lake views, soaring ceilings, mahogany wrap decks, and a chef's kitchen. There is a private, main-level master suite, 4 additional spacious bedrooms, and bonus, game, media and spa rooms, plus a 3-car garage!

5 bedrooms, 5 full and 2 half baths | \$2,495,000  
 Represented by: Barbara Sivba | Associate Broker | C. 203.667.4336  
 FirstInSales@aol.com | Coldwell Banker Residential Brokerage



### GUILFORD, CONNECTICUT

Rare waterfront property in Old Quarry with tennis, safe harbor and a beach association. Dramatic peninsula with extensive L.I. Sound frontage & views of the Thimble Islands. Living room with vaulted ceiling, greenhouse atrium room, granite kitchen. 32' lpe deck. 1st-floor master with 2 baths, pool and permitted dock/boat ramp. Two hrs. to NYC/Boston.

5 bedrooms, 6 full baths | \$2,495,000  
 Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
 JoColdwell@aol.com | Coldwell Banker Residential Brokerage



### DANBURY, CONNECTICUT

Beautifully crafted waterfront home with incredible lake views, stone patios, and a sweeping lawn to water's edge, beach and cabana. Open floor plan, 4 bedrooms, a luxury master suite, chef's kitchen, and custom millwork and detail throughout. Perfect for indoor/outdoor entertaining. Private setting, dramatic sunsets and 70 miles from NYC!

4 bedrooms, 5 baths | \$2,450,000  
 Represented by: Beverly Fairchild | Associate Broker | C. 203.948.6786  
 BeverlyFairchild@gmail.com | Coldwell Banker Residential Brokerage



### STAMFORD, CONNECTICUT

Beautiful approach and a long circular drive to 2.75 acres with heated pool views. Gracious 5-bedroom, 5.2-bath home has a marble entry, high/coffered ceilings, gourmet eat-in kitchen, 4 fireplaces, 2 family rooms, a playroom, theater, and wine cellar. Just 20 mins. to a commuter airport and downtown business, restaurant and shopping areas.

5 bedrooms, 5 full and 2 half baths | \$2,300,000  
 Represented by: Mimika Blanc | Sales Associate | C. 203.979.8146  
 Mimika.Blanc@CBMoves.com | Coldwell Banker Residential Brokerage





### WESTON, CONNECTICUT

Magnificent 180-degree views of Saugatuck River Valley from a 4-acre, professionally landscaped property with a gorgeous pool featured in an iconic Hollywood film. Beautiful European home for gracious entertaining and private, modern living includes a luxury Smallbone of Devezes Kitchen, beach rights and a location only 1 hour from NYC.

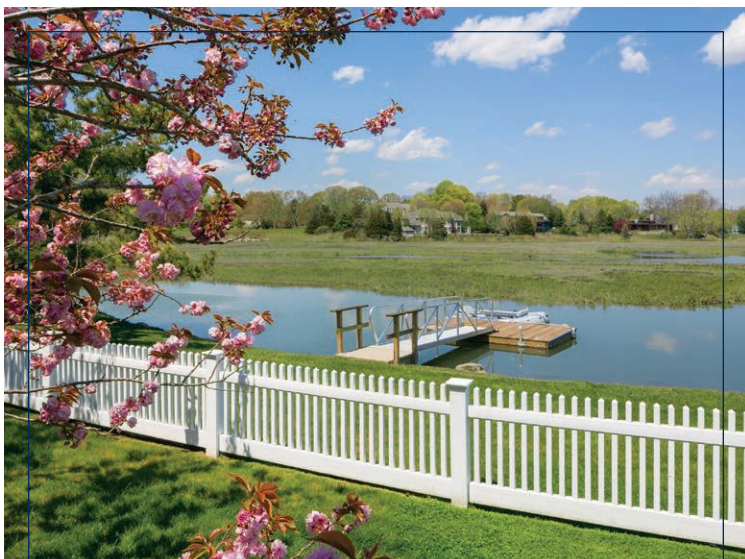
4 bedrooms, 3 full and 1 half baths | \$2,295,000  
 Represented by: Gail Lilley Zawacki | Sales Assoc. | C. 203.856.9949  
 Gail@SouthernCT.com | Coldwell Banker Residential Brokerage



### OLD SAYBROOK, CONNECTICUT

Views of the water, lighthouses and golf course to savor in this wonderfully maintained home. It features custom millwork throughout, 4 bedrooms, including a romantic master suite with fireplace, sitting room and balcony, plus a distinctive guest suite with its own living room, kitchenette and balcony. Fenwick beach/golf/tennis and boating amenities.

4 bedrooms, 4 full and 1 half baths | \$2,250,000  
 Represented by: Diane Pratt Gregory | Sales Associate | C. 860.395.8433  
 Diane.Gregory@CBMoves.com | Coldwell Banker Residential Brokerage



### MADISON, CONNECTICUT

Magnificent L.I. Sound and Fence Creek water views! In a beach community is a FEMA-compliant, renovated home with an open flow, 3,800 sq. ft., a high-end kitchen, smart house systems, a 3-car carriage house, large property and level backyard leading to a private deep dock/mooring.

4 bedrooms, 4 baths | \$2,100,000  
 Represented by: Meig Walz Newcom & Lorey Walz | Sales Associates  
 C. 203.980.9798 | Meig.Walz@cbmoves.com  
 Lorey.Walz@cbmoves.com | Coldwell Banker Residential Brokerage



### RIDGEFIELD, CONNECTICUT

Be NYC chic in 9,500+ sq. ft. of luxury. White marble entry with cascading white marble staircase, state-of-the-art kitchen with family room, 1st-floor master suite with fireplace, wet bar and deck. Enjoy an elevator, custom library with Brazilian cherry millwork, radiant-heated limestone floors in the lower level, wine cellar, walkout to patio and future pool site.

5 bedrooms, 5 full and 2 half baths | \$1,975,000  
 Represented by: Carol Hanlon | Sales Associate | C. 203.240.1233  
 Carol.Hanlon@CBMoves.com | Coldwell Banker Residential Brokerage





### BRANFORD, CONNECTICUT

Everything you could ever want in a direct waterfront, 270-degree views of a sailing harbor, versatile flow, living room with dramatic 25' ceiling, media room, chef's kitchen, in-law apartment, state-of-the-art sound, and garaging for up to 5 cars/boats! All of this on rolling lawns with a saltwater pool, private sandy beach and a boat dock!

4 bedrooms, 4 full and 2 half baths | \$1,945,000  
 Represented by: Susan Wagner | Sales Associate | C. 203.444.7403  
 Susan.Wagner@CBMmoves.com | Coldwell Banker Residential Brokerage



### WOODSTOCK, CONNECTICUT

Beautiful, renovated Arts & Crafts bungalow featured in a national magazine for its authentic style and design, 11 rooms, 5-6 bedrooms, and 5+ baths. On 94 acres with a 10-acre pond, large guesthouse, 5,000 sq. ft. commercial building, fishing cabin, and plans for a 10-lot subdivision.

6 bedrooms, 5 full and 1 half baths | \$1,590,000  
 Represented by: Carol Ryniewicz | Associate Broker  
 C. 860.942.9293 | Carol.Ryniewicz@ColdwellBankerMoves.com  
 Coldwell Banker Residential Brokerage



### BROOKFIELD, CONNECTICUT

Decorator-designed, Candlewood Lake waterfront home, built in 2013, boasts wide, westerly lake views, lawn to lake, a new dock, and deepwater harbor. Grand, L-shaped great room, chef's kitchen out to Trex deck, main-floor master with luxury bath, en suite guest room and office. Walk-out family room and panoramic views!

4 bedrooms, 3 baths | \$1,895,000  
 Represented by: Barbara Sivba | Associate Broker | C. 203.667.4336  
 FirstInSales@aol.com | Coldwell Banker Residential Brokerage



### GUILFORD, CONNECTICUT

Pine Orchard. Remodeled in 2009 by Shoreline's finest. Colonial and guesthouse on a knoll with privacy and 180-degree L.I. Sound/Thimble Isles views. Chef's kitchen, wraparound porch, master with balcony, and media/gym on 3rd floor. Dock, mooring, professional tennis court, and boardwalk beach. EZ train close by.

4 bedrooms, 4 full and 1 half baths | \$1,797,000  
 Represented by: Joe Piscitelli | Sales Assoc. | C. 203.982.5311  
 JoColdwell@aol.com | Coldwell Banker Residential Brokerage





### BROOKFIELD, CONNECTICUT

Idyllic 7.9-acre private setting showcases a majestic waterfront Contemporary with long lake views, a path to lake, wrap deck and dock. Grand foyer with circular stair, great room with 20' window wall, chef's kitchen, hearth room, 4 fireplaces, a main-level master suite, bonus room, office, walkout lower level, wine cellar and a car enthusiast's 7-car garage!

4 bedrooms, 3 full and 2 half baths | \$1,675,000  
 Represented by: Barbara Sivba | Associate Broker | C. 203.667.4336  
 firstinsales@aol.com | Coldwell Banker Residential Brokerage



### BRANFORD, CONNECTICUT

Mesmerizing water views of Thimble Islands & LI Sound in this beautifully remodeled sunny Colonial on a 30' knoll with a pool & studio/outbuilding. Featuring large open airy rooms, window walls, updated dining/kitchen areas, great room, spacious master plus 5-car garage. One of the best waterfront locations in Branford!

4 bedrooms, 3 full and 1 half baths | \$1,795,000  
 Represented by: Doris Phillips | Sales Associate | C. 203.915.6582  
 doris.phillips@cbmoves.com | Coldwell Banker Residential Brokerage



### NIANTIC, CONNECTICUT

Exquisite waterfront home w/panoramic views & architect Peter Springsteel's open-concept design. Great room, state-of-the-art kitchen, greenhouse, 1st-floor guest room and a luxurious master with 2 baths/dressing areas. 80' poolside terrace. Fully permitted deep-water dock. Tidal beach. 2 hours to NYC/Boston.

5 bedrooms, 4 full and 1 half baths | \$1,699,000  
 Represented by: Nancy Mesham | Sales Associate | C. 860.227.9071  
 nancy.mesham@cbmoves.com | Coldwell Banker Residential Brokerage



### OLD LYME, CONNECTICUT

Lovingly expanded 7,000-square-foot circa 1919 home with modern luxuries, surround sound, outfitted bar/coffee station, professional chef's kitchen, iconic glass solarium and outdoor summer kitchen/patio.

6 bedrooms, 4 full and 2 half baths | \$1,250,000  
 Represented by: Maddy Mattson & Laurie Walker | Sales Associates  
 Maddy.Mattson@coldwellbankermoves.com | M. 860.575.4344  
 Laurie.Walker@coldwellbankermoves.com | L. 860.227.5571  
 Coldwell Banker Residential Brokerage





### WESTON, CONNECTICUT

Four magical acres with a Deco Turf tennis court, stone gazebo, heated Gunite pool, entertainment terraces and extensive river frontage for kayaking and fishing! Spectacular resort-like home has it all: impeccable detail, and flawless design. Includes 2 deeded building lots.

7 bedrooms, 6 full and 1 half baths | \$1,995,000  
 Represented by: Marylou Jamieson | Sales Associate  
 C. 203.515.9543 | Marylou.Jamieson@coldwellbankermoves.com  
 Coldwell Banker Residential Brokerage



### LYME, CONNECTICUT

Steps to Hamburg Cove, inspiring Frank Lloyd Wright-style contemporary home, privately set on 8.25 acres. In the village of Lyme. Features include a great room/deck overlooking freeform stone pool, spacious gourmet kitchen, 1st- or 2nd-floor masters, office and flexible guest/family suites.

5 bedrooms, 5 full and 1 half baths | \$1,499,000  
 Represented by: Mary McDonald | Sales Associate | C. 860.227.3812  
 Mary.McDonald@cbmoves.com | Coldwell Banker Residential Brokerage



### BROOKFIELD, CONNECTICUT

Arrowhead Point waterfront brings the outdoors in. Great room with window wall, a chef's kitchen open to dining, and a canopied terrace. Dual master suites, den/3rd bedroom and 24-foot bonus room. Lawn to lake, gardens, patio, dock on deep water. Approx. 70 mins to NYC!

3 bedrooms, 3 full and 1 half baths | \$1,495,000  
 Represented by: Barbara Sivba | Associate Broker  
 C. 203.667.4336 | FirstInSales@aol.com  
 Coldwell Banker Residential Brokerage



### ESSEX, CONNECTICUT

Views of Essex Harbor and lower Connecticut River valley from a superbly maintained and updated Colonial home. Over 4,000 square feet with 4 bedrooms, 3.5 baths, finished basement; all scaled for entertaining and living comfortably by the water. Private beach. Permitted dock.

4 bedrooms, 2 full and 2 half baths | \$1,399,000  
 Represented by: Lisa Golebiewski & Tammy Tinnerello | Sales Assocs.  
 L. 860.343.7825 | T. 860.867.6120 | Lisa.Golebiewski@CBMmoves.com  
 Tammy.Tinnerello@CBMmoves.com | Coldwell Banker Residential Brokerage

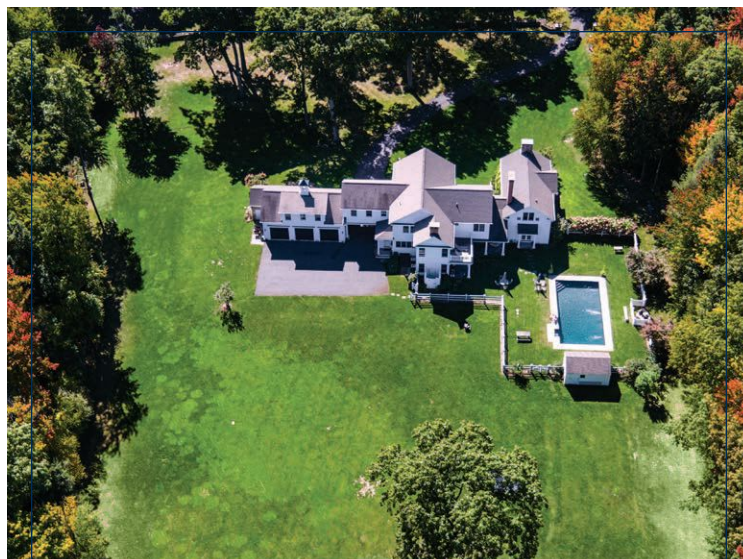




### MADISON, CONNECTICUT

Flawless, updated Cape Cod with pool/pool house on 4 acres features warm wood floors, custom millwork/cabinetry, a great room, dining room, eat-in entertaining kitchen, 5 bedrooms plus a finished walk-out lower level for guests/media room. Walk, hike, fish; enjoy beaches/sailing a mile from this extraordinarily private compound.

5 bedrooms, 2 full and 1 half baths | \$1,325,225  
 Represented by: Catharina Lynch | Sales Associate | C. 203.627.2331  
 catharina.lynch@cbmoves.com | Coldwell Banker Residential Brokerage



### WEST SIMSBURY, CONNECTICUT

Stone and Clapboard home on 4 acres features 2 Kemper-designed additions. Coffered ceiling living room, library and bluestone veranda. Billiards room with stone fireplace and barn timber floor. Chef's kitchen opens to family room. Private yard and pool, porte-cochere. Sumptuous master suite, 2 guest suites, and 2 bedrooms with a study area.

5 bedrooms, 4 full and 2 half baths | \$1,295,000  
 Represented by: Katie French | Sales Associate | C. 860.977.3802  
 katie.french@cbmoves.com | Coldwell Banker Residential Brokerage



### BROOKFIELD, CONNECTICUT

Exciting Lake Lillinonah waterfront home in premiere Barkwood Falls features an open plan, vaulted ceilings, secluded master suite, new chef's kitchen, walk-out lower level with summer kitchen and full bath. Stone terraces, scenic perennial gardens and deck at water's edge. Private dock. Easy New York City commute!

4 bedrooms, 3 full and 1 half baths | Price upon request  
 Represented by: Barbara Sivba | Associate Broker | C. 203.667.4336  
 FirstInSales@aol.com | Coldwell Banker Residential Brokerage



### NEWTOWN, CONNECTICUT

Sensual, artistically crafted home with dynamic metal, wood, water, fire and earth elements; completely updated with 3,700 square feet, custom fabrications, one-piece metal fireplace surround, hand-forged spiral staircase, and reclaimed wood vanities. 3.58 private acres with Gunite pool and pool house. Close to train. About 75 minutes to NYC.

4 bedrooms, 3 baths | \$1,195,000  
 Represented by: Patty McQuail | Associate Broker | C. 203.240.2270  
 Patty.Mcquail@CBMoves.com | Coldwell Banker Residential Brokerage



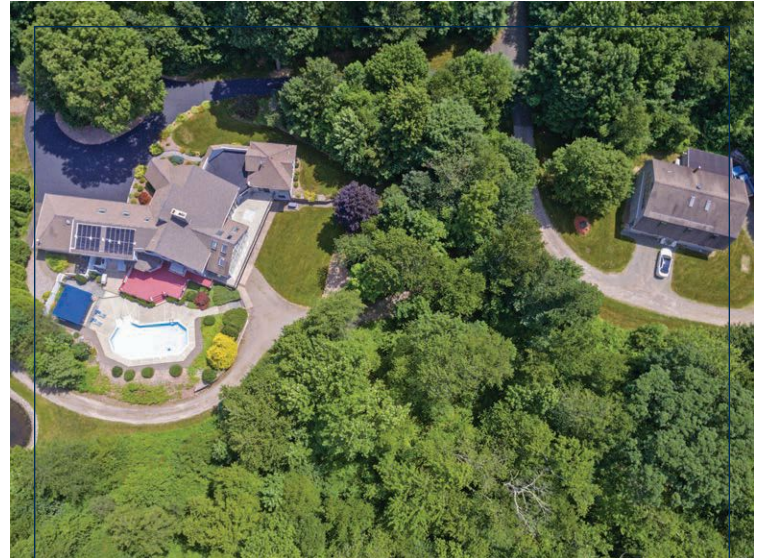


### SHERMAN, CONNECTICUT

Grand Georgian on 2 acres, in the premier Candlewood Lake community of Sail Harbour, offers boat slip, tennis, beach and clubhouse! Marble foyer with circular stair, formal living and dining rooms for entertaining. Open views from kitchen to family room, solarium and beyond to 40-foot in-ground pool and gardens. Luxury master, game room and gym.

4 bedrooms, 4 baths | \$1,125,000

Represented by: Barbara Sivba | Associate Broker | C. 203.667.4336  
FirstInSales@aol.com | Coldwell Banker Residential Brokerage



### BETHANY, CONNECTICUT

Bethany Country Estate in the foothills of CT. Six private acres. Incredible value! Ten-room Contemporary with solarium, granite stone fireplace, 1st-floor master suite with loft, great room with soaring ceiling & balcony. Finished walk-out lower-level game room; pool; and 5-car heated carriage house with shop & apt. Just 85 miles from Manhattan!

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

Represented by: Carol Murphy | Sales Associate | C. 203.215.6021  
Carol.Murphy@CBMoves.com | Coldwell Banker Residential Brokerage



### KILLINGWORTH, CONNECTICUT

Possible horse farm/vineyard on 13 rolling acres with stocked bass pond. The Georgian Colonial was built in 1988 with 14-rooms, high-end finishes, custom appointments, a 2-story foyer, vaulted ceilings, great room, eat-in chef's kitchen, master/sensational bath, guest wing. Media/game rooms open to gardens. 4-car garage. Underground utilities.

4 bedrooms, 4 baths | \$1,050,000

Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
jocoldwell@aol.com | Coldwell Banker Residential Brokerage



### BRANFORD, CONNECTICUT

Unique, redesigned Contemporary by renowned local architect is strategically sited on the Guilford/Stony Creek line. Perfect for entertaining, open floor plan, vertical beams, vaulted ceilings, gallery, studio, built-ins, newly appointed chef's kitchen, and guest wing. Seasonal pond views. Convenient to Yale and train; 75 miles to NYC.

3 bedrooms, 3 full and 1 half baths | \$1,050,000

Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
jocoldwell@aol.com | Coldwell Banker Residential Brokerage





### TRUMBULL, CONNECTICUT

Magnificent 50-mile vista of New York City, Mohawk Mountain and the Long Island Sound from the highest residential point on the East Coast! Spacious entertainment-focused home featuring new windows, updated gourmet kitchen and master bathroom, and refinished Gunite pool.

4 bedrooms, 4 full and 2 half baths | Price upon request  
 Represented by: Mark Pires | Sales Associate  
 C. 203.247.2655 | Mark.Pires@coldwellbankermoves.com  
 Coldwell Banker Residential Brokerage



### KINGS POINT, NEW YORK

This waterfront luxury residence is set on over 100,000 square feet of lush grounds with panoramic views of the Long Island Sound. A true architectural masterpiece, this property is designed for elegant entertaining and gracious living year round.

6 bedrooms, 5 full and 1 half baths | Price upon request  
 Represented by: Diane Polland | Real Estate Salesperson  
 C. 516.606.2344 | O. 516.482.8400 | diane.polland@cbmoves.com  
 Coldwell Banker Residential Brokerage



### SANDS POINT, NEW YORK

You'll feel like you're on vacation every day in this finely crafted Contemporary with walls of windows to showcase exquisite panoramic views of the sound and Manhattan. Grand entertainment space, home theater, pool, tennis court and 225 feet of shoreline with deepwater dock.

6 bedrooms, 8 full and 3 half baths | \$9,500,000  
 Represented by: Gloria Li | Real Estate Salesperson  
 C. 917.502.9211 | O. 516.864.8100 | gloria.li@cbmoves.com  
 Coldwell Banker Residential Brokerage



### BEDFORD, NEW YORK

This magnificent estate boasts 10,000 square feet of luxurious living. Enjoy a dramatic reception hall with a double-curved staircase, 10-foot ceilings, a gourmet kitchen & a guesthouse. Multi-tiered bluestone patio overlooks a 60' pool, 3 waterfalls and a hidden spa. Spectacular views!

6 bedrooms, 6 full and 1 half baths | \$6,650,000  
 Represented by: Cindy Gayle | Associate Real Estate Broker  
 C. 914.261.8077 | O. 914.234.3647 | cindy.gayle@cbmoves.com  
 Coldwell Banker Residential Brokerage





### HARRISON, NEW YORK

A beautifully updated/restored 12-room Colonial Farmhouse on 11.81 acres with 5 separate tax lots. Enjoy a 30-foot ceiling, leaded glass windows, antique millwork, modern kitchen/baths. Guest cottage, pool and pool house. Armand Benedek gardens. Ponds and putting green.

5 bedrooms, 4 full and 1 half baths | \$6,750,000  
 Represented by: Sula Pearlman | Associate Real Estate Broker  
 C. 914.393.4104 | O. 914.967.0059 | sula.pearlman@cbmoves.com  
 Coldwell Banker Residential Brokerage



### PURCHASE, NEW YORK

A luxurious and beautifully crafted 15-room Federal Colonial Manor built in 2003 with all amenities, top-end chef's kitchen with imported beams from South of France, indoor/outdoor sprinkler systems, 4-car garage, generator. On 2.4 acres of landscaped property with pool.

6 bedrooms, 8 full and 2 half baths | \$5,695,000  
 Represented by: Sula Pearlman | Associate Real Estate Broker  
 C. 914.393.4104 | O. 914.967.0059 | sula.pearlman@cbmoves.com  
 Coldwell Banker Residential Brokerage



### LLOYD NECK, NEW YORK

This majestic, 7,500-square-foot post-modern estate enjoys 205 feet of prime waterfront property. Bright, spacious rooms feature stunning architectural details, such as coffered ceilings and Tuscan columns, while countless windows reveal gorgeous Long Island Sound views.

7 bedrooms, 4 full and 1 half baths | \$5,500,000  
 Represented by: Adele Damian | Associate Real Estate Broker  
 C. 516.449.1117 | O. 631.999.8887 | adele.damian@cbmoves.com  
 Coldwell Banker Residential Brokerage



### OLD WESTBURY, NEW YORK

This brick mansion set on 4.34 acres in a gated community offers 12,000 square feet of lavish living space, gorgeous architectural details, wonderful entertaining spaces, Smart Home Features, opulent master suite, home theater, and resort setting with custom in-ground pool.

8 bedrooms, 7 full and 2 half baths | \$4,999,000  
 Represented by: Eva Lee | Real Estate Salesperson  
 C. 516.859.1887 | O. 516.365.5780 | eva.lee@cbmoves.com  
 Coldwell Banker Residential Brokerage





### RYE, NEW YORK

Majestic 2.4-acre estate by Apawamis Country Club, this classical Georgian Colonial is expanded & embellished for today's living. Grand family room off the custom kitchen, library, solarium, 4-car garage and a 2-story carriage house. [www.2UpperDogwoodLane.com](http://www.2UpperDogwoodLane.com)

6 bedrooms, 4 full and 3 half baths | \$4,995,000  
 Represented by: Michele C. Flood | Associate Real Estate Broker  
 C. 914.420.6468 | O. 914.967.0059 | [Michele.Flood@CBMovers.com](mailto:Michele.Flood@CBMovers.com)  
 Coldwell Banker Residential Brokerage



### KINGS POINT, NEW YORK

Stunning waterview mansion blends modern, state-of-the-art design with classical elements and panoramic views. The residence is regally positioned on almost 60,000 square feet along with pool, terraces and rolling lawns. This is the ideal setting for elegant entertaining year round.

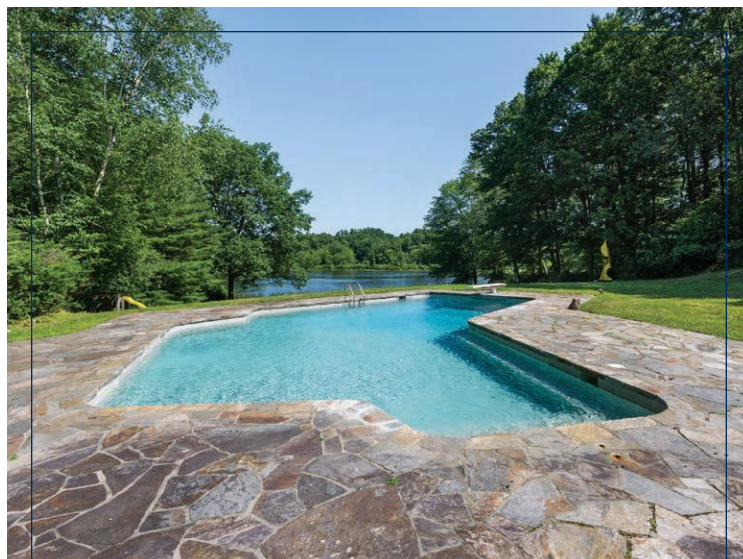
6 bedrooms, 5 full and 2 half baths | \$4,950,000  
 Represented by: Diane Polland | Real Estate Salesperson  
 C. 516.606.2344 | O. 516.482.8400 | [Diane.Polland@CBMovers.com](mailto:Diane.Polland@CBMovers.com)  
 Coldwell Banker Residential Brokerage



### RYE, NEW YORK

Spectacular Rye home on an acre with walk to schools/train. Gracious rooms with original fireplaces, inlaid paneling, coffered ceiling, soaring ceilings, exquisitely renovated marble kitchen. Master, office, 3 bedrooms, 3 renovated baths plus 3rd-floor suite. [www.185MiltonRoad.com](http://www.185MiltonRoad.com)

7 bedrooms, 4 full and 1 half baths | \$3,995,000  
 Represented by: Michele C. Flood | Associate Real Estate Broker  
 C. 914.420.6468 | O. 914.967.0059 | [Michele.Flood@CBMovers.com](mailto:Michele.Flood@CBMovers.com)  
 Coldwell Banker Residential Brokerage



### BEDFORD, NEW YORK

Artfully renovated/redesigned home with stunning lake views, pool and Har-Tru court. Open floor plan, chef's kitchen, grandly scaled rooms and soaring ceilings combine to create a serene country or full-time residence.

6 bedrooms, 4 baths | \$3,900,000  
 Represented by: Candice Stafford & Diane Tynan  
 Real Estate Salesperson & Associate Real Estate Broker  
 C. 914.649.3773 | [Candice.Stafford@ColdwellBankerMoves.com](mailto:Candice.Stafford@ColdwellBankerMoves.com)  
 O. 914.234.3647 | Coldwell Banker Residential Brokerage





**LARCHMONT, NEW YORK**

Wonderful Larchmont home! Welcoming marble entry. Living room fireplace and picture windows. Vaulted panel-ceiling family room. First-floor master suite. Separate staff suite. Expansive upstairs. On 2.5 exquisite acres with a pool and cabana.

8 bedrooms, 5 full and 1 half baths | \$3,750,000  
 Represented by: Sula Pearlman | Associate Real Estate Broker  
 C. 914.393.4104 | Coldwell Banker Residential Brokerage  
 Sula.Pearlman@coldwellbankermoves.com | O. 914.967.0059



**RYE, NEW YORK**

1917 Manor on over 1 level acre with gardens and superb privacy. Grand center hall, high ceilings throughout, living room with fireplace, solarium, mahogany kitchen and bluestone terrace. [www.5WindcrestRoad.com](http://www.5WindcrestRoad.com)

6 bedrooms, 4 full and 1 half baths | \$3,495,000  
 Represented by: Michele C. Flood & Dorthe Deubler  
 Associate Real Estate Broker & Real Estate Salesperson  
 C. 914.420.6468 | O. 914.967.0059 | [dorthe.deubler@cbmoves.com](mailto:dorthe.deubler@cbmoves.com)  
[michele.flood@cbmoves.com](mailto:michele.flood@cbmoves.com) | Coldwell Banker Residential Brokerage



**RYE, NEW YORK**

Down the street from the beach and walking distance to highly ranked Milton School, a custom-crafted new construction Colonial offers dynamic living in 12 spacious rooms on 3 floors. Spacious formal/informal settings and modern eat-in kitchen opening to a deck.

5 bedrooms, 5 full and 2 half baths | \$3,495,000  
 Represented by: Susan O'Brien | Real Estate Salesperson  
 C. 914.420.5461 | O. 914.967.0059 | [sue.obrien@cbmoves.com](mailto:sue.obrien@cbmoves.com)  
 Coldwell Banker Residential Brokerage



**PURCHASE, NEW YORK**

European-inspired, architecturally detailed custom stone and brick masterpiece set on a private signature Jack Nicklaus golf course, located in exclusive Purchase Estates. On a manicured acre with heated pool/spa. Exceptional privacy. About 35 minutes from NYC.

5 bedrooms, 6 full and 3 half baths | \$3,150,000  
 Represented by: Debra Strati-Padawer | Real Estate Salesperson  
 C. 914.419.0101 | O. 914.967.0059 | [debra.padawer@cbmoves.com](mailto:debra.padawer@cbmoves.com)  
 Coldwell Banker Residential Brokerage

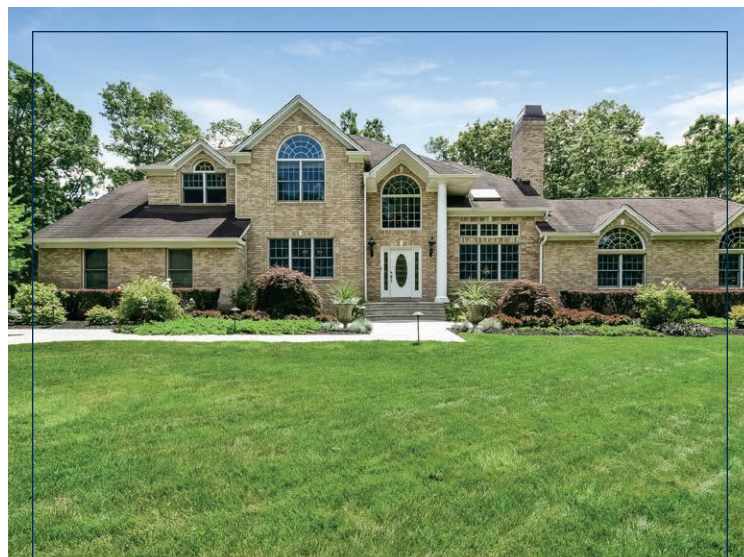




### BEDFORD, NEW YORK

Magnificent estate nestled on 11-plus tranquil acres with salt water pool/gazebo. Features 2-story grand entrance hall, Christopher Peacock custom kitchen, mahogany library/office, elegant master suite, and walk-out lower level with game/gym/theater/billiards/wine cellar.

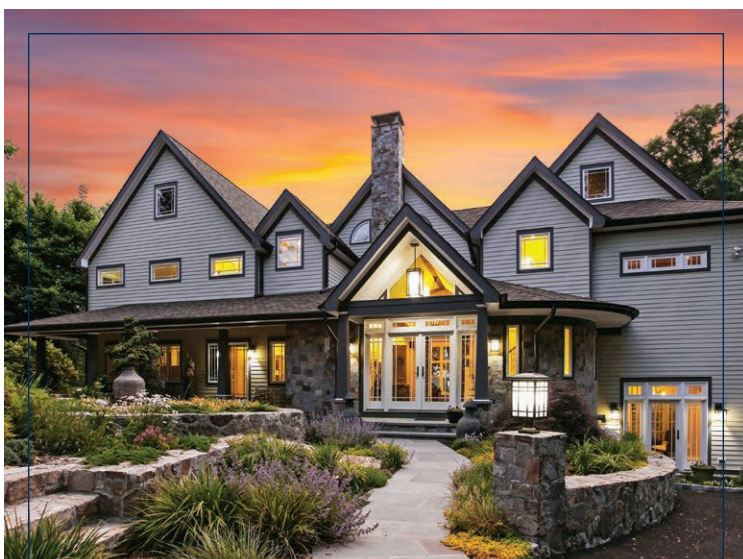
5 bedrooms, 7 full and 1 half baths | \$2,975,000  
 Represented by: Elaine A. Voss | Real Estate Salesperson  
 Coldwell Banker Residential Brokerage | C. 914.774.5459  
 O. 914.234.3647 | elaine.voss@coldwellbankermoves.com



### MELVILLE, NEW YORK

On 2.8 acres in a wooded setting, this grand Colonial offers window walls, elegant formal areas, a gourmet kitchen opening to a spacious great room, a spa-inspired owner's bath, solarium, stone patio with a swim spa and hot tub, soothing waterfall, and fire pit.

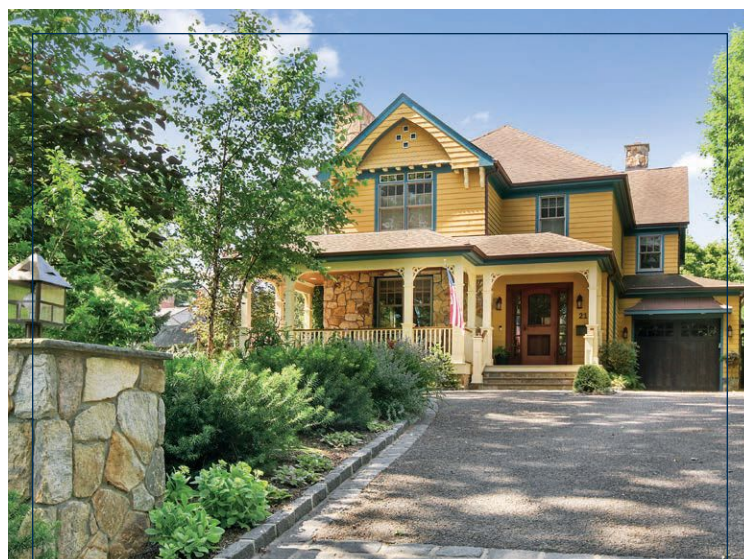
4 bedrooms, 2 full and 2 half baths | \$2,950,000  
 Represented by: Savita Sen | Real Estate Salesperson  
 C. 516.987.8614 | O. 516.864.8100 | savita.sen@cbmoves.com  
 Coldwell Banker Residential Brokerage



### CROTON ON HUDSON, NEW YORK

Architectural gem, recently expanded to nearly 5,000 square feet poised high above the Hudson River with dramatic, spellbinding garden/sunset and moon-rise views over the water! Generously scaled, sophisticated, tranquil and utterly beautiful home.

4 bedrooms, 3 baths | \$2,900,000  
 Represented by: Anda Onesa-Lieberman | Real Estate Salesperson  
 C. 914.744.2502 | O. 914.271.8500 | anda.lieberman@cbmoves.com  
 Coldwell Banker Residential Brokerage



### RYE, NEW YORK

Impeccably renovated in 2012 home in a most desirable neighborhood near shops, restaurants, school and city train. Beautifully welcoming with a classic front porch, hardwood floors, top-of-the-line finishes and modern amenities for today's living. Gourmet kitchen.

5 bedrooms, 4 full and 1 half baths | \$2,850,000  
 Represented by: Neelu Bhatia | Real Estate Salesperson  
 C. 914.318.4780 | O. 914.967.0059 | neelu.bhatia@cbmoves.com  
 Coldwell Banker Residential Brokerage





### HARRISON, NEW YORK

The main floor is accented by soaring ceilings, exquisite moldings, herringbone floors, a family room with fireplace and a grand library open to the terrace with music system. The master bedroom has a private veranda overlooking the stunning landscape.

6 bedrooms, 5 full and 1 half baths | \$2,795,000  
 Represented by: Michele C. Flood & Diane Brendel | Associate Real Estate Broker & Real Estate Salesperson | C. 914.420.6468 | O. 914.967.0059  
 Michele.Flood@CBMMoves.com | Coldwell Banker Residential Brokerage



### IRVINGTON, NEW YORK

Ardley Park residence with Irvington schools perfectly portrays original English Arts & Crafts details with a complete renovation. Country gourmet kitchen, magical master suite plus guesthouse are included in this 6,000-square-foot estate. Close to train—36 minutes to NYC.

7 bedrooms, 6 full and 2 half baths | \$2,795,000  
 Represented by: Therese Militana Valvano | Associate Real Estate Broker  
 TValvano@ColdwellBankerMoves.com | O. 914.693.5476  
 Coldwell Banker Residential Brokerage | C. 914.715.2715



### HARRISON, NEW YORK

On 2 acres with a private pool & tennis court, this Stone & Clapboard Colonial in Sterling Ridge offers a gracious flow, sumptuous family room with vaulted ceilings, custom millwork and a sparkling renovated kitchen. [www.64OsbornRoad.com](http://www.64OsbornRoad.com)

7 bedrooms, 8 full and 1 half baths | \$2,785,000  
 Represented by: Michele C. Flood & Kevin Scott | Associate Real Estate Broker & Real Estate Salesperson | C. 914.420.6468 | O. 914.967.0059  
 Michele.Flood@CBMMoves.com | Coldwell Banker Residential Brokerage



### RYE, NEW YORK

Filled with natural light, this lovely 5-bedroom Colonial home feels brand new. Enjoy custom millwork, paneled archways, a spacious kitchen, master suite with a spa-like bath, 3 fireplaces & French doors to a terrace, and .37-acre level property. Close to schools & Rye Nature Center.

5 bedrooms, 3 full and 1 half baths | \$2,499,000  
 Represented by: Kate Emanuel | Real Estate Salesperson  
 C. 914.316.5008 | O. 914.967.0059 | Kate.Emanuel@CBMMoves.com  
 Coldwell Banker Residential Brokerage





### IRVINGTON, NEW YORK

Exceptional estate home on 12 lush acres with quick commute to New York City! Beautifully renovated Colonial offers a gourmet kitchen and family room. Fabulous master suite, balconies, playroom and 3-car garage. Serene pond views, rolling lawns, barn and private setting.

5 bedrooms, 4 full and 1 half baths | \$2,698,000  
 Represented by: Therese Militana Valvano | Associate Real Estate Broker  
 TValvano@ColdwellBankerMoves.com | O. 914.693.5476  
 Coldwell Banker Residential Brokerage | C. 914.715.2715



### WEST HARRISON, NEW YORK

Atop 1.89 acres, a 7,000-plus-square-foot Colonial ideal for entertaining and warm family living. Eat-in chef's kitchen with a sunny office; 5 spacious bedrooms plus an office/studio, family room and playroom! Idyllic private backyard with saltwater pool, patio and beautiful garden.

5 bedrooms, 5 full and 1 half baths | \$2,575,000  
 Represented by: Susanna Cronin | Real Estate Salesperson  
 C. 914.450.4398 | O. 914.967.0059 | Susanna.Cronin@CBMmoves.com  
 Coldwell Banker Residential Brokerage



### IRVINGTON, NEW YORK

Beautiful Ardsley Park Colonial with nearly 7,000 square feet boasts a handsome great room, family room/young custom kitchen, including master. Level lawns with gorgeous pool, patios and Zen garden. Close to town & quick walk to train, 36 min to NYC. [www.15BerthaPl.com](http://www.15BerthaPl.com)

6 bedrooms, 6 full and 1 half baths | \$2,390,000  
 Represented by: Therese Militana Valvano | Associate Real Estate Broker  
 TValvano@ColdwellBankerMoves.com | O. 914.693.5476  
 Coldwell Banker Residential Brokerage | C. 914.715.2715



### DOBBS FERRY, NEW YORK

Seasonal Hudson River views in gracious 14-room Colonial home on 1.73 acres with a heated pool, covered verandas and lush landscaping. Featuring gorgeous details, archways and wrought iron filigree. Private yet close to town, train and NYC! [www.74OliphantAve.com](http://www.74OliphantAve.com)

6 bedrooms, 4 full and 1 half baths | \$2,350,000  
 Represented by: Therese Militana Valvano | Associate Real Estate Broker  
 TValvano@ColdwellBankerMoves.com | O. 914.693.5476  
 Coldwell Banker Residential Brokerage | C. 914.715.2715





### POUND RIDGE, NEW YORK

Nantucket Shingle-style on 4.43 lush, level cul-de-sac acres with a salt-water pool, spa, waterfall, covered porch, and spacious patio. Custom built by original owners featuring wonderful entertainment rooms, gorgeous gourmet eat-in kitchen, master suite and 1st-floor guest room.

5 bedrooms, 4 full and 1 half baths | \$2,195,000  
 Represented by: Margo Lancia | Real Estate Salesperson  
 C. 914.588.4379 | O. 914.234.3647 | Margo.Lancia@CBMMoves.com  
 Coldwell Banker Residential Brokerage



### GLEN CLOVE, NEW YORK

Exquisite, young, brick Colonial on 2.5+ acres. It's an entertainer's dream with grand formal areas, high ceilings, designer eat-in kitchen, and banquet-sized finished walk-out basement leading to a spacious paver patio.

7 bedrooms, 5 full and 2 half baths | \$2,100,000  
 Represented by: Stephanie Stellaccio & Sussan Sohayegh  
 Real Estate Salespeople | C. 917.696.8655 | O. 516.864.8100  
 Stephanie.Stellaccio@CBMMoves.com | Sussan.Sohayegh@CBMMoves.com  
 Coldwell Banker Residential Brokerage



### OLD FIELD, NEW YORK

Grand estate with old world charm includes an updated modern kitchen, grand stone fireplaces, wood and terracotta flooring, billiards room with tin ceiling and bar. Three-story floating staircase, superb woodwork and built-ins. Private beach with glorious views.

4 bedrooms, 3 full and 2 half baths | \$1,895,000  
 Represented by: Dawn Viola | Real Estate Salesperson  
 C. 631.774.4369 | O. 631.863.9800 | Dawn.Viola@CBMMoves.com  
 Coldwell Banker Residential Brokerage



### PIERMONT, NEW YORK

Discover the elegance of a NYC-style residence. This Paradise Harbor loft sits on the edge of the Hudson River with commanding panoramic views from immense custom windows. Live on a grand scale in the area's only gated community with 5-star concierge service.

2 bedrooms, 2 baths | \$1,700,000  
 Represented by: Noemi Morales Barile | Associate Real Estate Broker  
 C. 845.494.5015 | O. 845.634.0400 | Noemi@NoemiMorales.com  
 Coldwell Banker Residential Brokerage





### ARMONK, NEW YORK

This lovely Country Colonial showcases 5 private acres, rare perennials, flowering-fruit trees and velvety lawns lacing a garden terrace and heated pool. A 6,800-square-foot, light-filled interior features a chef's kitchen, an exciting game room plus a professional-style theater.

4 bedrooms, 4 full and 2 half baths | \$1,699,000  
 Represented by: April Gasparino | Associate Real Estate Broker  
 C. 914.804.4779 | O. 914.967.0059 | April.Gasparino@CBMMoves.com  
 Coldwell Banker Residential Brokerage



### KINGS PARK, NEW YORK

Built with granite and stone, this custom home offers charming interiors featuring hardwood floors, stone fireplaces, soaring ceilings, reclaimed wood beams, exposed brick walls and barn doors among its many details. Gourmet kitchen, 3 master suites and tranquil yard.

3 bedrooms, 3 full and 1 half baths | \$1,499,999  
 Represented by: Michele Cameron | Real Estate Salesperson  
 C. 516.993.0255 | O. 631.754.4800 | Michele.Cameron@CBMMoves.com  
 Coldwell Banker Residential Brokerage



### NORTHPORT, NEW YORK

Custom colonial enjoys a fabulous location close to the beach, downtown shopping and golf courses. Entertain from the gourmet kitchen and finished lower level with access to the resort setting with in-ground pool.

6 bedrooms, 4 full and 1 half baths | \$1,349,000  
 Represented by: Janet Pushee & Bryan Pushee  
 Associate Real Estate Broker & Real Estate Salesperson  
 C. 516.982.8576 | O. 631.754.4800 | JanetPushee@gmail.com  
 BPushee@gmail.com | Coldwell Banker Residential Brokerage



### SADDLE RIVER, NEW JERSEY

This gated estate on over 4 acres features a spectacular open layout with grand reception rooms, 2 formal dining rooms, custom crafted bar, library with fireplace, and fully-equipped gourmet chef's kitchen. Upstairs, a magnificent master suite offers sitting room with fireplace.

8 bedrooms, 10 full and 3 baths | \$6,988,888  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage





### SADDLE RIVER, NEW JERSEY

This majestic brick estate on 2 acres of manicured grounds is the epitome of luxurious resort living. Enjoy gorgeous custom details with a dual bridal staircase, hand-painted ceilings, NKBA-designed kitchen, en suite baths, pool with cabana, and heated 12-plus-car garage.

5 bedrooms, 6 full and 3 half baths | \$6,488,888  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage



### LIVINGSTON, NEW JERSEY

This lavish estate boasts 20,000 square feet of living space, including a finished lower level. The entertaining areas impress with a superior gourmet kitchen, swimming pool and racquetball court.

10 bedrooms, 9 full and 2 half baths | \$6,000,000  
 Represented by: Jodi B. Rubenstein, Joanna Parker-Lentz & Ellen Gonik  
 Broker Sales Associates & Sales Associate | C. 973.699.4388  
 O. 973.376.2453 | Info@JodiandJoanna.com | Ellen@NJResults.com  
 Coldwell Banker Residential Brokerage



### KINNELON, NEW JERSEY

Set on over 85 acres that include a 25-acre lake and beach, this nearly 9,000-square-foot lake house retreat offers modern amenities while retaining old world charm and beauty. This exceptional home has appeared in magazines, movies and TV. Additional lots included.

6 bedrooms, 7 full and 1 half baths | \$5,888,888  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage



### ENGLEWOOD, NEW JERSEY

This extraordinary Georgian Colonial estate sits majestically on almost 3.2 acres. Superb craftsmanship and architectural detail highlight rooms that include a formal living room, huge formal dining room and 2 master suites. Private grounds feature koi pond, pool and tennis court.

13 bedrooms, 9 full and 3 half baths | \$4,888,888  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage





### MONMOUTH BEACH, NEW JERSEY

Glorious ocean sunrises, river views and sunsets, an infinity pool, decks and patios for entertaining or relaxing, dock with 2 boat lifts, and high-end custom details throughout beckon you to enjoy this stunning riverfront home, just steps from the beach and 35 minutes into NYC.

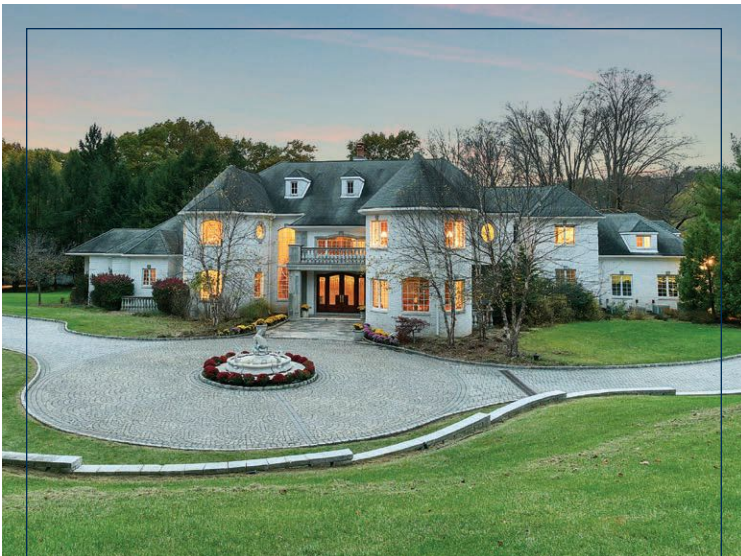
5 bedrooms, 5 full and 1 half baths | \$4,099,000  
 Represented by: Eric Bosniak & Christina Bonfiglio | Sales Associates  
 C. 732.245.0340 | O. 732.842.3200 | Eric.Bosniak@CBMoves.com  
 Christina.Bonfiglio@CBMoves.com | Coldwell Banker Residential Brokerage



### SADDLE RIVER, NEW JERSEY

This new custom French Pavilion by an award-winning architect and on nearly 2.5 acres. Featuring high ceilings, oversized windows and unparalleled craftsmanship, luxurious details include a gourmet kitchen with hand-carved mahogany cabinetry, and Brazilian cherry floors.

6 bedrooms, 6 full and 2 half baths | \$3,488,888  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage



### SADDLE RIVER, NEW JERSEY

Set on over 5 acres, this gated estate offers nearly 18,000 square feet, including a great room, full-size custom wet bar, banquet-sized formal dining room, massive kitchen, 2 formal living rooms and 2 master suites. Ponds, pathways, pool, carriage house and antique guesthouse.

7 bedrooms, 9 full and 1 half baths | \$2,998,000  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage



### FRANKLIN LAKES, NEW JERSEY

This sophisticated home on 1.86 acres boasts a hand-carved granite exterior, heated walkways and herringbone hardwood floors. Custom-built with 5 gorgeous bedrooms with private baths, 6 fireplaces, a gourmet kitchen, solarium, billiards room & wonderful entertaining spaces.

5 bedrooms, 5 full and 2 half baths | \$2,980,000  
 Represented by: Ghada Abassi | Sales Associate  
 C. 201.407.6630 | O. 201.445.9400 | Ghada@NJRealEstate.com  
 Coldwell Banker Residential Brokerage





### FRANKLIN LAKES, NEW JERSEY

A soaring foyer with double bridal staircase introduces this 10,000-square-foot estate, suited for the finest entertaining. The open 1st level features a gourmet chef's kitchen while upstairs a spacious master suite has 2 fireplaces, 2 walk-in closets and 2 balconies.

7 bedrooms, 8 full and 2 half baths | \$2,888,888  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage



### WESTFIELD, NEW JERSEY

Dramatic architecture, walls of windows, and stunning millwork, paneling and moldings adorn this custom Colonial overlooking Echo Lake Country Club. Classic design complemented by modern amenities with chef's kitchen, spa-inspired baths, finished basement and more.

6 bedrooms, 4 full and 3 half baths | \$2,750,000  
 Represented by: The Kim Haley Team, Kimberley Haley | Sales Associate  
 C. 908.377.7174 | O. 908.233.5555 | Kim@KimHaley.com  
 Coldwell Banker Residential Brokerage



### BERNARDS TOWNSHIP, NEW JERSEY

Set on 3 acres, this Bocina-built Colonial offers beautifully designed interiors featuring custom millwork, high ceilings, wide oak flooring and an open floor plan. Highlights include a custom kitchen, large master suite, fabulous lower level, bluestone patio and 4 covered porches.

6 bedrooms, 5 full and 2 half baths | \$2,699,000  
 Represented by: Jane Devine | Sales Associate  
 C. 908.581.4694 | O. 908.766.2900 | Jane.Devine@CBMoves.com  
 Coldwell Banker Residential Brokerage



### CRESSKILL, NEW JERSEY

California Dreaming just minutes from NYC! Architecturally designed for today's luxurious lifestyle, this fabulous newly renovated home offers walls of windows overlooking a resort-style property, chef's kitchen, master suite with grand walk-in closet, and spa-style baths.

4 bedrooms, 5 full and 1 half baths | \$2,495,000  
 Represented by: Jeffrey Shapiro | Real Estate Salesperson  
 C. 201.519.1600 | O. 201.767.0550 | NJFineLiving@gmail.com  
 Coldwell Banker Residential Brokerage





### MANASQUAN, NEW JERSEY

This captivating beachfront top-floor condo with panoramic ocean views features privacy and wonderful entertaining spaces. The spacious master suite with fireplace opens to the deck and the sounds of the sea. Descend by private elevator to enjoy the sand and surf.

6 bedrooms, 5 baths | \$2,300,000  
 Represented by: Linda Henderson | Sales Associate | C. 732.927.0378  
 O. 732.449.2777 | LindaHendersonRealtor@gmail.com  
 Coldwell Banker Residential Brokerage



### MENDHAM BORO, NEW JERSEY

In a town teeming with optical delights, this property boasts some of its most outrageously beautiful and panoramic views. Location has never meant perfection more than in the case of this gorgeous, stone-and-stucco estate, tucked quietly away on almost 8 acres.

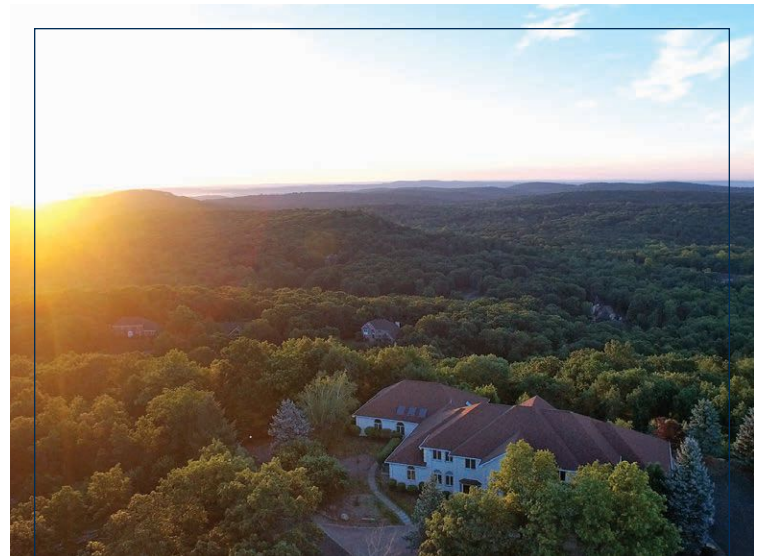
6 bedrooms, 4 full and 1 half baths | \$2,350,000  
 Represented by: Flor de Maria Thomas | Sales Associate  
 C. 973.214.7553 | O. 973.543.2552 | FlorThomas@ColdwellBanker.com  
 Coldwell Banker Residential Brokerage



### BRICK, NEW JERSEY

Resort-style living awaits in this magnificent, custom 5,200-square-foot waterfront home with elegant handcrafted details, 2 fireplaces, walls of windows and sliders to multiple balconies, a heated infinity pool with spa, 135-foot private pier, boat and Jet Ski lifts, and relaxing deck.

6 bedrooms, 5 full and 1 half baths | \$2,299,000  
 Represented by: The Kim Haley Team, Adele Ball | Sales Associate  
 C. 908.618.5614 | O. 732.449.2777 | Adele.Ball@CBMoves.com  
 Coldwell Banker Residential Brokerage



### KINNELON, NEW JERSEY

This 6.8-acre retreat enjoys stunning vistas from nearly every room and over 10,000 sq. ft. of fabulous entertaining space. Highlights include a magnificent open entry foyer, a great room with wall of windows, an indoor heated pool and sauna, NYC views and a spacious rear patio.

6 bedrooms, 6 full and 3 half baths | \$1,988,888  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage





### MENDHAM, NEW JERSEY

Gracious English-style gardens, serene patios, and a pool accommodate your elegant lifestyle at Windymere – a landmark home within walking distance of downtown Mendham. Award-winning renovations have transformed this country estate into an impressive, modern home.

5 bedrooms, 5 full and 2 half baths | \$2,100,000  
 Represented by: Flor de Maria Thomas | Sales Associate  
 C. 973.214.7553 | O. 973.543.2552 | FlorThomas@ColdwellBanker.com  
 Coldwell Banker Residential Brokerage



### MAHWAH, NEW JERSEY

Countless windows reveal sweeping Ramapo Mountain views in this custom Contemporary. Spacious, open interiors include a 2-story great room, kitchen with commercial-grade stainless steel appliances, and deluxe master suite. Five-car garage has separate apartment.

8 bedrooms, 6 full and 1 half baths | \$1,988,888  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage



### TEWKSBURY TOWNSHIP, NEW JERSEY

Outstanding Contemporary offers 3 levels of luxury living and an elegant resort setting with pool and spa. Spectacular home with a gourmet kitchen, great room with wall of windows, 2 offices, a gym, sauna, 4 fireplaces, a capacious master suite, custom European bath and 4-car garage.

6 bedrooms, 4 full and 1 half baths | \$1,885,000  
 Represented by: Richard "Rick" Alberalla | Sales Associate  
 C. 908.328.2391 | O. 908.782.6850 | RickAlberalla@comcast.net  
 Coldwell Banker Residential Brokerage



### BOONTON TOWNSHIP, NEW JERSEY

This estate on 6 acres is truly an entertainer's delight with an in-ground pool, a superior gourmet kitchen, magnificent living room with French doors to porch, handsome library and finished lower level.

6 bedrooms, 6 full and 3 half baths | \$1,799,999  
 Represented by: Anne Fisher & Anna "Anna-Jane" De Grossi  
 Sales Associates | C. 201.602.1304 | O. 973.263.0400  
 AnneFisherNJ@gmail.com | Ajdegrossi@aol.com  
 Coldwell Banker Residential Brokerage





### BRANCHVILLE, NEW JERSEY

This luxurious custom home on desirable Culver Lake enjoys over 200 feet of lake frontage, private cantilevered dock, sandy beach and year-round lake activities, all on a rare, oversized level lot. This gorgeous lake house is ideal for entertaining indoors or out.

4 bedrooms, 2 full and 1 half baths | \$1,788,888  
 Represented by: Joshua M. Baris | Sales Associate  
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com  
 Coldwell Banker Residential Brokerage



### MONTAGUE, NEW JERSEY

Perfect as a working farm or a country retreat, this historic 1774 Colonial farm estate on 326 acres features a unique main house, barns, outbuildings, guest cottage and heated pool. The ideal balance between charm and function, only a little over 1 hour from NYC.

6 bedrooms, 4 full and 1 half baths | \$1,700,000  
 Represented by: Anne Fitzgerald | Sales Associate | C. 973.214.2410  
 O. 973.233.2300 | Anne.Fitzgerald1@CBMoves.com  
 Coldwell Banker Residential Brokerage



### MENDHAM, NEW JERSEY

This English Country Manor set on 5.2 private acres epitomizes quality and craftsmanship. French doors open to an extraordinary pool area. The first-floor master suite and 4 additional bedrooms are all en suite with walk-in closets. Wine cellar, family room, office and more.

5 bedrooms, 6 full and 2 half baths | \$1,700,000  
 Represented by: Tawnya Kabnick | Sales Associate | C. 973.723.5700  
 O. 973.543.2552 | Tawnya@TawnyaKabnick.net  
 Coldwell Banker Residential Brokerage



### MOORESTOWN, NEW JERSEY

Make every day special living in this custom home on a private golf course. The open floor plan features a fabulous kitchen, breakfast room, family room and sun-splashed 4-season room. The owner's suite has heated bath floors. Professionally landscaped with a paver patio, brick walks and 300 feet of amazing views.

4 bedrooms, 2 full and 1 half baths | \$1,490,000  
 Represented by: Victoria Sewell | Sales Associate | C. 609.504.5449  
 O. 856.235.0101 | VSewell@CBPref.com | Coldwell Banker Preferred





### WEEHAWKEN, NEW JERSEY

Set within Port Imperial's premiere waterfront luxury condo development, this stunning unit has magnificent NYC views and is steps from the NY Waterway Ferry, making it a commuters dream. The unit features modern designs, state-of-the-art amenities, and southern exposure.

2 bedrooms, 2 baths | \$1,345,000  
 Represented by: Rain D. Rosenfeld | Broker Sales Associate  
 C. 201.375.8300 | O. 201.585.3558 | RainRealtor@gmail.com  
 Coldwell Banker Residential Brokerage



### SKILLMAN, NEW JERSEY

Wonderfully updated 16-room Colonial home on 8.99 bucolic acres, only minutes to the university and downtown Princeton. Light-filled rooms, front-to-back entry, custom millwork, stunning chef's kitchen, wonderful stone terraces, a 2-story barn, and an antique well.

8 bedrooms, 4 full and 1 half baths | \$1,269,000  
 Represented by: Stephanie Will | Sales Associate | C. 908.693.8738  
 O. 609.921.1411 | Stephanie.Will@cbmoves.com  
 Coldwell Banker Residential Brokerage



### PITTSTOWN, NEW JERSEY

Minutes from Rt. 78, this private 7.7-acre Eco Estate combines old world living with modern amenities. Enjoy a fully equipped gourmet kitchen, magnificent great room, formal dining room, wet bar, 2 fireplaces and a master suite with sauna, loft with hot tub & rooftop lookout.

5 bedrooms, 5 full and 1 half baths | \$1,189,000  
 Represented by: Linda Zotti | Sales Associate | C. 973.769.3391  
 O. 908.782.6850 | Linda.Zotti@CBMovers.com  
 Coldwell Banker Residential Brokerage



### COLUMBIA, NEW JERSEY

Spectacular custom estate set on over 31 acres with breathtaking Delaware Water Gap views. About an hour from Manhattan, this retreat offers space for indoor and outdoor entertaining with a tennis court, large heated pool, hiking, equestrian trails and nearby ski resorts.

7 bedrooms, 6 full and 1 half baths | \$1,150,000  
 Represented by: Joanne Jackson | Sales Associate | C. 973.609.2590  
 O. 973.267.8990 | Joanne.Jackson@CBMovers.com  
 Coldwell Banker Residential Brokerage





### MORGANVILLE, NEW JERSEY

Exquisite and custom built, nestled on a private cul-de-sac in the much desired Morganville section of Marlboro. This home features a gourmet kitchen, a dramatic 2-story entry foyer, circular staircase, and an open floor plan perfect for entertaining.

5 bedrooms, 4 full and 1 half baths | \$1,099,999  
 Represented by: Joan Bostonian | Sales Associate | C. 732.690.0390  
 O. 732.254.3750 | Joan.Bostonian@CBMoves.com  
 Coldwell Banker Residential Brokerage



### SEWICKLEY, PENNSYLVANIA

Your own personal oasis awaits in this spectacular European-inspired chateau with an extraordinary custom-designed floor plan. Highlights include a main-level master suite, guest quarters and a fabulous lower level with a wine repository, theater area and swanky bar.

6 bedrooms, 6 full and 1 half baths | Price upon request  
 Represented by: Kim Marie Angiulli | Realtor | C. 412.398.0128  
 O. 412.366.1600 | KimMarie.Angiulli@PittsburghMoves.com  
 Coldwell Banker Real Estate Services



### SEWICKLEY AREA, PENNSYLVANIA

Private, gated estate with pool and hot tub is designed for fine family living. With breathtaking views from every window, highlights include the incredible main-level owner's suite, custom gourmet kitchen, several en suite bedrooms, a captivating great room and a home theater.

4 bedrooms, 4 full and 2 half baths | \$2,895,000  
 Represented by: David McSwigan | Sales Associate | C. 412.969.4494  
 O. 412.366.1600 | DMcSwigan1@yahoo.com  
 Coldwell Banker Real Estate Services



### SHADYSIDE, PENNSYLVANIA

Impeccably appointed, this European Tudor offers a gourmet kitchen, family room, spacious living and dining rooms and a sunroom. Lower level features game room and 2 wine cellars, while upper floors reveal 3 guest suites and a fabulous master suite.

5 bedrooms, 4 full and 2 half baths | \$2,600,000  
 Represented by: Cindy Ingram & Ken Clever | Sales Associates  
 C. 412.818.5810 | O. 412.363.4000 | PGHRealtors@cs.com  
 Ken.Clever@verizon.net | Coldwell Banker Real Estate Services





**SHADYSIDE, PITTSBURGH, PENNSYLVANIA**

Old world craftsmanship blends with stylish modern amenities in this spacious Victorian-era Foursquare in desirable West Shadyside. Enjoy a grand front porch, inviting parlors, a gourmet kitchen, lavish owner's suite with stunning spa-like bath, entertainment space and stone patio.

7 bedrooms, 6 full and 1 half baths | \$2,399,000  
 Represented by: Cindy Ingram & Ken Clever | Sales Associates  
 C. 412.818.5810 | O. 412.363.4000 | PGHRealtors@cs.com  
 Ken.Clever@verizon.net | Coldwell Banker Real Estate Services



**SHADYSIDE, PITTSBURGH, PENNSYLVANIA**

Stunning brick residence boasts gorgeous design features including antique fireplaces, intricate moldings, marble and hardwood floors, and custom French doors. Entertain from the gourmet kitchen, formal dining and living rooms and light-flooded family room.

6 bedrooms, 4 full and 1 half baths | \$2,195,000  
 Represented by: David McSwigan | Sales Associate | C. 412.969.4494  
 O. 412.366.1600 | DMcSwigan1@yahoo.com  
 Coldwell Banker Real Estate Services



**PETERS TOWNSHIP, PENNSYLVANIA**

An architectural masterpiece on 24 rolling acres, this gated estate blends the beauty of art and nature with its open floor plan, walls of windows, skylights, a curved staircase, and stone walls. Solarium, chef's kitchen and guest apartment. Pool, outdoor kitchen and 6-car garage.

6 bedrooms, 6 full and 2 half baths | \$1,999,900  
 Represented by: Monica Mahla | Sales Associate | C. 724.986.2956  
 O. 724.942.1200 | Monica.Mahla@PittsburghMoves.com  
 Coldwell Banker Real Estate Services



**AMBLER, PENNSYLVANIA**

This gorgeous French Manor-inspired custom home is dressed to impress offering you all the luxuries and comforts you'd expect including grand entertainment space, a state-of-the-art kitchen, home theater, wine cellar, game room, au pair suite, pool, lush gardens and more.

6 bedrooms, 5 full and 2 half baths | \$1,550,000  
 Represented by: Mary Ann Graboyes | Sales Associate | C. 215.416.5969  
 O. 215.641.2727 | MGraboyes@CBPref.com  
 Coldwell Banker Preferred





### CHESTER SPRINGS, PENNSYLVANIA

Ten glorious acres surround 'Heaven's Gate,' which combines old world charm with modern day luxury. This elegant home boasts cherry flooring, gorgeous entertaining spaces, a handsome library, solarium and gourmet kitchen with original beamed ceilings. There is a guesthouse and 5 stall barn also located on the property.

5 bedrooms, 6 full and 1 half baths | \$1,379,000  
 Represented by: Lee Ann Embrey | Sales Associate | C. 610.329.2499  
 O. 610.363.6006 | LASellsPA@aol.com | Coldwell Banker Preferred



### GIBSONIA, PENNSYLVANIA

Custom Provincial estate on private lot offers spacious interior and gorgeous woodwork. The 1st floor has Brazilian cherry floors, a library, vaulted sunroom, and family room with boxed beam ceilings and access to a covered patio and fabulous yard. Gourmet kitchen!

4 bedrooms, 5 full and 1 half baths | \$1,199,000  
 Represented by: Sue Neal | Sales Associate | C. 724.809.8620  
 O. 412.366.1600 | Sue.Neal@PittsburghMoves.com  
 Coldwell Banker Real Estate Services



### PINE TOWNSHIP, PENNSYLVANIA

Set on 4.28 lush acres, this grand brick Provincial boasts 5 bedrooms, including a main-level master suite, chef's kitchen, in-ground pool and a covered entertaining patio.

5 bedrooms, 4 full and 2 half baths | \$1,198,888  
 Represented by: Kevin Milm | Sales Associate | C. 412.260.5854  
 O. 412.366.1600 | Kevin@PittsburghNorthHomes.com  
 Coldwell Banker Real Estate Services



### CRANBERRY TOWNSHIP, PENNSYLVANIA

This captivating brick and stone beauty features an amazing open floor plan, opulent master suite, 5-car garage and a wooded yard. Entertaining spaces include a gourmet kitchen, gorgeous great room with built-ins and fireplace, and a finished lower level with theater and wet bar.

5 bedrooms, 4 full and 1 half baths | \$1,129,000  
 Represented by: Georgie Smigel | Sales Associate | C. 412.638.6258  
 O. 724.776.2900 | Georgie.Smigel@PittsburghMoves.com  
 Coldwell Banker Real Estate Services





**T**he idea that contemporary designs are solely hard-edged minimalistic glass boxes, as pristine as an art museum, is being revised by new expressions of the aesthetic tempered by climate, cultural preferences and changing lifestyle expectations. In fact, emerging contemporary design is likely to choreograph a convergence of hard and soft materials, hot and cold elements.

#### More than Glass Boxes

“There is a new minimalism now, and I think it is more relaxed and more organic in nature,” says Philadelphia designer Michele Plachter, whose practice includes new urban residences as well as historical classics.

“There is warm contemporary design that is comfortable and easy, but still with clean lines and bold materials. A contemporary home in the mountains will look different than a contemporary home on the beach — but the principles of clean lines and strong materials transfer to any location,” observes San Francisco designer Jay Jeffers.

“The misconception is that contemporary is



PHOTO COURTESY OF STEVE MUNDINGER/ BRIAN HAZAN, COLDWELL BANKER MASON MORSE



BY CAMILLA MCLAUGHLIN

# ERIN OF MODERN



very minimal. That's one aspect of the style, but there is a whole spectrum to this too," says Mark Mantione, vice president of sales and marketing for Merritt, a firm specializing in luxurious custom finishes. Still, he says, "It's hard to get that hard-edged minimal Scandinavian look out of people's minds."

"Modern architecture is booming in Philadelphia. If asked to do a new-construction, I tend to look for ways to warm it up," explains Plachter. "I look for antique pieces to bring an element of soul to a newer space. Even if staying in a monochromatic color scheme, I will bring more organic textures."

Not only is the popular perception of contemporary design being challenged, but even the interpretation of the term is up for debate. "Contemporary in the world of design has many meanings. To me, it is of the moment or current," says Jeffers.

Some see contemporary as part of a style evolution that begins with traditional or classic. And rather than a reference to design during a specific period, many believe modern plays into the concept of an abstraction of form and space. Frequently, the two terms are used interchangeably. Yet, no matter how the concept is framed or defined, both modern and

contemporary are becoming preferred styles in many regions of the country.

### Crazy For Contemporary

"It started in certain markets with open living spaces, a lot of glass, outdoor living, flat roofs and then caught fire in California. Initially, it was more of a coastal trend, but over the last couple of years I have seen it from North Carolina to Seattle," says Danny Hertzberg, who, as a member of The Jills team at Coldwell Banker Residential Real Estate in Miami, witnessed first-hand the incubation of the style following the recession. "In the last five years, contemporary has become a major, major trend, and it's one of those housing trends that's going to be here for a long time," he adds.

In spite of the number of architects with international acclaim who gravitated to Miami, Hertzberg believes the trend is consumer driven, sparked by demand from younger home buyers. "Now we are seeing it in all age groups, and not just from the ultra high-end consumers," he says. "We're seeing it in \$1 million properties and \$600,000 and \$700,000 properties."

This is a dramatic change for an aesthetic formerly the sole provenance of notable architects

commissioned to design properties at the highest price points.

Now, innovative contemporary styles are filtering down to all aspects of residential architecture as consumers become more conscious of architecture and the possibilities that emerge from good design, explains architect Steven Dewan, senior principal at Bassenian Lagoni in Newport Beach, California. "We have just entered into a period where the looks of homes are changing. There is an attitude that something different is desirable again," he says.

"In Chicago, there is a strong preference toward a modern aesthetic. There is more glass, more open flowing spaces and clean lines," says Jennifer Ames, with Coldwell Banker Residential Brokerage in Chicago. "And for some people, modern is about energy efficiency. People are mindful of how they want to live and question if a home fits with their value system, and for many, the modern aesthetic is more in line with their values."

"Contemporary has taken over the spotlight for home sales," says Tony Sutton, owner of Est Est Inc., an interior design firm in Scottsdale, Arizona. "It used to be 10 to 15 percent of the business. It is now easily

TOP LEFT PHOTO BY ZACK BALBER OF GINGER PHOTOGRAPHY INC.; TOP RIGHT PHOTO COURTESY OF SIMON BERLUV/SANDRO DAZZANI COLDWELL BANKER RESIDENTIAL BROKERAGE



70 percent of the business.”

Hertzberg agrees, regarding Miami real estate, “Nine out of 10 calls we get are for modern.”

Like many other markets in California, the shift in design preferences in the last decade in Malibu has been toward contemporary. “If it’s a good contemporary, built in the last 10 years, it will sell very quickly. If it’s brand new construction with lots of glass and big open spaces with an infinity pool, it will sell even faster and for top dollar,” says Sandro Dazzan, with Coldwell Banker Residential Brokerage’s Malibu Colony office.

Particularly in-demand are single-level contemporaries, where living spaces stretch across one floor, and the basement is devoted to other amenity spaces, such as media rooms. Because Malibu zoning uses a formula based on the lot size to determine allowable square footage, Dazzan says capturing that additional space on the lower level is prized. Compared to West Hollywood and Beverly Hills, the contemporary look here tends to be warmer, using materials such as wood to play into the beach atmosphere.

### Mixing Classic with Current

The combination of traditional facades with modern interiors is another expression of contemporary design and is often found in cities such as Chicago, Philadelphia or even in Aspen, where you could find a Victorian with a gutted modern interior.

“Modern architecture opens up. It takes small spaces and makes them look larger because you are combining rooms and maximizing glazing. Maximizing light and transparency by default creates a larger feeling home,” says Dewan.

“Modern is about floor plan, it’s about flow, it’s about light,” says Ames. In Chicago, renovated properties often mix classic façades with contemporary, updated interiors. There is value in the original exterior, since the footprint often allows for a larger house.

“Because of the number of historic homes in Philadelphia, many clients reach out because they love the historic bones of the home, but they are looking to create a new, more modern look in those homes,” says Plachter.

Strict zoning and little land for new development in Aspen promotes renovations of properties in town. Contemporary works well for smaller condos built during the 1970s, says Brian Hazen, vice president of Coldwell Banker Mason Morse in Aspen. “It feels bigger, more spacious and is a much cleaner look and lends itself well to smaller spaces.”

### Mountain Modern

“Contemporary is absolutely big here, and we’re seeing it in a few different ways,” shares Pamela Colesworthy with Coldwell Banker Distinctive Properties in Ketchum, Idaho. “Some homeowners are building new, and they want ultra contemporary, but the bigger trend is what I call Mountain Modern. It’s taking the rustic materials that are representative



PHOTO COURTESY OF SIMON BERLINS/SANDRO DAZZAN COLDWELL BANKER RESIDENTIAL BROKERAGE



PHOTO COURTESY OF JENNIFER AMES, COLDWELL BANKER RESIDENTIAL BROKERAGE

of the environment — barn siding, corrugated metal and stone — but doing it in a very clean way and just giving it that contemporary twist.”

For newcomers to Sun Valley, Mountain Modern is also a preferred style. Colesworthy explains: “During the downturn, building stopped, so the inventory of what’s for sale is a bit dated and the trend the last five to 10 years has been toward Mountain Modern. So, people are building. Lot sales are way up. If people can’t find exactly what they want, they are building new or doing a significant remodel.”

“Log-accented and post and beam styles are not nearly as popular as they used to be,” Hazen says, “but I think it’s a cycle. If you get too much steel and glass, it is too sterile. Contemporary designs that work the best still incorporate a lot of wood, it’s very much a Rocky Mountain look.”

Twenty years ago, log timbers and river rocks

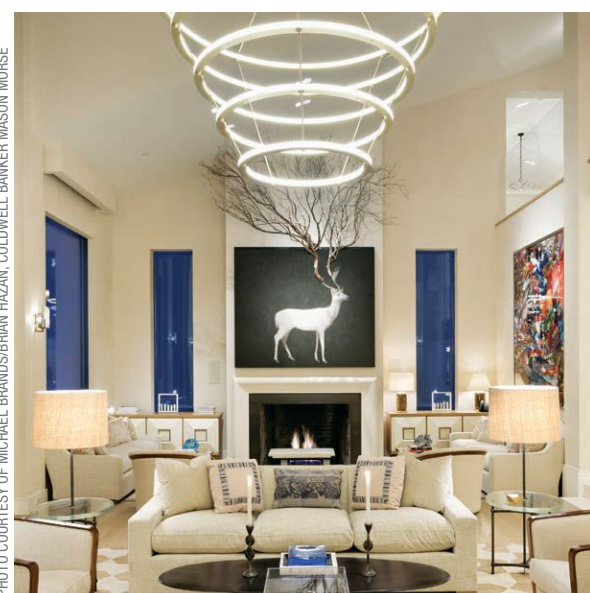


PHOTO COURTESY OF MICHAEL BRANDS/BRIAN HAZAN, COLDWELL BANKER MASON MORSE





PHOTO BY ZACK BALBER OF GINGER PHOTOGRAPHY INC.



PHOTO COURTESY OF JENNIFER AMES, COLDWELL BANKER RESIDENTIAL BROKERAGE



PHOTO BY ZACK BALBER OF GINGER PHOTOGRAPHY INC.

collectors and mix their antiques with the modern and bring in character. With California water shortages etc., cactus/desert plants are replacing boxwoods and style is unique,” states Diana Miner with Coldwell Banker Residential Brokerage in Newport Beach.

An indoor-outdoor connection is a modern signature and not restricted to temperate climates. In luxury enclaves surrounding Phoenix, Toni Stewart of Coldwell Banker Residential Brokerage in Scottsdale is seeing new approaches to blending indoor and outdoor spaces using the same or coordinating flooring, a mix of covered and open areas and an equally high level of furnishings outdoors. “It’s one consistent look from the great room looking out to the pool,” paired with sculptural desert landscaping, she says.

Big windows and telescoping or stacking doors add another dimension. “Modern is about the windows and how it incorporates exterior environment into the living spaces,” shares Bruce Birkeland with Coldwell Banker Burnet in Minneapolis, a city with a long tradition of contemporary architecture. For residential properties, he says, “there has been a surge in modern architecture in the last few decades. We have a number of listings that have the timeless quality of the international style.” Here, as in other regions, Frank Lloyd Wright’s style continues to influence current design.

Still, for the market overall, new homes lean toward a transitional style with cleaner lines and streamlined interiors, observes Ian Peterson also with Coldwell Banker Burnet.

Expect to see contemporary and modern become even more nuanced as the aesthetic evolves. “You can see differences between a house built three years ago and one built in 2017. People are combining teak, stone and wood to soften the design,” says Hertzberg.

“There are a lot of contemporary condos and houses with unique paneling — a lot of walnut, walnut dyed and bleached — on the walls and ceiling, but the trim is very minimal.” In addition to various woods, contemporary interiors, particularly in the ultra price range, use a range of materials, including leather and metals. “Finishes keep pushing the envelope, and we are constantly experimenting,” says Mantione.

By the very nature of being contemporary, it changes, shares Birkeland. “Being current has a lot to do with fit and finish, which changes on a calendar basis. What was current five years ago, isn’t current any longer.”

Also, what is considered current depends on price. An affordable contemporary might be a prairie design shaped with modern materials and open concept interiors. As it gets more expensive, it becomes more personalized with timely versions of flooring to Calacutta marble finishes. “A classic finish is just that classic with very clean lines with little industrial influence,” he says.

Design isn’t static. As designers and architects continue to tweak contemporary design, there is a good chance an entirely new style will be created in the process.

were favored materials, and they were also representative of the environment. Now, wood and stone still bring a textural component and connection with nature, but the overall look is more streamlined. Timbers are more refined. Stone is widely used, but the product is often custom fabricated to achieve a specific effect often in flat or dry stack installations.

### Transitioning Traditional

In markets where contemporary doesn’t dominate, traditional styles and interiors are changing. “Even in houses where people want a more traditional style, it still has a new twist, so it looks different than houses that were built 10 or 15 years ago,” says Sutton.

“Clients are moving away from traditional heavy materials, desiring symmetry, indoor-outdoor living with more glass, plain surfaces versus patterned granite, with color added in accessories. Many are travelers/



# FASHION **FORWARD**

BY JAYMI NACIRI

LUXURY HOSPITALITY GETS THE DESIGNER TOUCH.

Suite Coco Chanel Ritz Paris



Coco Chanel walks into the Hotel Ritz Paris. Sounds like the beginning of an eyebrow-raising story, and it is. The year was 1937, she was famously living on Paris' Rue Cambon, and one day she strolled in, booked a suite, and never left. For 34 years.

Little did the fashion icon know that the glamorous yet timeless style she was imbuing into the space by bringing in her own gilded mirrors and lacquered screens (today mixed with restored and replica pieces) would inadvertently help inspire a major hospitality trend decades later. Today, you can book the Coco Chanel Suite. Or, you can experience the growing intersection between fashion and hospitality in luxury hotels around the world, led by names like Bulgari, Fendi, Versace, Armani and soon, Lagerfeld. The iconic designer is opening his first hotel in Macau in 2018.

"The Karl Lagerfeld Hotel will be aspirational, quirky, not take itself too seriously and, above all, provide a series of experiences that are true to Karl Lagerfeld's legendary career and vision going forward," says Tony Kurz, CEO of Brandmark Collective, Karl Lagerfeld's hospitality licensee. "It is a chance for a brand to extend into another space to attract new customers,

as well as reach existing customers in another way."

Luxury hotels and fashion houses are increasingly intertwined, with an ever-expanding list of opulent options for travelers. So what's driving the trend? In part, the need to redefine the promise of luxury in a changing world, according to Bjorn Hanson, PhD, clinical professor with the New York University Jonathan M. Tisch Center for Hospitality and Tourism.

"The definition of luxury for hotels has become a challenge. Once upon a time — but not long ago — it was simple for luxury hotels. There was a short list of services, such as turndown service. More and more today, guests are requesting no turndown service. All of a sudden, something that was a staple of luxury service now can be a dissatisfier. Another iconic symbol was concierge; however, that has become less important, especially with millennial travelers, as social media and peer groups can provide the kind of service a concierge once did.

"These brands have an instant and unmistakable connection with luxury," he adds, which provides a new opportunity to connect with high-end travelers. "Even for those who aren't thinking they will buy Versace clothes, the name is a mark of quality and



PHOTOS © VINCENT LEROUX









Armani Dubai / Armani Signature Suite



PHOTOS COURTESY ARMANI HOTEL DUBAI

Armani Dubai / Armani Amal Terrace

luxury. The perception is that the brand wouldn't be involved with something that isn't truly special."

### The name is just the beginning

What sets many of these offerings apart is how they reflect their namesake. If you didn't know Palazzo Versace on Australia's Gold Coast was that Versace, the bounty of Medusa heads on the property might be a tipoff. Ditto for Palazzo Versace Dubai, which showcases the design staple among neoclassical architecture and traditional Arabic architectural details.

Fendi Private Suites, opened in 2016, serves up luxury, exclusivity and a prime setting, with seven upscale hotel rooms perched above the brand's flagship boutique on Rome's tony Via Condotti. Minimalism meets exquisite details at The Armani Hotel Dubai, located in the world's tallest building, the Burj Khalifa, and The Armani Hotel Milano, in Rome's fashion district.

"Many designers or fashion houses see a natural brand extension with hotels. But a first-class experience is more than just hanging your name on a building," says Bruce J. Himmelstein, speaker, consultant, founder of the BJH Group and former Ritz-Carlton executive. "Continuing the success of these luxury partnerships



Armani Hotel Milano Suite

Armani Hotel Milano Spa / Pool



PHOTOS COURTESY THE ARMANI HOTEL MILANO







Palazzo Fendi / Private Suite



PHOTOS COURTESY PALAZZO FENDI

Palazzo Fendi / Meeting Room Lounge



Armani Hotel Milano Lounge

depends not just on the promise of luxury, but the execution. [Before opening their first branded hotel,] Bulgari brought in a professional hotel group. To their credit, they did it right. They reached out to someone who understood consumer needs and had operational know-how."

The joint venture between Bulgari and the Luxury Group, which manages Ritz-Carlton hotels, has produced renowned hotels under the Bulgari name in Milan, London and Bali. The Bulgari Hotel Beijing opened its doors in September as part of an aggressive expansion strategy that also includes Shanghai and Dubai this year, and Moscow in 2019.

"The Bulgari Hotel Beijing is entirely designed by renowned Italian architectural firm Antonio Citterio Patricia Viel and Partners and features not just some of the city's largest guest rooms, but also the Bulgari signature Il Bar; Il Ristorante, curated by Michelin-starred chef Niko Romito; a large Bulgari Spa; and a spacious ballroom," says Bulgari Group Executive Vice President Silvio Ursini. "Bulgari is a jeweler and more connected to the idea of 'hard luxury,' and our hotels are the expression of a brand and its heritage that date back over 125 years."

That type of brand expression and extension only looks to become more prominent as more fashion houses explore their luxury potential outside of couture.



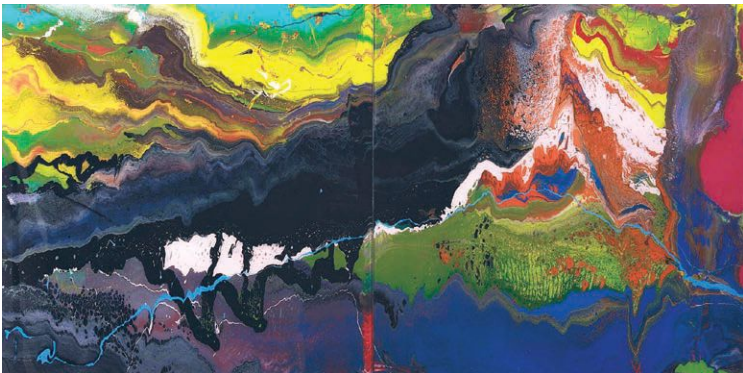
Armani Hotel Milano / Presidential Suite





# Taking Your Art to the Next Level

BY SAMANTHA MYERS



YOU ADMIRE ART, AND PERHAPS HAVE A FEW FINE PIECES IN YOUR COLLECTION. BUT YOU WANT TO TAKE IT TO THE NEXT LEVEL. WHETHER YOUR INTENTION IS TO INVEST IN ART, OR SIMPLY TO ILLUMINATE THE WALLS OF YOUR HOME, HERE'S SOME ADVICE TO ENHANCE YOUR COLLECTING PROFICIENCY.

## HIRE AN ART ADVISOR

Hiring an art advisor or consultant is one of the most secure steps a collector can make. Their job is to make sure you do not make a financial mistake; think of them as your personal art expert, with a mission to find you a piece of art you love and that is a good investment.

"First, I think the concept of quality is one of the most important things for art collectors to understand," says Kati Lovaas, owner of LOVAAS and an experienced art advisor for over 10 years. "Quality transverses all ages, geography and genres. Secondly, I like to get a feel for what clients respond to and what they love regardless of availability and commercial considerations."

Art collector Fred Bidwell and his wife, Laura, have been building their photo-based collection since 1991. While they themselves do not work with an art advisor, because of their experience and knowledge on the subject, Bidwell encourages early collectors to understand it as a great option. "We enjoy being directly engaged with the process of research, learning about the work and, often, developing a personal relationship with the artist," he says. "However, if a collector is interested in buying art as an investment or buying historical work where issues of condition, authenticity and provenance are important, I think an art advisor might provide important expert information and perspective."

"My question is: why wouldn't you hire an art advisor?" asks Lovaas. "The cost is generally made up in that an advisor is usually able to negotiate a better discount that first time for unknown buyers."

Where is the best place to buy art? "It depends on what you are collecting,"



To the left is *Flow (P16)*, a 2015 painting by Gerhard Richter. Above is *Liz*, by Andy Warhol. At right is Jean-Michel Basquiat's *Charles the First* screenprint.







says Lovaas. “If it’s emerging artists, go to the galleries. If you don’t have time to go to galleries, go to the art fairs. Auction houses often sell fantastic work from undervalued artists.”

And then there is the Internet.

## BUYING ONLINE

In recent years, a growing number of online marketplaces and resources to purchase art have emerged. Websites at the forefront of online collecting in the new digital world are making even the most high-end purchases possible for anyone, anywhere, and offering phenomenal educational services that truly can guide collectors throughout the entire process of purchasing artwork.

“Though the art world was once slower to embrace online commerce than other industries, the current online art market is exploding,” says Jacob Pabst, CEO of artnet. “The advantages of buying anything online also apply to art: you have a fast and efficient way to discover, educate yourself, get all the facts, and then transact, all on your own time. You’re able to avoid the often-intimidating traditional settings of galleries and auction houses to connect directly with the art you love.”

Founded in 1989, with a mission of delivering transparency to the art world, artnet has adapted with the demands of a technology-driven society, by providing a multitude of refined resources for collectors and dealers. “It offers everything you need to get started, from open-ended discovery to making your first acquisition,” says Pabst. “We host millions of artworks on our site in every conceivable medium and style, so it’s a matter of exploring our curated selections to begin developing your own taste and finding which artists inspire you.”

Prospective buyers on artnet can make a purchase directly online, or connect with one of thousands of member galleries on the site. “Our Price Database is the world’s most comprehensive archive of auction results in the world, and serves as the industry’s undisputed ‘blue book,’” says Pabst. This database allows users to compare art prices and ascertain if they are getting a fair value.

Another website that offers a platform for art purchases is Artsy — a site that has more than half a million fine art, design and furniture pieces on its site from the most established galleries in the world. Find works from emerging artists, or priced up into the tens of millions. “If you are starting a collection, I recommend identifying your preferences at the outset (for example, artwork dimensions, location of the work, price), and filtering out works on Artsy accordingly,” advises Stas Johnson-Chyzykhov, Artsy’s associate director of collector relations.

After exploring the user-friendly interface and identifying the art that fits your appeal, she then recommends that collectors contact the galleries via their messaging system to ask further questions about the



LIGHTNING FIELDS 128 (2009) / HIROSHI SUGIMOTO / PROMISED GIFT TO CLEVELAND MUSEUM OF ART COLLECTION OF FRED AND LAURA RUTH BIDWELL / COURTESY FRAENKEL GALLERY, SAN FRANCISCO, CA

Above is the photograph *Lightning Fields 128* by Japanese photographer Hiroshi Sugimoto, a work from the collection of Fred and Laura Ruth Bidwell. Below is an exhibition view of “Not For Sale,” a recent show featuring more than 10 artists at LOVAAS in Munich, Germany.



PHOTO COURTESY OF LOVAAS PROJECTS.



work and the artist. “Artsy allows collectors to make an informed decision not only by exposing them to an unprecedented amount of diverse and high-quality inventory, but also by providing important contextual information about artists such as their resume, exhibition history, auction results and articles,” she says.

Sites like Artsy and artnet are not only making online purchases convenient, but more importantly, are bringing greater digital globalization to the art world. “The average distance between our buyers and sellers is more than 3,000 miles,” says Johnson-Chyzykhov. “While a few years ago, patrons were wary of buying luxury objects sight unseen, these concerns are voiced less frequently now, as collectors have trust in Artsy’s platform, which vets galleries and enables galleries to present their inventory on Artsy accurately.”

Making sight unseen purchases is one of the biggest debates about online marketplaces today, and that goes especially for high-end art-focused marketplaces. While benefits of buying online include convenience and providing a digital breadth of work for sale at a given time, the biggest debate is whether or not it’s still important to see an artwork in person before acquiring it.

While Artsy and artnet are designed to ensure safe online purchases, they both still recognize the digital barrier and internalize a fundamental aspect of art appreciation: it’s important to see art in person, if possible. Thus, both sites promote the face-to-face interaction with artwork, with tools to help create that opportunity for you to connect with gallery owners and sellers to schedule a visit.

Pabst believes that when it comes to seeing work in person, a lot has to do with the artists you are interested in. “For most of the secondary market — which occupies the largest share of the market — you don’t necessarily need to see the work in person,” he says. “Whenever you’re dealing with the well-known, established, and popular artists that have a solid auction history, you can rest assured that you know what you’re getting.” Yet, in other areas of the market, he brings to light the unknowns, and in those cases you should see the art in person.

“While we still suggest viewing a work in person as often as you can, sometimes you’re not able to fly across the world to a gallery in Hong Kong,” acknowledges Johnson-Chyzykhov. “However, when it comes to buying, the majority of collector purchases on Artsy, including works valued above \$1 million, are made sight unseen,” she says.

## ARTISTS AND MEDIUMS

Emerging Artist, Mid-Career, or Established — these labels are given to artists based on their careers, not ages. What should you buy?

Emerging Artists are new and upcoming artists garnering attention from their local communities. Mid-Career artists have a good number of solo exhibitions under their belt and most likely have a stable following in the art world. Then, there are established artists — also known as “Blue Chip” — who have a distinguishable style and are represented by a well-known gallery.

“It’s exciting to work with young artists at the

“My wife, Laura, and I started collecting photographs in 1991, the year we were married. We were both very interested in photography, and at the time, it seemed very affordable. Pricing has certainly gone up since then and our definition of photography has expanded, but we continue to think that photo-based art is one of the most fascinating fields in Contemporary art,” says Bidwell.

beginning of their careers, but it’s not for the timid if the collector has expectations that the work will stand the test of time,” says Bidwell. “A good place to start is looking at work by mid-career artists; artists who have a track record and are still developing their practice.”

“Look, look and look some more. Do some research. Do not buy the name; buy the piece,” advises Lovaas. “Many great artists have done ‘C’ work. Galleries try to sell the ‘C’ work to unwitting buyers. Pay on time. If you are buying Blue Chip, A+ art, expect to pay for it. Surprisingly, there is a lot of competition at the top!”

“Given that virtually every fine art object is unique and represents the output of the artist’s many years of work, it all has intrinsic value,” says Johnson-Chyzykhov. Because there is worth in a variety of mediums of art in the art world, it is more beneficial to evaluate periods and artists for value.

“To risk averse collectors, I always suggest looking at sure bets — works by established artists such as Cindy Sherman, Yayoi Kusama, David Hockney have a strong and stable market. Beyond that, the secondary market (fine art works that are coming from another collector or dealer rather than straight from the artist studio) poses a great investment opportunity for collectors.”

She recommends finding works, or even prints, multiples from established artists that promise an appreciation over time. Like any investment, there is always a risk, but as long as you understand the market it will likely be worth it.

## BUY WHAT YOU LOVE

Another way to not make a mistake when purchasing art is to buy what you love. There’s a clear common denominator when it comes to advice for any collector, new or seasoned.

“Although it’s been said many times before, the most important thing is to buy what you like,” says Bidwell. “That said, it is important that a collector knows why they like something. That means learning something about the career of the artist and understanding what their intentions were in making the work.”

“Buy what you love. It’s almost a cliché, but it’s something you hear a lot for a reason,” agrees Pabst. “Art is something you have to live with and see every day, so make sure when you buy art, you really connect with it.”



Fred Bidwell is a philanthropist, collector and community leader. With his wife, Laura, through their Bidwell Foundation, in 2013, they opened Transformer Station, a new Contemporary art exhibition space in Cleveland. [www.transformerstation.org](http://www.transformerstation.org)



Kati Lovaas is owner of LOVAAS, a project-based exhibition space located in Munich, Germany that opened in October 2016. She has over 10 years experience as an art advisor/fine art consultant. [www.lovaasprojects.com](http://www.lovaasprojects.com)



Jacob Pabst, artnet, CEO [www.artnet.com](http://www.artnet.com)



Stas Johnson-Chyzykhov, Artsy, Associate Director, Collector Relations [www.artsy.net](http://www.artsy.net)





# Distinct in D.C.

BY JAYMI NACIRI

THE CRESTWOOD TUDOR SHOWCASES PRIVACY AND PEDIGREE.

Convenient, but not too close. Historic, but not too old. Spacious, but not without character. It's those juxtapositions that often drive the search for the perfect piece of real estate. The ideal location can mean being within easy proximity to work and other area amenities, but does it also offer a serene, private setting? The ideal residence has to have a pedigree, but has it also been updated to modern standards?

Finding that one-in-a-million home that meets all your needs and adds that something extra that also makes your heart beat faster can be incredibly challenging. This is what makes residences like the Crestwood Tudor, a storied, 6,250-square-foot manse

in a coveted Northwest Washington, D.C., neighborhood even more rare.

"This is a special property, and not one that is typical for Crestwood, because it is so grand and has been beautifully restored," says listing agent Martin Toews of Coldwell Banker Residential Brokerage and the Martin and Jeff Group. "It's a beautiful English Tudor built in 1923 by the Lansburgh family, founders of the Lansburgh's department stores in D.C., and renovated to its original grandeur with modern standards. It sits high above the street, so you have privacy and great curb appeal."

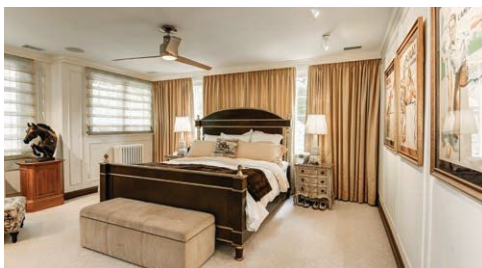
Crestwood's rich mix of architecture, wooded landscape and a longstanding reputation as a premier,

serene enclave in the shadow of downtown makes the location ideal for luxury buyers. It has long been a popular choice among the Washington elite.

"It is a preferred setting for Washington, D.C., homebuyers," says Toews. "There is a large international presence and a number of urban buyers who formerly lived downtown and wanted to be close to the area, but with more space and privacy. It's located minutes to Rock Creek Park and 10 minutes to the White House."

Of course, with so much to offer within the home, the buyer may want to stay even closer to home. Last sold in 2001 to its current owners, the home was meticulously restored, returning its original "mantels and carved moldings, as well as many of the





home's original French doors, to their former beauty," he says. "The home originally had more rooms; however, during the renovation, rooms were combined to create an incredible walk-in closet and spa bath in the master suite that added considerably to the home's appeal. Even with removing some rooms to accommodate the new space, the home still has five bedrooms, plus a sitting room and media room on the top floor."

The newly created master bath is an awe-inspiring creation of mosaic tile with an inlaid design, white cabinetry with miles of stone counters, sparkling light fixtures and elegant finishes, and a large walk-in shower. One of the largest undertakings during the renovation was the kitchen, which was customized,

modernized and dressed with expansive stone counters, a center island, high-end cabinetry, professional stainless steel appliances and a butler's pantry, in keeping with the expectations of today's luxury buyers.

The kitchen complements the large formal dining room and the handsome office, while two additional special features of the home add to its unique appeal. The brick conservatory is flooded with light through oversized, arched windows and is just a taste of what you'll find beyond the doors. Here, surrounded by mature landscaping and lush greenery, you'd never know you were just minutes from the city. "It's amazing that just a few minutes outside of the downtown area, it can be so quiet," says Toews.

4805 Blagden Ave. NW  
 Washington, D.C. 20011  
 \$2,250,000  
 5 bedrooms, 4 full and 1 half baths

Represented by:  
 Martin Toews and Jeff Brier  
 Sales Associates  
 Coldwell Banker Residential Brokerage  
 The Martin and Jeff Group  
 info@martinandjeffgroup.com  
 202.471.5203





**WASHINGTON, D.C.**

Elegance abounds in this renovated Kalorama manse with 4-6 off-street parking spaces. It is move-in ready with 5,500 sq. ft. on 4 levels. A grand staircase is capped by a large skylight, illuminating the house. Enjoy wood floors throughout upper levels; and a kitchenette, baths and fireplace on each level. Easily transformed into a grand residence.

8 bedrooms, 1 full and 3 half baths | \$4,435,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.257.2339  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



**WASHINGTON, D.C.**

Major renovations transformed this townhome into a residence of unparalleled quality and workmanship. The open floor plan has distinctive architectural details, designed for luxury living and entertaining, and includes a kitchen with Porcelanosa cabinetry and top Miele appliances. The master suite has an exquisite bath and a custom walk-in closet.

7 bedrooms, 4 full and 1 half baths | \$2,995,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 202.333.6100



**WASHINGTON, D.C.**

Stunning home in the Palisades with breathtaking views of the Potomac River. Approximately 6,700 square feet on 4 levels with an elevator. Decks with views on all levels. Eat-in kitchen opens to family room, the dining room and deck overlooking the river. Flagstone terrace with firepit and fenced yard. Private location convenient to DC/VA/MD.

6 bedrooms, 5 full and 1 half baths | \$2,650,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.257.2339  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



**WASHINGTON, D.C.**

Surrounded by beautiful gardens, this 4-story Victorian commands a corner on Capitol Hill's premier boulevard. Sunlight dazzles the formal living room with a balcony, formal dining room, and kitchen with sitting/dining area. This family dwelling has a master suite with fireplace plus a 1st-level family room/guest suite, a wet bar, and 2-car parking.

5 bedrooms, 3 full and 1 half baths | \$2,150,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 202.547.3525





### QUEENSTOWN, MARYLAND

This custom-designed home by Hammond Wilson Architects and Pyramid Builders is on Maryland's Eastern Shore. The 6-acre lot, nestled along a peninsula on the Wye River, holds a guesthouse, boat house, pool and private, deep-water pier. There's a master suite on the main level, 3 more suites, plus an extra bedroom. Entertain in the gourmet kitchen and wine cellar.

5 bedrooms, 5 full and 2 half baths | \$3,850,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 410.224.2200



### ANNAPOLIS, MARYLAND

This American country manor is situated on 4.1 private acres on a Severn River peninsula. This updated brick house has 4 en suite bedrooms. Personalize the living space into a music room, libraries, an arts & crafts room, fitness area and places to dine. Relax on the deep-water pier and beach, or in the 4-season gardens with specimen trees.

4 bedrooms, 4 baths | \$4,495,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 410.263.8686





### KENSINGTON, MARYLAND

A modern, traditional home in Chevy Chase View offers 6,000-plus square feet with a state-of-the-art kitchen that opens to a family room and a screened porch with a fireplace. The master suite has a private deck and a spa-like bath. On a landscaped, private 20,000-square-foot lot with a 2-car detached garage.

5 bedrooms, 5 full and 1 half baths | \$2,150,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 301.718.0010



### OCEAN CITY, MARYLAND

Oceanfront in Ocean City. This ultimate beach home has 6,000 square feet, a glass elevator to all floors, and a top-floor master suite with views and a decked-out bath. A contemporary kitchen is perfect for hosting beach parties. Decks and balconies offer ways to take in prime oceanfront living. A 2-car garage offers space for boats, toys and cars.

6 bedrooms, 4 full and 1 half baths | \$3,499,999  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 410.524.1203



### ARNOLD, MARYLAND

Beautifully renovated and tastefully transformed into a warm, inviting home with many original details intact, this 10,000-square-foot residence includes butler's quarters, a billiards room, music room, 2nd kitchen and 7 fireplaces. Enjoy sweeping water views, a private pier and waterside pool, all near downtown Annapolis, on the Severn River.

7 bedrooms, 7 full and 3 half baths | \$3,750,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 410.263.8686

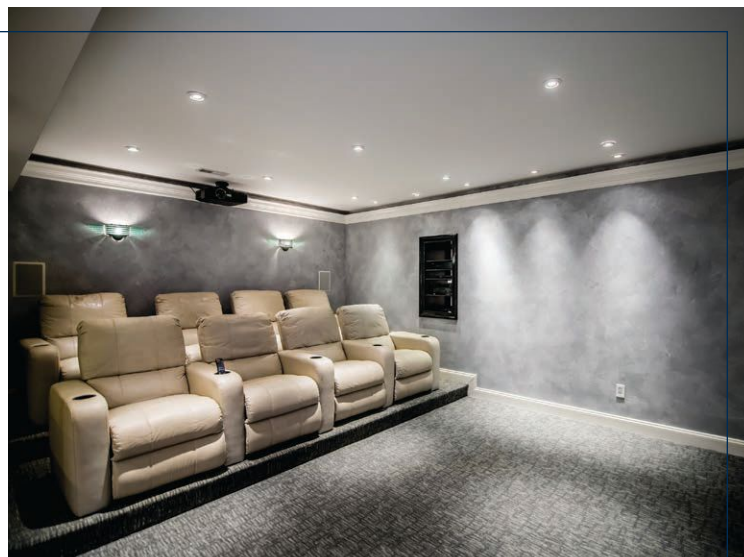


### CHEVY CHASE, MARYLAND

Located on one of the most beautiful streets in Chevy Chase Village, this stunning, sun-filled, circa 1903, classic stucco Colonial, with major renovations in 2004, offers well-proportioned rooms, 9-foot ceilings, Arts & Crafts touches, 5 bedrooms and 5.5 baths, with magnificent gardens, a terrace and a 1-car garage. Walk to metro, shops and restaurants.

5 bedrooms, 5 full and 1 half baths | \$2,150,000  
 Represented by: The Martin and Jeff Group | T. 202.471.5203  
 themartinandjeffgroup.com | Coldwell Banker Residential Brokerage





### GREAT FALLS, VIRGINIA

This resort home has wonderful grounds that include an in-ground pool, hot tub, grill area, and tennis, basketball and beach-volleyball courts. The gourmet kitchen offers stainless steel appliances, maple cabinets and granite counters. A luxury master suite has a walk-in closet, wet bar and bath. The lower level features a gym and theater. The detached studio is complete with a full bath and garage.

5 bedrooms, 6 full and 1 half baths | \$2,049,000

Represented by: Coldwell Banker Residential Brokerage | C. 703.963.4491 | O. 703.471.7220



### MCLEAN, VIRGINIA

A custom McLean mansion in Whispering Woods is situated on 3 private acres. Three gated entrances lead to a W-shaped driveway. There is a ballroom with seating for 200 and a great room with 24' ceiling and gallery overlook. There are 2 grand foyers with marble floors, teak parquet floors, a Waterford crystal chandelier and 10 matching sconces.

6 bedrooms, 6 full and 4 half baths | \$3,649,999

Represented by: Coldwell Banker Residential Brokerage  
O. 703.524.2100

### OAKTON, VIRGINIA

Grand Botticelli model home on a 1.86-acre lot features a 2-story foyer, floor-to-ceiling windows, hardwood floors, and a 3-car garage. The gourmet kitchen has granite countertops and a breakfast room, and the expansive master suite comes with a sitting area. There is a walk-out lower level with rec room, wet bar, wine cellar and a 5th bedroom.

5 bedrooms, 4 full and 1 partial baths | \$1,449,998

Represented by: Coldwell Banker Residential Brokerage  
O. 703.518.8300





### CLIFTON, VIRGINIA

Located near the historic town of Clifton, this 4-sided-brick Colonial is surrounded by acres of lawn and tree groves. Over 12,000 square feet includes a 3-level east wing and a 5-car garage. Sophisticated interiors were designed for grand entertaining and comfortable living. Entertain outside on an expansive deck and patio with pastoral backdrop.

6 bedrooms, 7 full and 2 half baths | \$1,999,990  
 Represented by: Damon Nicholas | C. 703.283.0200  
 Coldwell Banker Residential Brokerage | O. 703.691.1400



### WILLIAMSBURG, VIRGINIA

Elegance meets casual living in this 1.5-story home that takes advantage of the views on the majestic James River! Situated on 1.13 acres, the outdoor living is as fantastic as the indoor living. The approximately 150-foot pier graciously leads to a private dock and boat/Jet Ski lift. This home is located in the resort community, Kingsmill on the James.

4 bedrooms, 3 full and 1 half baths | \$2,350,000  
 Represented by: Charlotte Jones | T. 757.220.3700  
 charlottej@cbluxuryhomes.com | Coldwell Banker Traditions



### IRMO, SOUTH CAROLINA

On a private peninsula with over 450 feet of water frontage, this home offers unparalleled estate living on Lake Murray. Wide plank heart pine floors, rich woodwork, gracious entertaining spaces, a sunroom with cathedral ceilings, a fabulous poolhouse with island-style folding doors, and spectacular views provide an exquisite sanctuary on the lake.

4 bedrooms, 3 full and 2 half baths | \$2,390,000  
 Represented by: Zeke Riddle | T. 803.800.9643 | goldstandardzeke.com  
 goldstandardzeke@gmail.com | Coldwell Banker Residential Brokerage



### RINCON, GEORGIA

Amazing property you won't want to miss. 79+-acre private estate with organic gardens. Beautifully appointed home with billiards room, office and loft. Guest suite above garage. Pool and hot tub with screened enclosure and a lovely screened porch. Lower acreage with 10 horse stables, apartment, caretaker cottage, equipment sheds, pastures and lakes.

7 bedrooms, 7 full and 1 half baths | \$2,350,000  
 Represented by: Lyn McCuen | T. 912.224.0927 | lynmccuen.com  
 lyn@coldwellbanker.com | Coldwell Banker Platinum Partners





### MILTON, GEORGIA

An incredible home in The Manor Golf & Country Club offers panoramic fairway and green views. The spacious, open floor plan, with a great flow for entertaining, offers high-end finishes, including generous millwork, extensive trim, coffered and beam ceilings, and a full home automation system.

6 bedrooms, 6 full and 2 half baths | \$1,998,000  
 Represented by: Christopher & Jackye McCarley | C. 678.294.5185  
 O. 770.623.1900 | Coldwell Banker Residential Brokerage



### ATLANTA, GEORGIA

Nestled in the heart of Ansley Park, this custom-built Mediterranean exudes a relaxed sophistication combining an open floor plan with multiple porches for effortless entertaining inside and out.

6 bedrooms, 6 full and 1 half baths | \$2,495,000  
 Represented by: Marc Castillo | C. 404.449.6862  
 O. 404.262.1234 | Coldwell Banker Residential Brokerage



### SANDY SPRINGS, GEORGIA

This beautiful well-appointed residence features an elegant and tiered European garden with old world charm and gas lighting in one of the most sought-after locations in Atlanta. There is style and inviting sophistication throughout the home.

7 bedrooms, 5 full and 1 half baths | \$2,495,000  
 Represented by: Joyce Schechter & Amy Hochman  
 J. 404.797.9698 | A. 404.252.4908 | O. 404.252.4908  
 Coldwell Banker Residential Brokerage



### ACWORTH, GEORGIA

Nestled behind the guarded gates of Governors Towne Club, this one-of-a-kind executive estate sits on over an acre in the Southeast's premier golf course community. This custom home boasts exposed beams salvaged from a 250-year-old Canadian church.

5 bedrooms, 5 full and 2 half baths | \$2,499,000  
 Represented by: Andrew Newell | C. 770.820.9441  
 O. 770.642.0399 | Coldwell Banker Residential Brokerage





### DULUTH, GEORGIA

Be wowed and enjoy year-round resort living with panoramic golf and lake views in St. Marlo Country Club. Enjoy a dream pool and spa, fire pit, outdoor kitchen, stone patios, a top-of-the-line kitchen, a luxurious master suite on the main level, and a 2,000-plus-bottle wine cellar.

5 bedrooms, 6 full and 2 half baths | \$1,375,000  
 Represented by: Carole Short | C. 770.364.9328  
 O. 770.396.6696 | Coldwell Banker Residential Brokerage



### ROSWELL, GEORGIA

Preview this exquisite, custom estate on a fairytale, 2.6-acre setting. The home features luxurious details, including custom millwork. The large open rooms are perfect for entertaining. The beautiful backyard has a pool, spa, gazebo and fire pit.

6 bedrooms, 6 full and 3 half baths | \$1,448,000  
 Represented by: Judy Soden & Charles Hawthorne  
 J. 678.938.8724 | C. 404.281.9693 | O. 404.252.4908  
 Coldwell Banker Residential Brokerage



### ROSWELL, GEORGIA

Welcome to resort living across from the Chattahoochee River. Set on 3+ acres, this spectacular home boasts cherry hardwood floors and custom millwork, plus a 2-story entry with beautiful marble floors and dual stairs. Enjoy a gourmet kitchen, large master suite and spa bath, and a terrace level with a media and exercise room.

8 bedrooms, 8 full and 3 half baths | \$1,849,000  
 Represented by: Jane McAuley | C. 404.918.7112  
 O. 770.396.6696 | Coldwell Banker Residential Brokerage



### ROSWELL, GEORGIA

Boasting over 13,000 square feet of living space on 2 acres in the desirable Stonemoor community, this estate is elegant and luxurious, but still a comfortable everyday home.

8 bedrooms, 10 full and 2 half baths | \$2,850,000  
 Represented by: Toni Itkin | C. 404.229.8242  
 O. 404.262.1234 | Coldwell Banker Residential Brokerage





### ATLANTA, GEORGIA

Preview this absolutely gorgeous lakefront, Bill Harrison-designed estate featuring a newly renovated chef's kitchen with custom cabinetry and Carrara marble countertops. The home offers incredible custom finishes with great attention to detail.

6 bedrooms, 6 full and 3 half baths | \$1,725,000  
 Represented by: Rocky Seaman & Jan Brownfield  
 R. 678.362.0712 | J. 678.427.9799 | O. 770.396.6696  
 Coldwell Banker Residential Brokerage



### ATLANTA, GEORGIA

Spectacular, elegant living at the top of Sovereign with 270-degree views from 3 separate, private, covered balconies. There are upgraded counters, appliances, flooring, custom lighting and custom closets. This home boasts both indoor and outdoor fireplaces, custom electric shades and an open floor plan.

2 bedrooms, 2 full and 1 half baths | \$1,890,000  
 Represented by: Bru Krebs | C. 404.984.0243  
 O. 404.874.2262 | Coldwell Banker Residential Brokerage



### ATLANTA, GEORGIA

Enjoy Southern living charm in an idyllic quiet setting with an open floor plan and close to Sandy Springs. The estate is perfect for horses with 2 paddocks, a barn and a large pasture. Enjoy growing your own vegetables in the backyard or just relax to the sounds of nature on the large sleeping porch.

6 bedrooms, 7 full baths | \$1,895,000  
 Represented by: Debbie Sonenshine | C. 404.250.5312  
 O. 404.252.4908 | Coldwell Banker Residential Brokerage



### ATLANTA, GEORGIA

Preview this luxurious new construction home just steps from Chastain Park. There is a large, open floor plan with a shiplap-adorned keeping room and a beautiful kitchen that features Sub-Zero and Wolf appliances. You can enjoy multiple outdoor living spaces.

7 bedrooms, 7 full and 2 half baths | \$2,449,900  
 Represented by: Amy Faulkner | C. 770.335.1614  
 O. 770.955.0555 | Coldwell Banker Residential Brokerage





# A Revival by Water

BY KRISTEN ORDONEZ



**K**nown for being central to “where design and function flow in concert with the beauty of Longboat Key and Sarasota Bay,” Acqua Vita is a stunning, new construction estate coined as the “Water of Life.” The residence was built “with the idea that today’s buyers are attracted to new construction in the luxury market,” according to Coldwell Banker Residential Real Estate Agent Lynne Koy. “There is not much to choose from that is new over \$5 million in the Sarasota/Manatee market,” says Koy, affirming the exclusivity

and uniqueness of this residence, which is sure to entice buyers.

Everything in this home, both inside and out, caters to the luxury waterfront lifestyle, never letting you forget the awe of living on the water’s edge. “The architecture takes its interior and exterior cues from the Gulf front estate homes of Palm Beach, but with the Coastal Contemporary feel that is so important to today’s buyers,” Koy notes. Some of these cues exist within the walls of the home, where there is a 24-foot diameter great room with panoramic views of Sarasota Bay, as well as an adjacent wine cellar.

“The entire upper level of the residence contains a stunning master bedroom suite with a luxurious master bath overlooking the bay. The private master study is only steps away from the master bedroom and is uniquely designed to capture the essence of bayfront living,” Koy adds. Both levels offer terraces, which exemplify the Florida lifestyle and free-flowing and easy movement from indoor to outdoor living. Other features include a gazebo with a fireplace, an outdoor kitchen overlooking Sarasota Bay, and a guest bedroom with an outside entry, all with deeded beach access on a nearly 1-acre lot.





Built by Richard Perrone of Perrone Construction and architect Clifford Scholz in 2016, Acqua Vita was reintroduced to the public at a grand opening event in February, where 200 guests attended and brought a sense of rejuvenation into the home.

“This amazing residence not only showcased its elegant design and style, but demonstrated how this home can take on a life of its own,” says Koy, “with guests spilling out onto the terraces, moving up the winding stairway to the master level or having conversations by the pool.” This liveliness undoubtedly stems from the property’s roots in the

area of Longboat Key, home to amenities like The Longboat Key Club, which offers golf, tennis and 5 restaurants, as well as a private marina, to its members.

Overall, Koy affirms that those drawn to the home are bound to discover how this property exudes feelings of both serenity and vivacity. “[Buyers] have earned the right to expect the best and they recognize that form and function have created this masterpiece. They have busy lives and they are looking for lifestyle and elegance without the hassle of building,” Koy says.

Acqua Vita  
5050 Gulf of Mexico Drive  
Longboat Key, FL

5 bedrooms, 7 baths  
\$8,400,000

Represented by: Lynne Koy  
Coldwell Banker Residential Real Estate  
941.387.1803  
lkoy@coldwellbanker.com





### SARASOTA, FLORIDA

Nestled along the city side of Hudson Bayou, this amazing waterfront custom home has unbelievable 100-foot panoramic views of the bayou where sealife play. Enjoy the ultimate Sarasota lifestyle in this coastal 2-story residence with 3,399 square feet under air, featuring a dock and boat lift. MLS# A4193645

4 bedrooms, 4 full and 1 half baths | \$2,750,000  
 Represented by: Jason Schwager | [jason.schwager@floridamoves.com](mailto:jason.schwager@floridamoves.com)  
 T. 941.356.1809 | Coldwell Banker Residential Real Estate



### PALM HARBOR, FLORIDA

This smart estate home—located in Highlands of Innisbrook, Palm Harbor’s exclusive 24-hour manned, gated, golf course community—exudes designer style with fabulous amenities. No detail has been overlooked, from the stunning 14-foot-ceiling entry and the opulent chef’s kitchen, to the paved patio with pool, heated spa and summer kitchen.

4 bedrooms, 4 full and 2 half baths | \$1,335,000  
 Represented by: Terry Tillung | C. 727.560.8819 | O. 727.581.9411  
 Coldwell Banker Residential Real Estate | [terry.tillung@floridamoves.com](mailto:terry.tillung@floridamoves.com)



### TAMPA, FLORIDA

Magnificent estate home in gated Heritage Oaks has 8,398 square feet, 6 bedrooms, an office, game room, bonus room, 4-car garage with courtyard driveway, heated pool/spa and a summer kitchen on a .82-acre lot overlooking Hunter’s Green Golf and Country Club. This home has all the finishes and upgrades you would expect in a luxury property.

6 bedrooms, 6 full and 1 half baths | \$1,695,000  
 Represented by: The Wertz Group | C. 813.220.4000 | O. 813.977.3500  
 Coldwell Banker Residential Real Estate | [WertzRE.com](http://WertzRE.com)



### LONGBOAT KEY, FLORIDA

This architecturally significant Guy Peterson masterpiece features 3,172 square feet of modern elegance with walls of glass overlooking Sarasota Bay. Amenities include a pool, elevator, boat dock, 24-hour security and a private beach club.

3 bedrooms, 3 full and 2 half baths | \$1,950,000  
 Represented by: Jenna Carver | C. 941.343.7953 | O. 941.366.8070  
 Coldwell Banker Residential Real Estate | [jenna@jennacarver.com](mailto:jenna@jennacarver.com)

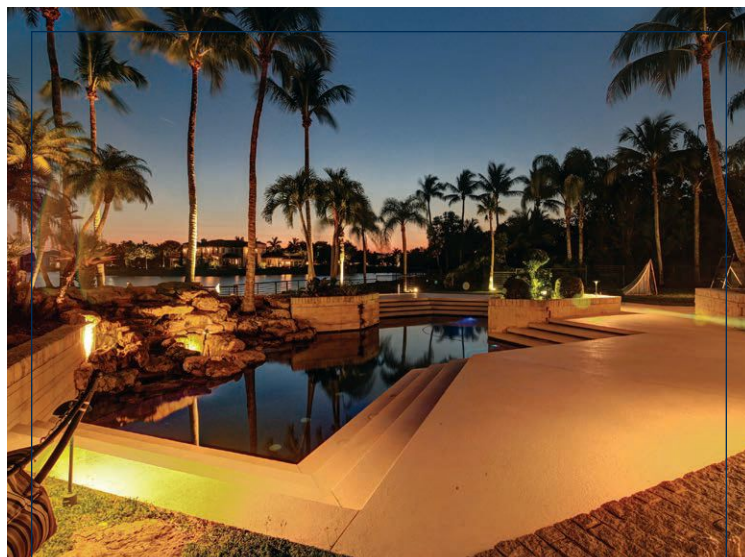




### WESTON, FLORIDA

3.8-Acre Lot! Exclusive waterfront lot in the prestigious neighborhood of Windmill Ranch Estates. Plans for a 15,000 sq. ft. Mediterranean mansion are included and additional plans for 2 connecting villas (1,500 sq. ft. each) for separate guest homes. Additional land can be used for basketball court/soccer/tennis court/tees and greens, etc.!

\$4,499,000  
 Represented by: Terri Perlini | C. 954.605.7653 | O. 954.384.0099  
 Coldwell Banker Residential Real Estate | terriperlini@gmail.com



### WESTON, FLORIDA

Spectacular, one-of-a-kind, custom-built masterpiece, inspired by Frank Lloyd Wright, is situated on the most desirable lot with panoramic lake views. Architecturally designed and exceptionally constructed with every attention to detail, this estate home was awarded the "House of the Year" for outstanding craftsmanship.

6 bedrooms, 6 full and 3 half baths | \$3,195,000  
 Represented by: Terri Perlini | C. 954.605.7653 | O. 954.384.0099  
 Coldwell Banker Residential Real Estate | terriperlini@gmail.com



### WESTON, FLORIDA

Beautifully appointed 2-story, custom-built masterpiece, in the prestigious neighborhood of Windmill Ranch Estates, is on an acre-plus private cul-de-sac lot with breathtaking panoramic lake views. It features 5 bedrooms, 6.5 baths, an office/den, exercise room and billiards/playroom. Master and guest suite on the main level, and 3 en suites upstairs.

5 bedrooms, 6 full and 1 half baths | \$2,995,000  
 Represented by: Terri Perlini | C. 954.605.7653 | O. 954.384.0099  
 Coldwell Banker Residential Real Estate | terriperlini@gmail.com



### WESTON, FLORIDA

Exceptional and rare opportunity to build your dream estate on over 1.5 acres of cleared land in the exclusive neighborhood of Windmill Ranch Estates. Private cul-de-sac lot with spectacular panoramic lake views! Included with the purchase is a full set of plans to build a 2-story custom estate with almost 10,000 square feet of luxury living area.

\$1,699,000  
 Represented by: Terri Perlini | C. 954.605.7653 | O. 954.384.0099  
 Coldwell Banker Residential Real Estate | terriperlini@gmail.com





### SARASOTA, FLORIDA

A Gulf-front masterpiece with spectacular Gulf views and mesmerizing sunsets. The furnished, 5-bedroom, 14,000-square-foot estate has 7,500 square feet under air. Gulf of Mexico views from almost every room to bring the outdoors indoors. Includes deeded beach access and a 7-car garage under air.

5 bedrooms, 6 full and 2 half baths | \$7,500,000  
 Represented by: Judith Kepez-Hays | C. 941.587.1700 | O. 941.383.6411  
 Coldwell Banker Residential Real Estate | Kepez@JudyHays.com



### LONGBOAT KEY, FLORIDA

Celebrate sunsets and the turquoise waters of the Gulf of Mexico in the resort enclave of the Longboat Key Club. Welcome to the luxurious lifestyle between the beach and the golf course in this 3,564-square-foot, 4-bedroom or 3-bedroom-plus-den residence with walls of glass. Pets welcome.

4 bedrooms, 4 full baths | \$3,275,000  
 Represented by: Judith Kepez-Hays | C. 941.587.1700 | O. 941.383.6411  
 Coldwell Banker Residential Real Estate | Kepez@JudyHays.com



### LONGBOAT KEY, FLORIDA

A home on the beach where luxury has no limits. From the moment that you arrive home, this exclusive enclave located on Longboat Key with a designer interior offers you year-round sunsets, a pool, barbecue on your terrace, an oversized, private 2-car garage and a private elevator. Furnished, and 2 pets are welcome.

4 bedrooms, 3 full and 1 half baths | \$3,200,000  
 Represented by: Judith Kepez-Hays | C. 941.587.1700 | O. 941.383.6411  
 Coldwell Banker Residential Real Estate | Kepez@JudyHays.com



### SARASOTA, FLORIDA

Ritz-Carlton-Managed. Pamper yourself resort-style with the legendary Ritz-Carlton services on Lido Beach at this west-facing, spacious villa with glowing sunsets and swaying palm trees. The furnished residence has walls of glass with a generous wraparound terrace. Enjoy extraordinary island living. Pets welcome; no weight limit.

2 bedrooms, 2 full baths | \$1,400,000  
 Represented by: Judith Kepez-Hays | C. 941.587.1700 | O. 941.383.6411  
 Coldwell Banker Residential Real Estate | Kepez@JudyHays.com





### LONGBOAT KEY, FLORIDA

Villa Sena is a secluded, 10,000-square-foot, gated Mediterranean estate on 2 acres of lush grounds with 150' of direct Gulf of Mexico beach frontage. With a separate 3-bedroom guesthouse, this premier waterfront lot is the best for elegant entertaining in Longboat Key/Sarasota, offering gorgeous ocean views and ultimate privacy.

7 bedrooms, 6 full and 1 half baths | \$14,750,000  
 Represented by: The Ackerman Group | D. 941.387.1820  
 AckermanGroup.net | Coldwell Banker Residential Real Estate



### SARASOTA, FLORIDA

Sarasota mainland waterfront home in Aqualane Estates on a double-lot with 300' of seawall and deep sailboat waters features amazing 2-story window views, a sweeping grand staircase, gourmet kitchen, massive covered terrace, and interesting architectural touches throughout. Includes a detached 1-bedroom guesthouse with full kitchen & balcony.

5 bedrooms, 5 full and 1 half baths | \$3,250,000  
 Represented by: The Ackerman Group | D. 941.387.1820  
 AckermanGroup.net | Coldwell Banker Residential Real Estate



### SARASOTA, FLORIDA

Newly constructed 2-story Tuscan-inspired smart home features solid architecture and a magical garden setting, outdoor covered terrace, summer kitchen & gas fire pit. Enjoy easy living with a 1st-floor master & sitting room, gourmet kitchen, dining and gathering rooms plus a private guest room. Two bedrooms on the 2nd floor share a bath and balcony.

4 bedrooms, 3 full and 1 half baths | \$1,649,000  
 Represented by: The Ackerman Group | D. 941.387.1820  
 AckermanGroup.net | Coldwell Banker Residential Real Estate



### SARASOTA, FLORIDA

Contemporary, updated home in The Landings, a prime-location gated community, is set on a private cul-de-sac and backs to a nature preserve. Features include an open floor plan, abundant light, high ceilings, wood-burning fireplace, top-of-the-line finishes, outdoor living area, separate guest suite with amenities and a sun deck with water views.

5 bedrooms, 4 full and 1 half baths | \$1,169,000  
 Represented by: The Ackerman Group | D. 941.387.1820  
 AckermanGroup.net | Coldwell Banker Residential Real Estate





**TAMPA, FLORIDA**

This stunning bayfront pool home offers a 2-story grand foyer, elegant living spaces for large-scale entertainment and a luxurious master retreat with dual dressing rooms and baths. Enjoy dolphin watching and beautiful sunsets from your generous lanai.

5 bedrooms, 6 full and 1 half baths | \$6,895,000  
 Represented by: Mike Hughes & Jeff Shelton | C. 813.690.2811 | O. 813.286.6563  
 Coldwell Banker Residential Real Estate  
 Sales@HughesShelton.com | HughesShelton.com



**TAMPA, FLORIDA**

This Georgian estate is situated on an impressive 1.33-acre gated homesite offering over 12,000 square feet of living space. The remarkable urban residence gracefully blends luxurious comfort with casual living.

6 bedrooms, 6 full and 1 half baths | \$4,950,000  
 Represented by: Mike Hughes & Jeff Shelton | C. 813.690.2811 | O. 813.286.6563  
 Coldwell Banker Residential Real Estate  
 Sales@HughesShelton.com | HughesShelton.com



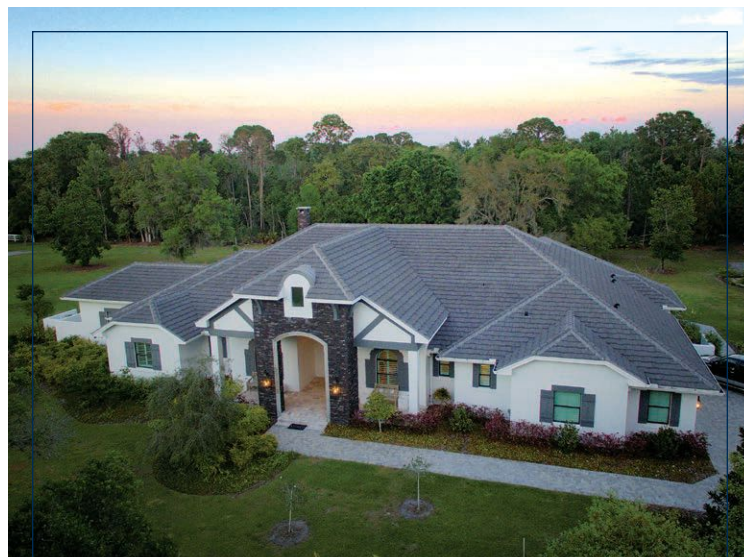




### TAMPA, FLORIDA

Built in 1925, this historic gated estate has been masterfully renewed while preserving its rich historical style. Nestled on a .55-acre site, this pool home offers elegant formal living areas, stunning new eat-in kitchen, wine room, dual master suites and an outdoor entertainment area.

5 bedrooms, 4 full and 1 half baths | \$2,475,000  
 Represented by: Mike Hughes & Jeff Shelton | C. 813.690.2811  
 O. 813.286.6563 | Coldwell Banker Residential Real Estate  
 Sales@HughesShelton.com | HughesShelton.com



### ODESSA, FLORIDA

This 2016-built smart home on 11+ acres in the gated equestrian community of Citrus Green offers a 1-story floor plan with a great room, game room and home theater. Enjoy the park-like surroundings from your stunning outdoor living space with double-sided fireplace and saltwater pool.

4 bedrooms, 5 full and 1 half baths | \$2,195,000  
 Represented by: Mike Hughes & Jeff Shelton | C. 813.690.2811  
 O. 813.286.6563 | Coldwell Banker Residential Real Estate  
 Sales@HughesShelton.com | HughesShelton.com



### ST. PETERSBURG, FLORIDA

One-of-a-kind, luxurious Mediterranean, 5-acre waterfront estate. Entertaining areas abound with a grand hall, party-sized formal dining room, theater room/man cave, a 1,200-bottle wine cooler, sports/billiards room and more!

6 bedrooms, 7 full and 3 half baths | \$5,495,000  
 Represented by: Tammy Campbell Plummer | C. 727.455.2351  
 Coldwell Banker Residential Real Estate  
 Tammy@CPMSignatureHomes.com | CPMSignatureHomes.com







**ST. PETERSBURG, FLORIDA**

Live luxuriously! This spacious, sophisticated 12th-floor unit in The Ovation offers miles of spectacular open water views from almost every room, including the formal living and dining areas and master suite. Enjoy walking to award-winning art galleries, fine dining, sport and entertainment venues, the marina and a private airport.

3 bedrooms, 3 full and 1 half baths | \$2,999,000  
 Represented by: Tammy Campbell Plummer | C. 727.455.2351  
 Coldwell Banker Residential Real Estate | CPMSignatureHomes.com



**GULFPORT, FLORIDA**

Unforgettable waterfront masterpiece in prestigious Kipps Colony Estates of Pasadena Yacht & Country Club offers exquisite designer details throughout. The home was extensively remodeled and offers floor-to-ceiling windows, an elevator, cathedral ceilings and rich mahogany beams. Enjoy miles of open water views!

5 bedrooms, 4 full baths | \$2,890,000  
 Represented by: Tammy Campbell Plummer | C. 727.455.2351  
 Coldwell Banker Residential Real Estate | CPMSignatureHomes.com



**ST. PETERSBURG, FLORIDA**

Private Tropical Oasis! Enter paradise through the private gate that secures this peninsula nestled among the mangroves on the shore of Tampa Bay, and providing panoramic views of the Skyway Bridge. Also offers an elevator for your convenience. Outside, the oversized lot features a sparkling pool with spa, as well as a private lagoon.

5 bedrooms, 4 full and 2 half baths | \$1,500,000  
 Represented by: Tammy Campbell Plummer | C. 727.455.2351  
 Coldwell Banker Residential Real Estate | CPMSignatureHomes.com



**ST. PETERSBURG, FLORIDA**

One-of-a-kind property! This well-built residence offers a spacious 1st-floor, poolside master suite that is rich with architectural details. There is a private apartment with a living room, kitchen and terrace, as well as a convenient elevator, making this home ideal for multi-generational living or an au pair!

7 bedrooms, 4 full and 1 half baths | \$1,250,000  
 Represented by: Tammy Campbell Plummer | C. 727.455.2351  
 Coldwell Banker Residential Real Estate | CPMSignatureHomes.com

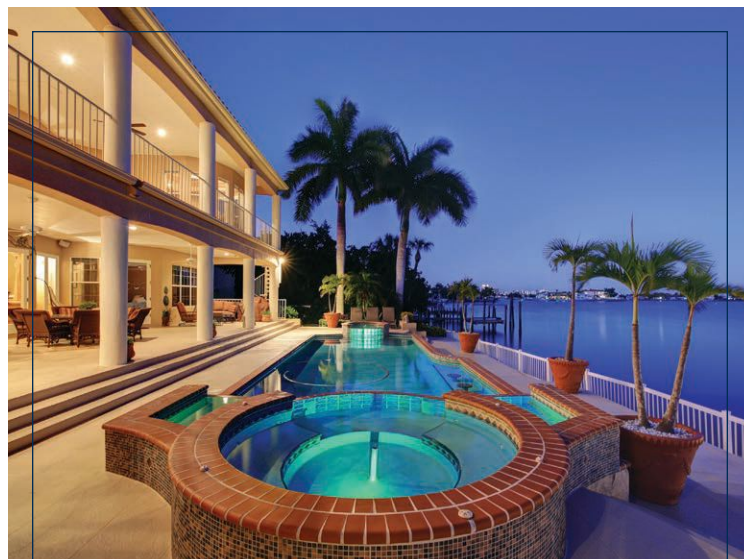




### BELLEAIR SHORES, FLORIDA

This magnificent, gated, 5-bedroom Gulf-front custom estate offers elegant formal rooms, an open-plan family room with wet bar seating and a gourmet kitchen with breakfast area, master retreat with luxury features, and ground-level living room open to an outdoor kitchen, pool and spa.

5 bedrooms, 7 full and 1 half baths | \$6,900,000  
 Represented by: Martha Thorn | C. 727.432.9019 | O. 727.581.9411  
 Coldwell Banker Residential Real Estate  
 Martha@MarthaThorn.com | www.MarthaThorn.com



### BELLEAIR BEACH, FLORIDA

Spectacular Intracoastal Waterway views are provided by this superb 5-bedroom, 6.5-bath custom pool home with 195 feet of waterfront. Stunning architectural features fill the 6,300 square feet of living area with everything you could want for a fabulous lifestyle.

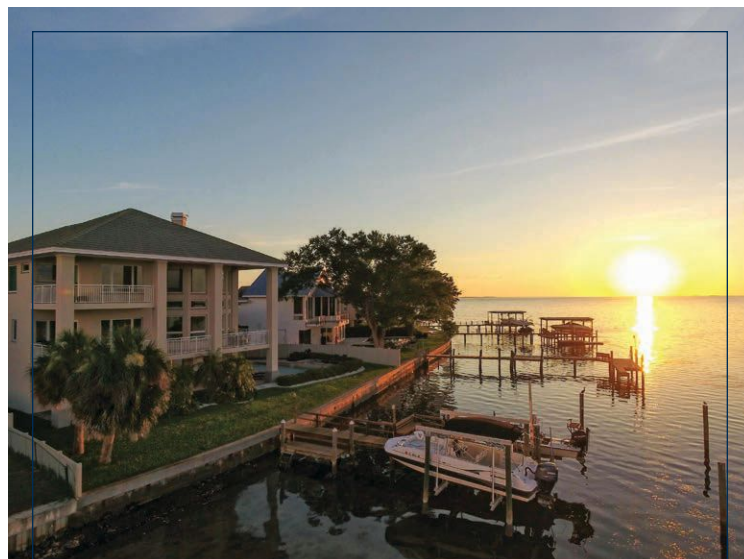
5 bedrooms, 6 full and 1 half baths | \$3,499,900  
 Represented by: Martha Thorn | C. 727.432.9019 | O. 727.581.9411  
 Coldwell Banker Residential Real Estate  
 Martha@MarthaThorn.com | www.MarthaThorn.com



### BELLEAIR, FLORIDA

This custom home with spacious living areas features panoramic bluff vistas of Clearwater Harbor. The custom kitchen opens to a family room overlooking a large pool and backyard. The master retreat has a fireplace, waterfront balcony, custom closets and a luxury bath.

4 bedrooms, 4 full and 2 half baths | \$1,994,500  
 Represented by: Martha Thorn | C. 727.432.9019 | O. 727.581.9411  
 Coldwell Banker Residential Real Estate  
 Martha@MarthaThorn.com | www.MarthaThorn.com



### PALM HARBOR, FLORIDA

Panoramic views of sunrises and sunsets over the Gulf are not the only stunning feature of this home. With 5 bedrooms, 4.5 baths, a wine cellar, and a guest suite with private entrance and garage, this home is equipped for active water sports with a 2-boat-lift dock.

4 bedrooms, 4 full and 1 half baths | \$1,990,000  
 Represented by: Martha Thorn | C. 727.432.9019 | O. 727.581.9411  
 Coldwell Banker Residential Real Estate  
 Martha@MarthaThorn.com | www.MarthaThorn.com





### SUGARLOAF KEY, FLORIDA

This magnificent 4,000-square-foot Italian villa is located on the beautiful shores of Sugarloaf Sound. Outside, the open water estate features a resort-style pool, spa and 12,000-pound boat lift while on the inside you are greeted with Italian furnishings and fixtures throughout.

4 bedrooms, 3 full and 1 half baths | \$3,450,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUMMERLAND KEY, FLORIDA

This half-acre, custom-built, oceanfront estate is located in prestigious Summerland Beach Estates. The resort-style home boasts a lagoon-style pool with a beach entry and numerous water features, a beautiful sand beach, 320-foot dock with 3 boat lifts and lush, tropical landscaping. Features include hurricane impact doors and windows and a metal roof.

4 bedrooms, 3 full and 1 half baths | \$2,599,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### MARATHON, FLORIDA

This brand-new construction is in the heart of Marathon. Located on Stirrup Key, the Glenn Gray-designed estate features beautiful open-water views, a 600-square-foot porch area, chef's kitchen, an open-concept living area, as well as a boat slip in a private gated community. Estimated completion date is Summer 2017.

4 bedrooms, 3 baths | \$2,100,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### COOK ISLAND, FLORIDA

Accessible by boat only, Cook Island, has been meticulously restored and modernized into a luxury, casually elegant family compound. Between the white sandy beaches, pristine turquoise waters, and privacy, Cook Island is the perfect example of an offshore island retreat. Find kayaking, paddle boarding, world-class fishing, snorkeling, and boating.

3 bedrooms, 2 baths | \$1,999,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.





### SUMMERLAND KEY, FLORIDA

This oceanfront pool home boasts nearly 3,000 square feet! The Glenn Gray-designed home is perfect for entertaining with a pool/spa, wet bar and concrete dock with a cut-in boat slip. The tastefully decorated interior has picture-perfect views from all living areas, soaring ceilings, a granite chef's kitchen, Anderson impact windows and more!

4 bedrooms, 3 full and 1 half baths | \$1,899,000

Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUGARLOAF KEY, FLORIDA

This concrete, south-facing open-water point lot home has been beautifully renovated. Features include a waterfront pool, 2-car garage and 100 feet of protected canal-front dockage with davits and a boat ramp. Ideal for entertaining, the home has a gourmet kitchen and a large great room overlooking the open water. Gated and walled for privacy.

3 bedrooms, 2 baths | \$1,699,000

Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUGARLOAF KEY, FLORIDA

This custom-built and masterfully designed Keys-style residence is nestled on a tropically landscaped lot in desirable Sugarloaf Shores. The one-of-a-kind concrete home is on a wide, crystal-clear canal and features peek-a-boo, open-water views. Designed for comfort, style and entertainment, the open-concept floor plan is an entertainer's dream!

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

Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### CUDJOE KEY, FLORIDA

Incredible oceanfront investment opportunity. A 1-acre oceanfront property offering a transient vacation rental home and the rights to build an additional home. The turnkey home boasts an open floor plan, soaring ceilings and ocean views from the master suite and living area. Enjoy the beach, swimming in the heated pool or fishing from the dock.

3 bedrooms, 2 baths | \$1,297,000

Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.





### SUMMERLAND KEY, FLORIDA

Surrounded by beautiful nature and boasting gorgeous open water views of Niles Channel, this secluded 1-acre home offers fantastic boating with 4 feet of control depth and easy access to both the Gulf and ocean. The impressive concrete home offers an open floor plan, two 2nd-story master suites featuring panoramic water views, and a large screened porch.

3 bedrooms, 4 baths | \$1,295,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUGARLOAF KEY, FLORIDA

This is a rare opportunity to own a point home in Sugarloaf Shores! The gated property boasts a sandy beach, protected canal dockage and quick open water access. The home features an open floor plan with picture-perfect views of Sugarloaf Sound from all angles, as well as an additional 2,000 square feet of permitted space on the lower level.

2 bedrooms, 2 baths | \$1,249,900  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### CUDJOE KEY, FLORIDA

See beautiful sunsets over the ocean from this Key West-style beach home. Rich hardwood floors guide you through the open space where you will enjoy a chef's kitchen, spacious bedrooms and a large master suite with a private veranda overlooking the ocean. Relax and enjoy views from all angles or step outside to your own sandy beach and pool.

4 bedrooms, 2 baths | \$1,169,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUMMERLAND KEY, FLORIDA

A beautiful CBS pool home built in 1998 located on prestigious Cruikshank Isle boasts immediate ocean access. Perfect for entertaining, the home has an open floor plan, spacious bedrooms and an updated chef's kitchen. Enjoy gorgeous sunset views over the ocean from your top-floor master suite. Concrete seawall and davits with 4-foot control depth.

3 bedrooms, 2 baths | \$1,099,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.





### PONTE VEDRA BEACH, FLORIDA

A rare opportunity to own 4 lots that comprise almost 8 acres with 400 feet of frontage on Lake Ponte Vedra, less than a half-mile from the Atlantic Ocean. These 4 private, continuous lots sit on the Guana Tolomato Matanzas National Estuarine Research Reserve. Up to 4 homes can be built, each surrounded by an abundance of nature, yet minutes to shops, restaurants and international and private airports.

\$5,000,000

Represented by: Amanda (Mandy) Morrow | O. 904.285.5000 | C. 904.229.7825  
 mandy@coldwellbankerpvb.com | Coldwell Banker Vanguard Realty



### HOLLYWOOD, FLORIDA

Rare opportunity to own a unique, loft-style, beachfront, tri-level villa with a private 2-car garage. Enjoy ocean living without the condo feeling. This luxury boutique-style building has only 62 large units right on a modern South Florida boardwalk. Remarkable ocean, park and intercoastal views! Close to Bal Harbour, Las Olas and the Ft. Lauderdale airport.

2 bedrooms, 3 full and 1 half baths | \$1,549,000  
 Represented by: Arlene S. Wallach | C. 305.798.1455 | O. 954.434.0501  
 Coldwell Banker Residential Real Estate | arlene.wallach@floridamoves.com



### HOLLYWOOD, FLORIDA

Spectacular waterfront home professionally designed & upgraded with everything you would expect. Four bedrooms plus den. Waterfront deck & private dock with no fixed bridges to the ocean. Summer kitchen, heated pool & spa. Steps to a 20-acre park. Marble floors, remodeled kitchen and baths, and impact windows & doors. Move-in condition.

4 bedrooms, 4 full and 1 half baths | \$2,000,000  
 Represented by: Stuart Berger | C. 305.389.3549 | O. 305.936.9000  
 Coldwell Banker Residential Real Estate | stu@stuberger.com





### BOCA RATON, FLORIDA

Spectacular on-the-sand residence in Presidential Place — a premier, full-service concierge building. A striking view of either the ocean or Lake Boca may be enjoyed from any room or spacious outdoor living spaces. Within the gates of the private Boca Beach Club and on the grounds of the Boca Raton Resort & Club, enjoy the many amenities this home has to offer, including a private beachfront cabana.

4 bedrooms, 4 full and 1 half baths | \$3,895,000  
 Represented by: Mark Hansen | [mark.hansen@floridamoves.com](mailto:mark.hansen@floridamoves.com) | T. 561.213.2616  
[floridamoves.com](http://floridamoves.com) | Coldwell Banker Residential Real Estate



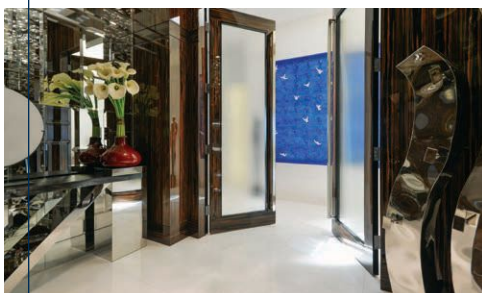
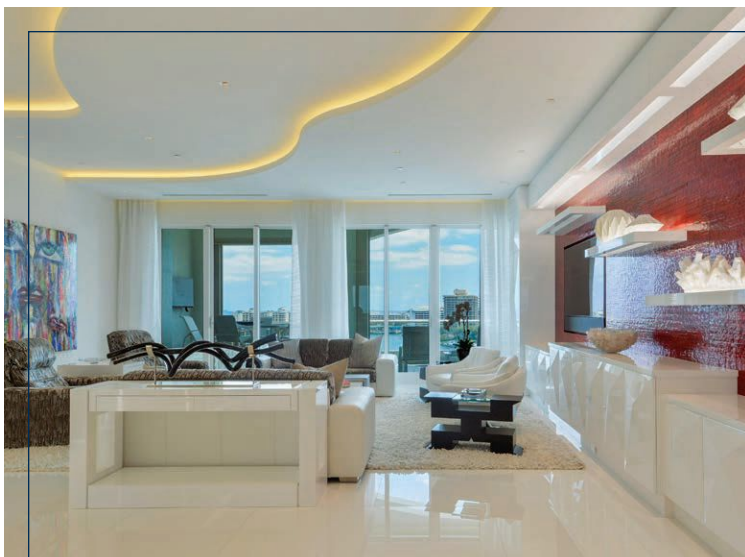
### BOCA RATON, FLORIDA

This turnkey oceanfront residence in The Addison on the Ocean, a 5-star resort-style building with an on-site restaurant, is the height of luxury! The completely renovated designer unit was customized by the famed Leighton Design Group and offers the finest appointments. The contemporary, open-concept living areas are both neutral and sleek, sure to please the most discerning tastes.

3 bedrooms, 3 full and 1 half baths | \$2,775,000  
 Represented by: Mark Hansen | [mark.hansen@floridamoves.com](mailto:mark.hansen@floridamoves.com) | T. 561.213.2616  
[floridamoves.com](http://floridamoves.com) | Coldwell Banker Residential Real Estate







### BOCA RATON, FLORIDA

A contemporary masterpiece featuring ocean, Intracoastal, golf course, and city vistas. Every inch of this penthouse residence has been artistically redesigned using the most exquisite finishes and latest technology. Conveniently located on the grounds of the Boca Raton Resort & Club, just steps to resort amenities and downtown Boca Raton.

3 bedrooms, 4 full and 1 half baths | \$5,295,000  
 Represented by: Luke Redigan | Coldwell Banker Residential Real Estate  
 T. 561.400.2259 | lukeredigan@aol.com



### BOCA RATON, FLORIDA

Old world charm abounds in this Addison Mizner home. Nestled in the exclusive neighborhood of Old Floresta, the compound maintains the charm of yesteryear and pays tribute to its rich history. The structures include a 4-bedroom primary residence and 2 guesthouses. These bonus homes are ideal for in-laws, adult children, an office or staff.

6 bedrooms, 5 full and 1 half baths | \$1,298,000  
 Represented by: Polly Schiff | T. 786.348.5878 | pollyschiff.com  
 polly@pollyschiff.com | Coldwell Banker Residential Real Estate



### BOCA RATON, FLORIDA

Scarce opportunity! Oceanfront golf course home in Boca Raton's exclusive beachfront community of Sun & Surf, one of the most highly sought-after locations on Florida's East Coast. Walk to 300+ acres of lush public parks. Move-in-ready, resort-style pool home. Add a 2nd story for ocean views. Just 500 feet to the sand. Great rental opportunity.

3 bedrooms, 3 full baths | \$1,250,000  
 Represented by: Karen Slater | C. 954.562.5692 | O. 954.781.9393  
 Coldwell Banker Residential Real Estate | karen@rentluxuryhomes.com





### INDIAN CREEK, FLORIDA

Once-in-a-lifetime opportunity to own one of the most magnificent trophy properties in the U.S. Four waterfront, adjacent lots at exclusive Indian Creek—Lots 4, 5, 6 and 7. All face west, with open views of Biscayne Bay and, combined, measure 320,000 sq. ft., with 800' of waterfront and a private dock. The possibilities for this property are endless.

\$150,000,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

A rare opportunity to own this unique 1.85-acre Star Island estate with park-like grounds and total privacy. It's the first time in 44 years this classic waterfront estate is on the market. Situated on the most desirable point lot, with a spectacular 80,664 square feet, lies this gorgeous estate featuring 327 feet on the water.

7 bedrooms, 7 full and 1 half baths | \$49,000,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Located on exclusive Star Island, this magnificent estate rests upon an impressive 58,332-square-foot corner lot with 240' of sparkling waterfront and amazing, unobstructed views to Biscayne Bay and Downtown Miami. The estate boasts a beautiful 2-story villa with open verandas that face the bay, and a separate, private 3-bedroom guesthouse.

7 bedrooms, 8 full baths | \$37,000,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI, FLORIDA

Casa Positano is a magnificent 3-story contemporary Mediterranean villa located on a 24,500 sq. ft. Bayfront point lot in Coconut Grove. Jerusalem stone and rich mahogany floors, a 2nd-floor foyer with 30-foot-high coffered ceiling, covered terraces with panoramic views to Biscayne Bay, Key Biscayne & Downtown, skyline and 306 feet of waterfront.

5 bedrooms, 4 full and 1 half baths | \$28,000,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### GOLDEN BEACH, FLORIDA

Designed with the finest finishes, this breathtaking 14,075-square-foot estate features 100 feet of oceanfront on a lushly landscaped 27,500 square feet. Indulge yourself in the opulent beachfront lifestyle you have always dreamed of. It also boasts an elevator, a gourmet chef's kitchen and an oceanfront pool.

7 bedrooms, 8 full and 4 half baths | \$27,500,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This magnificent 3-floor penthouse at the luxury EDITION in Miami Beach features 5,246 sq. ft., teak wood floors, 20' windows, a direct-oceanfront master suite and luxurious master bath. Amazing 3rd-floor rooftop terrace with summer kitchen, 36' lap pool and unobstructed views to the Ocean, Biscayne Bay & city. Enjoy 5-star EDITION amenities.

4 bedrooms, 4 full and 2 half baths | \$23,599,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Located on prestigious North Bay Road, this spectacular property is known as Whitehall. One of the largest land areas available on Miami Beach with nearly 2 acres, 200±' of wide Bayfront, deep-water dockage, 35'x 50' pool, and unobstructed views towards the Downtown Miami skyline. Perfect opportunity to develop or restore this Miami gem.

9 bedrooms, 7 full and 1 half baths | \$23,500,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Custom-built, 11,985-square-foot, fully automated smart home on a 40,231-square-foot lot is a contemporary masterpiece that offers luxury waterfront living at its finest. The indoors and outdoors blend together in perfect harmony to create an amenity-rich residence boasting 3 separate structures.

8 bedrooms, 8 full and 1 half baths | \$21,950,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### MIAMI BEACH, FLORIDA

One of the most sought-after lot sizes and addresses in the community. High ceilings, open spaces and outdoor living are the highlights of this one-of-a-kind, 9,187-square-foot Sunset Island home, on an estate-size 35,100-square-foot lot that boasts 150 feet of waterfront with lushly landscaped grounds.

7 bedrooms, 8 full and 1 half baths | \$19,900,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

The former home of rock star Lenny Kravitz is the perfect rendition of a Mediterranean dream. This 11,999-square-foot estate features a private beach, movie theater, zen garden, gym, guesthouse, elevator, 125 feet of bay views, a saltwater pool and spa, and a private boat dock on 25,000 square feet.

6 bedrooms, 7 full and 3 half baths | \$19,500,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This sleek, ultra-modern, tri-level waterfront masterpiece sits on the coveted tip of Hibiscus Island. It features porcelain & oak wood floors, a custom bar, movie theater, & open living room with unobstructed views to bay & Miami skyline. Amazing rooftop lounge with 360-degree views to bay & the skyline, dock/boat lift, 85' of waterfront and sunset views.

6 bedrooms, 6 full and 3 half baths | \$17,800,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate

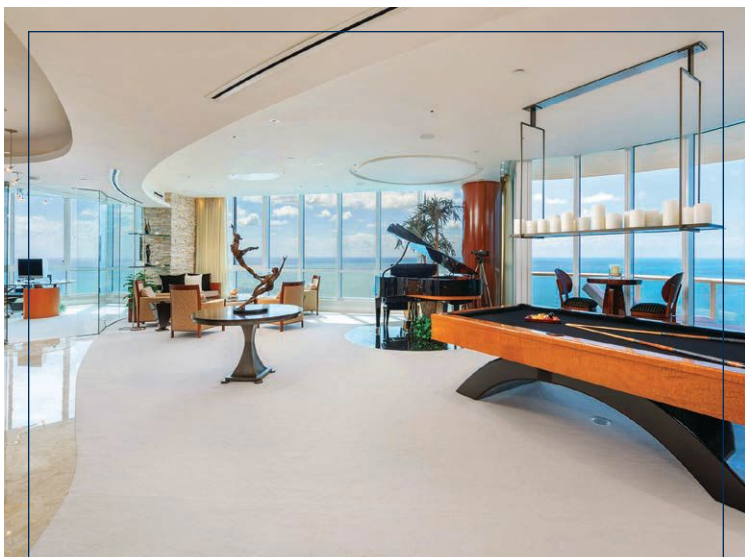


### BAL HARBOUR, FLORIDA

Enjoy breathtaking open water views in this grandiose estate located on gated, prestigious Bal Harbour Village. It boasts 8,884 square feet on an expansive 18,722-square-foot lot with 94 feet of sparkling waterfront. Features include a sleek kitchen, 4-car garage, formal dining room, a pool and private dock.

7 bedrooms, 8 full and 1 half baths | \$18,000,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### MIAMI BEACH, FLORIDA

Custom, combined 5,049-square-foot unit is a paradise in the sky, completed with the highest-quality craftsmanship for the most discerning buyer. Located on the most sought-after line in the building, enjoy sweeping views of the ocean and downtown.

4 bedrooms, 4 full and 1 half baths | \$16,950,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI, FLORIDA

Situated on a 16,000 sq. ft. lot, this magnificent waterfront Venetian estate offers 100' of waterfront, & unobstructed views to Biscayne Bay and Miami skyline. Italian-inspired designs, amazing great room with marble floors and soaring ceiling. Gourmet kitchen, bayfront master suite with direct bay views. Expansive pool deck, pool/Jacuzzi, bar and dock.

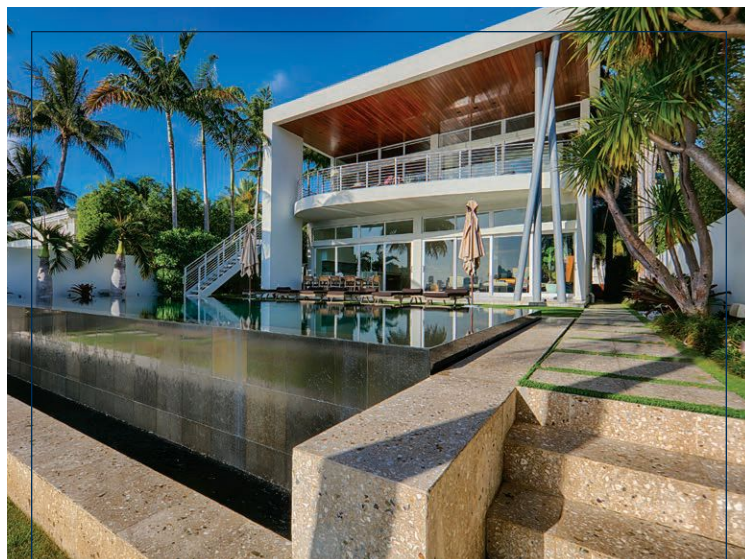
5 bedrooms, 5 full and 1 half baths | \$16,000,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This amazing 1930s Italian villa known as Bay Rock boasts 100' of waterfront, and wide Bay and Downtown views. Completely renovated with original design details: impressive rotunda foyer, travertine & oak floors. Large living room with fireplace. Two spacious 2nd-story master suites facing the bay. Open courtyard, gazebo, turret, pool and dock.

5 bedrooms, 6 full baths | \$14,250,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Magnificent tri-level waterfront residence on the Venetian Islands epitomizes Miami modern architecture. Spacious living/family areas, impeccable décor, and stripped marble floors. Stunning 2nd-floor master suite with private balcony. Expansive rooftop deck with 360-degree views to Bay & Miami skyline, raised negative-edge pool and dock.

5 bedrooms, 6 full baths | \$14,250,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### CORAL GABLES, FLORIDA

Iconic modern 7,398-square-foot estate, on a 25,413-square-foot lot with 171 feet of waterfrontage with direct ocean access, is uniquely positioned to allow for wide-open water views. Enjoy a floating master suite and a rooftop terrace.

7 bedrooms, 7 full and 1 half baths | \$14,000,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
 C. 305.505.1950 | O. 305.341.7447 | Coldwell Banker Residential Real Estate



### FISHER ISLAND, FLORIDA

Spectacular ground-floor Bayview residence offers amazing wide Bay, Miami Skyline, Ocean, Virginia Key & sunset views. It features travertine, marble & oak floors, an open living room, custom wet bar, formal dining room & family room all with amazing bay views. Open gourmet kitchen with separate breakfast area & expansive wraparound terrace.

4 bedrooms, 4 full and 1 half baths | \$13,900,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI, FLORIDA

Live in an Italian dream in this brand-new, turnkey classic 8,887-square-foot estate with 111 feet of waterfront and ocean access in exclusive 24-hour, police-secured, gated Bay Point. The impeccably designed smart home has state-of-the-art technological integration on a 23,020-square-foot lot.

6 bedrooms, 7 full and 1 half baths | \$13,900,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### FISHER ISLAND, FLORIDA

Mesmerizing 24-foot ceilings greet you with stunning blue waters as you walk into this one-of-a-kind, 7,924-square-foot penthouse. Enjoy unobstructed, breathtaking Bay and Downtown views and glorious sunrises and sunsets in the newest building on the Bay.

5 bedrooms, 5 full and 1 half baths | \$13,900,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### MIAMI, FLORIDA

This magnificent gated 2-story Bayfront estate boasts the finest finishes, exquisite oak wood floors, separate 1-bedroom, 1-bath guesthouse, library & living room with fireplace. Gourmet & butler's kitchens. Sumptuous master suite with balcony overlooking the bay. Manicured grounds, bayfront cabana, pool, beach area & amazing unobstructed bay views.

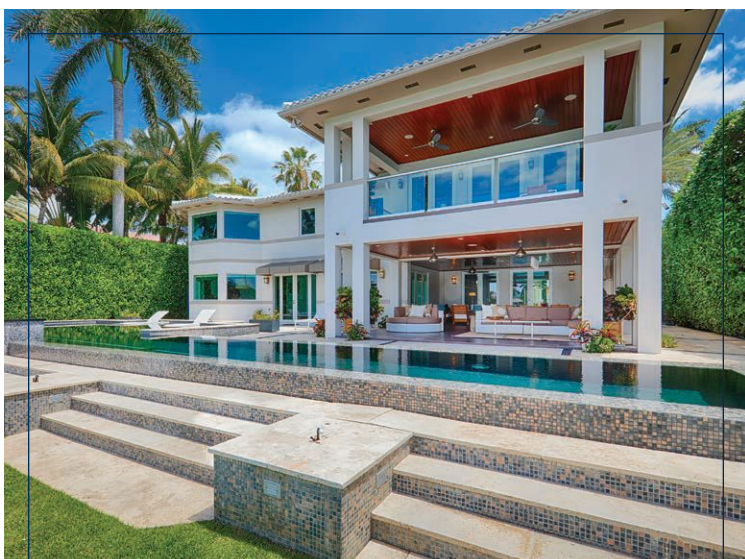
9 bedrooms, 7 full and 2 half baths | \$13,500,000  
 Represented by: The Jills, Felise Eber | C. 305.978.2448  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Tucked behind tall hedges and gates offering ultimate privacy, this stunning 1940s Colonial home has been remodeled to perfection. Offering 158 feet of waterfrontage on an expansive 23,845-square-foot lot, this home has been meticulously designed. Features lush landscaping, impeccable interiors, and a backyard reminiscent of an Italian villa.

6 bedrooms, 4 full baths | \$13,400,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This modern 2-story waterfront villa has been thoroughly renovated to the highest standards. It features espresso-stained wood & travertine floors, double-height ceilings & a custom bar, a family room & a movie theater. Master suite with private balcony & stunning marble master bath. Infinity-edge pool, koi pond, 90' of waterfront, dock & direct bay access.

5 bedrooms, 5 full and 1 half baths | \$12,750,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### FISHER ISLAND, FLORIDA

Magnificent bay-view penthouse in a newly renovated building offers wide bay, Downtown skyline and ocean views. Features 6,470 sq. ft., & spacious living, dining & family areas. Exquisite marble floors, custom millwork, & a gourmet kitchen with top appliances. Sumptuous master suite with open bay views and magnificent his/hers cararra marble bath.

5 bedrooms, 5 full and 1 half baths | \$11,999,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





**FISHER ISLAND, FLORIDA**

Located in exclusive Fisher Island, this spectacular 6,170-square-foot residence has breathtaking ocean, bay and golf course views. The spacious living area has floor-to-ceiling hurricane-impact glass sliding doors that open to an expansive terrace overlooking the ocean.

4 bedrooms, 5 full and 1 half baths | \$11,850,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



**FISHER ISLAND, FLORIDA**

No expense spared, this direct oceanfront home features marble floors, a spacious living room, private office, gym and an open chef's kitchen. Sumptuous master suite sports wood floors, direct balcony access with stunning ocean views, and a magnificent marble master bath. An expansive balcony has direct Ocean, Government Cut and sunrise views.

6 bedrooms, 6 full and 1 half baths | \$10,900,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



**FISHER ISLAND, FLORIDA**

This center-stack, ground-floor residence at Villa del Mare boasts spectacular views and an expansive terrace, and is located in the highly desired center-stack portion. Direct, open Ocean, Miami Beach & cruise ship views through Government Cut. The spacious living room & private dining areas directly access the 2,000-square-foot wraparound terrace.

5 bedrooms, 6 full and 1 half baths | \$10,900,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



**MIAMI BEACH, FLORIDA**

Artwork in the Sky. At the Continuum, this impeccable, fully renovated home boasts 3,335 square feet, limestone & travertine floors, open living & dining areas, and panoramic views over the Ocean, Government Cut, Bay & Downtown. Oversized ocean-facing master suite has an amazing marble master bath, & wrapping balcony with sunrise/sunset views.

3 bedrooms, 3 full and 1 half baths | \$10,588,888  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### MIAMI BEACH, FLORIDA

This amazing, 2-story, contemporary, waterfront, Mediterranean estate sits on a 37,100-square-foot lot. Enjoy fine marble & hardwood floors, soaring ceilings, a living room with fireplace, private dining room, family room, Bulthaup-designed kitchen, 2nd-floor library/den, & full his/hers master suites. Two guesthouses, pool, cabana & amazing water views.

9 bedrooms, 9 full and 2 half baths | \$9,999,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### FISHER ISLAND, FLORIDA

This G-line condo on Fisher Island offers spectacular ocean views, approximately 4,600 square feet of interiors, and open living, dining and family areas. There is Florida white coral tile, an Acanthus fireplace, study with rich wood and a chef's kitchen. Large master suite with terrace & his/hers bath with Roman marble tub. Five private terraces & ocean views.

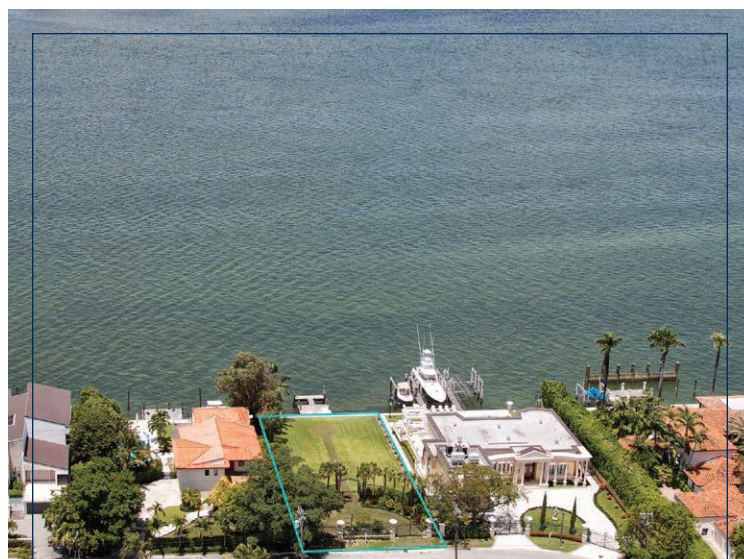
3 bedrooms, 3 full and 1 half baths | \$7,999,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Two-story Contemporary Mediterranean waterfront home on the Venetian Islands includes a guesthouse, spacious living & family areas, and a 2nd-floor master suite with a fireplace and private balcony overlooking waterway, master bath with sunken tub and voluminous walk-in closet. Infinity pool, dock, summer kitchen, and 60' of waterfront with direct Bay access.

5 bedrooms, 6 full and 1 half baths | \$7,400,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI, FLORIDA

Located on a private street, this spectacular 11,250-square-foot vacant lot on the Venetian Islands is like no other. Elegant double-gated entrance and impeccably landscaped, it boasts 75' of sparkling waterfront and a private dock with unobstructed, wide Biscayne Bay and Miami skyline views. Rare opportunity to build your dream estate.

\$7,000,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### MIAMI BEACH, FLORIDA

Stunning waterfront home in gated Allison Island sits on a 21,600-square-foot lot. Fully renovated with 15-foot ceilings, Carrara marble & oak floors, open living/family areas, and a spacious master suite with water views and a beautiful marble master bath. Enjoy a large pool & entertainment deck, private dock & library that can be converted to a 6th bedroom.

5 bedrooms, 4 full baths | \$6,990,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### NORTH MIAMI BEACH, FLORIDA

Enjoy ultimate luxury living in this sprawling 7,843-square-foot estate on an expansive 12,900-square-foot lot. Boasting an impressive 200 feet of waterfront, it offers stunning Bayfront views and is located in the upscale, gated community of Eastern Shores.

6 bedrooms, 5 full and 2 half baths | \$6,990,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Enjoy stunning views of the bay, Miami skyline and breathtaking sunrises and sunsets in this contemporary 2,889-square-foot waterfront property on 12,906 square feet, featuring 100 feet on the water. This beautiful home boasts high-end finishes throughout, a large heated pool, and a private dock.

4 bedrooms, 4 full baths | \$6,900,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Incredible opportunity to build the home of your dreams on this 13,353-square-foot lot. This perfectly located waterfront lot features 107 feet of wide-open waterfrontage overlooking Biscayne Bay. Enjoy incredible sunsets, sea breezes and the beautiful Miami skyline.

\$6,500,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate

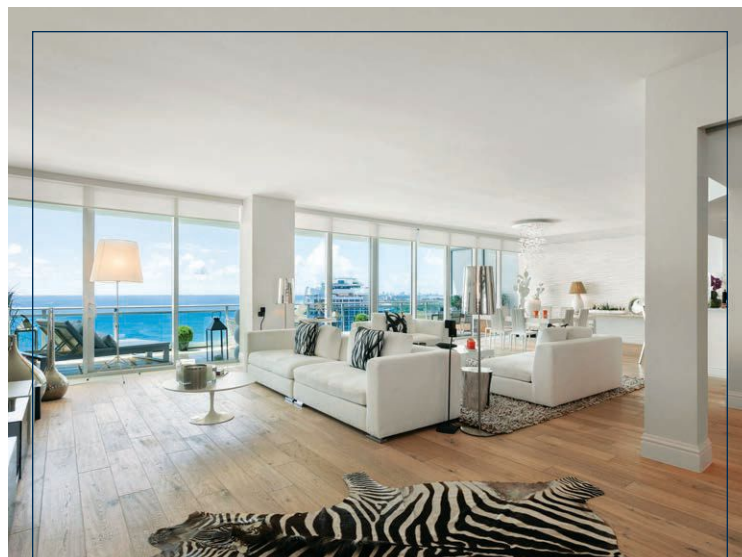




### MIAMI, FLORIDA

Contemporary Mediterranean Bayfront home is on a gated oversized 36,750 sq. ft. corner lot. The home boasts 4,707 sq. ft., terracotta floors, a gourmet kitchen, & large living/family & dining areas. The master suite faces the open bay with a master bath with sunken Jacuzzi tub. Pool with Jacuzzi, 125' of waterfront, private gazebo & views to Biscayne Bay.

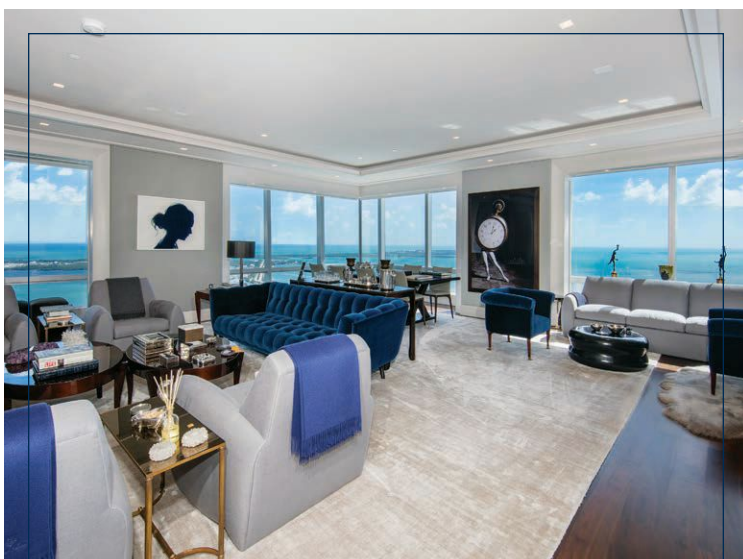
5 bedrooms, 4 full and 1 half baths | \$6,499,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### BAL HARBOUR, FLORIDA

Located on a very private, coveted high-floor, this 3,289-square-foot unit offers direct ocean and Intracoastal views in the most desirable line in the building. Luxury building with world-class Ritz-Carlton amenities: 24-hour concierge, restaurants, a spa, fitness center, and beach/pool service with cabanas.

3 bedrooms, 3 full and 1 half baths | \$5,400,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber & Sandra Debuire  
 C. 305.788.5455 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI, FLORIDA

No expense spared in this totally renovated southeast corner residence on the 66th floor of the Four Seasons Miami. Features 3,517 sq. ft. of immaculate décor, walnut wood floors, vaulted/ceilings & custom millwork, a chef's kitchen, open living/dining areas & stunning unobstructed ocean, bay & city views. Master suite and beautiful marble master bath.

3 bedrooms, 3 full and 1 half baths | \$5,400,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This spectacular, 2-story waterfront villa in guard-gated Biscayne Point has been fully remodeled, featuring fine marble floors, large windows providing stunning bay views, open living/dining areas, custom bar & a gourmet kitchen. Expansive deck, private dock & large lap pool/Jacuzzi to enjoy sunset views. Includes a separate 1-bedroom, 1-bath guest suite.

5 bedrooms, 5 full baths | \$5,250,000  
 Represented by: The Jills, Felise Eber | C. 305.978.2448  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### MIAMI BEACH, FLORIDA

Live in the heart of Miami Beach and enjoy ultimate waterfront living. Sitting on a 13,070-square-foot lot boasting 63 feet of waterfront, enter this beautiful 5,444-square-foot, Mediterranean-style home through a private, gated entrance. Enjoy beautiful water views throughout.

6 bedrooms, 6 full and 1 half baths | \$4,750,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Recently renovated, single-story contemporary oasis on a manicured 13,750-square-foot corner lot, offers the utmost privacy. Features include an open layout, chef's kitchen, Miele Appliances, a Sub-Zero wine cooler, climate-control panels, Lutron smart lighting and a 2-car garage.

3 bedrooms, 3 full and 1 half baths | \$4,500,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
 C. 305.505.1950 | O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Enjoy luxury beachfront living in this 3,510-square-foot residence with stunning panoramic ocean views. No expense was spared in this combined unit that features 2 master suites, 3 large terraces, floor-to-ceiling windows and a gourmet kitchen with top-of-the-line appliances.

5 bedrooms, 5 full baths | \$4,475,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
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### MIAMI SHORES, FLORIDA

Enjoy living in this contemporary masterpiece completely remodeled in 2008, located on the wide open bay with 83 feet of waterfront with panoramic views, and a private dock with 2 boat lifts. This 5,102-square-foot home on a 13,944-square-foot lot is energy efficient and features the best of modern design.

6 bedrooms, 5 full and 1 half baths | \$4,150,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
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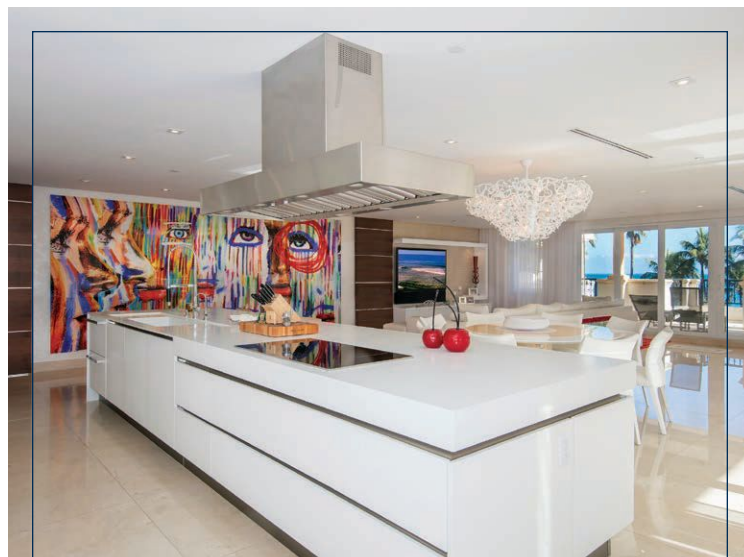




### MIAMI BEACH, FLORIDA

Live in coveted Lakeview in this beautiful waterfront home. Its unique lot position offers wide-open water views. The gated 3,117-square-foot residence sits on an expansive 14,140-square-foot lot with 70 feet of waterfront. The outdoors is perfect for entertaining with a pool, spa and private dock.

4 bedrooms, 3 full and 1 half baths | \$4,100,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### FISHER ISLAND, FLORIDA

This stunning Oceanside home is a work of art. This modern home boast 3,140 sq. ft., impeccable décor, crema marfil marble floors. Open living/dining layout, custom-built kitchen and walls of glass with ocean views. Spectacular master with custom closet, and stunning Carrara marble bath. Wrapping balcony with beach & ocean views.

3 bedrooms, 3 full and 1 half baths | \$3,999,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This elegant 4,256-square-foot home on a 11,880-square-foot lot is a turnkey gem. Completely renovated, this one-of-a-kind home features top-of-the-line appliances, limestone floors, European finishes, a gourmet kitchen, private master suite with office, infinity-edge pool/spa and a sauna.

3 bedrooms, 4 full baths | \$3,995,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### FISHER ISLAND, FLORIDA

This most desired oceanside corner residence features open living & dining areas, fine marble floors, custom furnishings and a chef's kitchen. The sumptuous master suite sports hardwood floors, full walk-in his/hers closet, a private balcony & spa-style master bath. Large wrapping balcony provides stunning Ocean, Government Cut & sunrise views.

3 bedrooms, 3 full and 1 half baths | \$3,975,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





**MIAMI BEACH, FLORIDA**

Spacious corner residence at the Continuum features hardwood floors, open living/dining areas plus 4 private balconies. Open kitchen sports top appliances, granite counters & custom cabinetry. Master suite with 2 balconies, and amazing ocean & city views. The master bath has a sunken tub. Amazing Ocean, Fisher Island, Virginia Key & city views.

2 bedrooms, 2 full and 1 half baths | \$3,950,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



**MIAMI BEACH, FLORIDA**

Enjoy living on a quiet street on prestigious La Gorce Island, just minutes from the beach, restaurants and more. Situated on a 13,125-square-foot lot, this 3,899-square-foot home is illuminated by natural light throughout.

5 bedrooms, 4 full baths | \$3,490,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
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**MIAMI BEACH, FLORIDA**

Enjoy ultimate privacy and security in this beautiful, gated 5,245-square-foot home on an 8,246-square-foot lot in the heart of Miami Beach. The home boasts a 2-story-tall grand foyer leading into large living, dining and family rooms with 11-foot ceilings, and a saltwater, heated pool with a patio.

6 bedrooms, 6 full and 1 half baths | \$3,350,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
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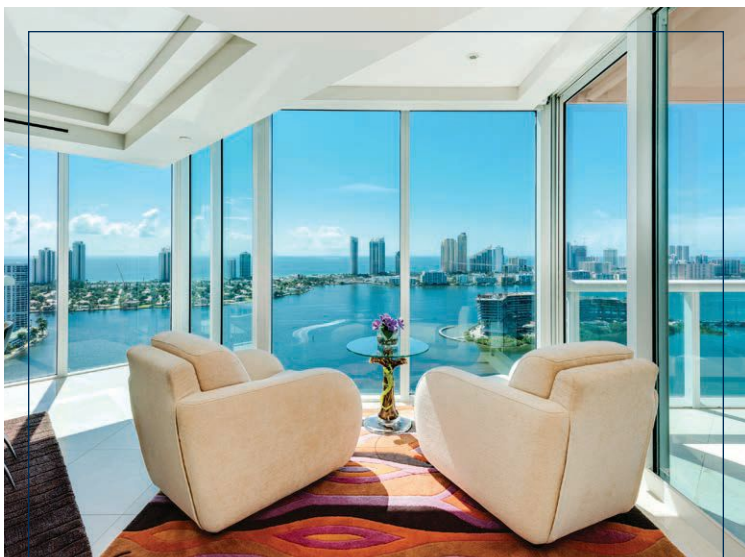


**COCONUT GROVE, FLORIDA**

This spectacular 10,809-square-foot gated estate has ultimate privacy and sits on an oak-studded 21,431-square-foot lot. It features a 3-car garage, perfect for a large family, a 2-story living room with a grand staircase, elevator, impact windows and doors, a generator, custom cabinetry and 2 home theaters.

7 bedrooms, 8 full and 1 half baths | \$3,295,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate

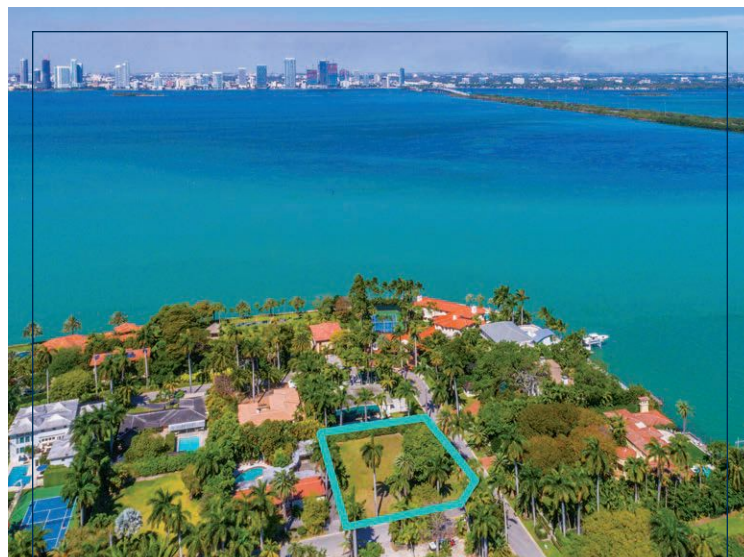




### AVENTURA, FLORIDA

The spectacular 6,200 sq. ft. unit offers floor-to-ceiling windows & wrap-around balconies offer direct ocean views & one of the best panoramic views in the city! This beautiful unit offers high-end finishes throughout; a separate 2-bedroom, 2-bath apartment with a full kitchen, laundry & living room; 5 balconies; a den; and stunning views from every single room.

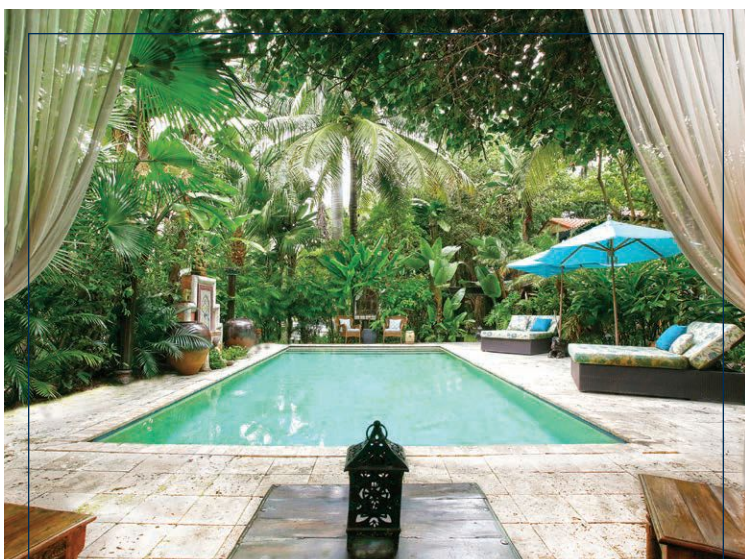
7 bedrooms, 7 full and 1 half baths | \$3,250,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber & Jon Mann  
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### MIAMI BEACH, FLORIDA

Rare opportunity to build your dream home in one of the best locations in all of Miami. This 12,000-square-foot corner lot is located on coveted Sunset Island II. A perfect canvas for building a spectacular estate to enjoy Miami Beach luxury living.

\$3,200,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
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### COCONUT GROVE, FLORIDA

This unique 1928 Mediterranean villa is in an exclusive, guard-gated community. Featuring a 120-foot dock with direct access to Biscayne Bay, this 6,114-square-foot home is an oasis with beautiful finishes, spectacular landscaping, a secluded zen pool area, elevator and a movie theater.

6 bedrooms, 5 full and 1 half baths | \$3,200,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Enjoy living in your own brand-new, modern oasis on the coveted Venetian Islands. This contemporary 3,368-square-foot home, located on a corner 7,500-square-foot lot, boasts bamboo trees and a lush landscaped yard, a rooftop pool and an open kitchen/living area with captivating views.

4 bedrooms, 4 full and 1 half baths | \$3,199,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
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### BAL HARBOUR, FLORIDA

This stunning turnkey unit is being sold partially furnished. It features panoramic ocean, Intracoastal & downtown Miami views. There are 3 bedrooms plus a den with a full bath, making it 4 full baths. Custom millwork, rich Brazilian cherry hardwood floors & wraparound terraces. Full-service oceanfront building has 5-star amenities: restaurant, spa & security.

3 bedrooms, 4 full baths | \$3,195,000  
 Represented by: The Jills, Felise Eber | C. 305.978.2448  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### CORAL GABLES, FLORIDA

Designed by famed Architect Hilario Candela, this stunning modern home boasts 7,280 square feet on an 11,500-square-foot lot. This beautiful, gated house has a spacious backyard, including a polygon-shaped pool, hot tub and built-in barbecue. The outdoors are perfect for entertaining.

4 bedrooms, 4 full and 2 half baths | \$2,990,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Enjoy stunning unobstructed bay and ocean views from every room. Featuring a spacious foyer and marble floors throughout, the open-concept floor plan offers plenty of space for entertaining. Features include a master suite with his/hers walk-in closets, an upgraded kitchen with direct ocean views and 2 expansive balconies.

2 bedrooms, 2 full and 1 half baths | \$2,699,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
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### MIAMI BEACH, FLORIDA

Taken to its raw bones, then masterfully built back again sparing no expense, this unit is beyond breathtaking. The thought and precision that went into this unit needs to be seen to be appreciated. With views to the west, the sunsets are magnificent. Enjoy French oak throughout, along with Calacatta marble floors and hurricane-impact windows/doors.

2 bedrooms, 2 full and 1 half baths | \$2,595,000  
 Represented by: The Jills, Felise Eber | C. 305.978.2448  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### BAY HARBOR, FLORIDA

Enjoy this stunning, fully furnished, 3,229-square-foot penthouse designed by Steven G. with a sprawling private rooftop deck! This remarkable corner penthouse has 270 degrees of unobstructed water and city views. A private elevator opens directly to the foyer to a great open floor plan.

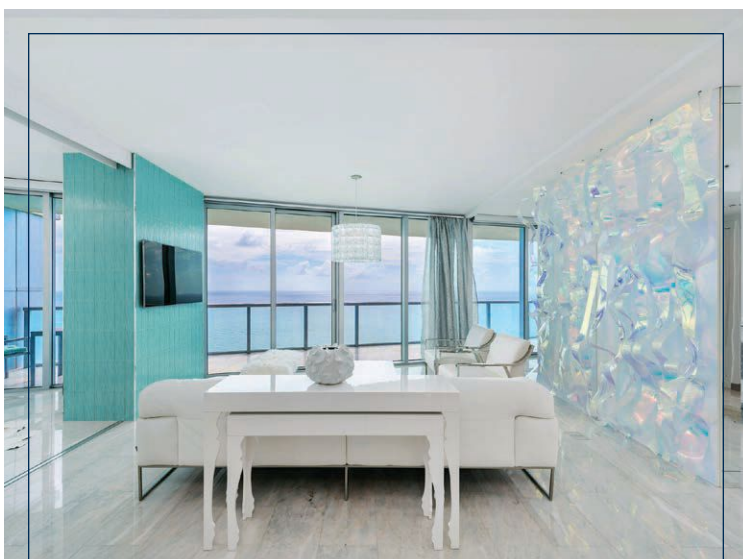
4 bedrooms, 4 full and 1 half baths | \$2,490,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This impeccably designed Mid-Century Modern home combines classic mid-century architecture along with smart home technology. Extensively remodeled with the finest materials, attention to detail and custom workmanship, this home has been meticulously designed to offer stunning outdoor views, intimate spaces and luxurious finishes throughout.

3 bedrooms, 3 full and 1 half baths | \$2,300,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
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### SUNNY ISLES BEACH, FLORIDA

This smart, 1,749-square-foot residence boasts breathtaking, direct, wide-ocean views. Features include a private elevator, white marble floors, a home automation system, Sub-Zero and Miele stainless steel appliances, impeccable luxurious finishes throughout, and an enclosed den.

2 bedrooms, 3 full baths | \$1,799,000  
 Represented by: The Jills, Jill Hertzberg & Jon Mann | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI SHORES, FLORIDA

Enjoy ultimate privacy on a quiet street in desirable East Miami Shores in this beautiful Florida Vernacular-style home boasting 2,719 square feet on an expansive 25,350-square-foot lushly landscaped lot. Featuring a large Florida room with floor-to-ceiling windows facing the enchanting backyard, a formal dining room, and living room with a working fireplace.

4 bedrooms, 3 full baths | \$1,525,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate





### MIAMI, FLORIDA

Enjoy ultimate waterfront living in this 1,830-square-foot corner residence boasting beautiful views of the bay and Miami Beach. Watch the cruise ships leave port from floor-to-ceiling windows and a wraparound balcony offering access from every room to water views of the Venetian Islands.

2 bedrooms, 2 full baths | \$1,399,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Enjoy luxury living in this beautiful, open-concept, 2,160-square-foot residence on an 8,219-square-foot lot. Perfect for entertaining, this fully renovated home features open spaces, natural light and a fully covered back patio with a 5-hole putting green.

3 bedrooms, 3 full baths | \$1,349,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
 C. 305.505.1950 | O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI, FLORIDA

Enjoy this spacious corner unit in the luxurious Four Seasons with stunning views of Biscayne Bay and Downtown Miami. This sophisticated 1,801-square-foot apartment is complete with high-end appliances and marble baths. Enjoy the full-service Four Seasons hotel amenities.

2 bedrooms, 2 full and 1 half baths | \$1,095,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | thejills.com  
 C. 305.505.1950 | O. 305.341.7447 | Coldwell Banker Residential Real Estate



### PINECREST, FLORIDA

Rare Pinecrest Gem. Impeccably maintained 4,000+-square-foot ranch-style home on a builder's acre with towering oak trees and lush foliage providing beauty and privacy. This renovated, gated home features vaulted ceilings, crown moldings and designer lighting. A true family paradise.

5 bedrooms, 4 full baths | \$1,500,000  
 Represented by: Miguel Arellano | C. 786.286.0039 | O. 305.672.6300  
 Coldwell Banker Residential Real Estate  
 miguel@elitehomesofmiami.com | EliteHomesofMiami.com





### HEATH, TEXAS

Gated estate overlooking Lake Ray Hubbard. Constructed in 2015, this clean-line Mediterranean showcases a spacious master suite with a 2-story library and office, 5 en suite bedrooms, an additional full bath and 2 half baths. Complementing the home are a walkout basement, boat dock, lifts, a wine vault, safe room and a sauna.

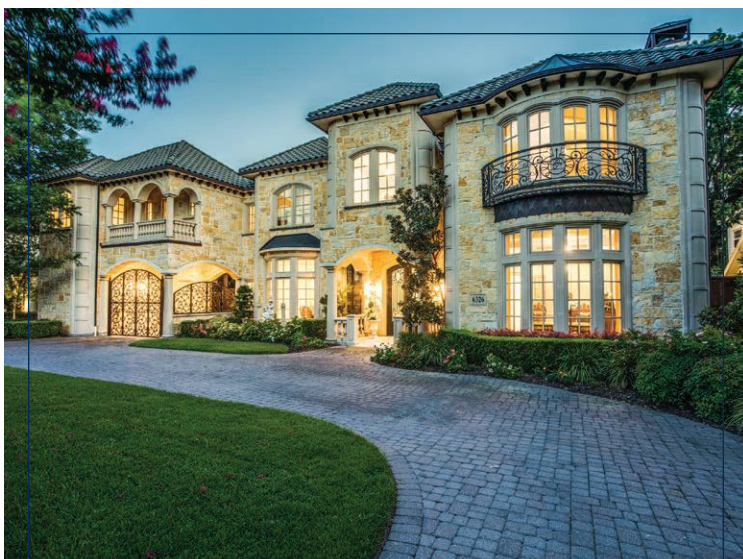
7 bedrooms, 7 full and 2 half baths | \$4,750,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13581389 on coldwellbankerluxury.com



### DALLAS, TEXAS

Smooth and sleek with lots of natural light, this home was designed with practical and amazing features such as a built-in office with bookcases and gorgeous lighting. A custom chef's dream kitchen—the heart of the home—features commercial appliances, quartz counters, a walk-up bar, center island, prep station, cook station and wine refrigerator.

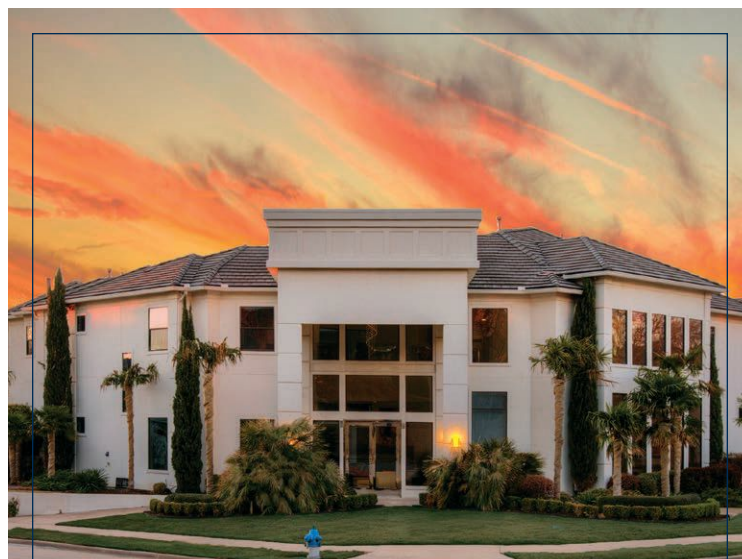
5 bedrooms, 5 full and 1 half baths | \$3,450,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13584772 on coldwellbankerluxury.com



### DALLAS, TEXAS

This beautiful Mediterranean oasis sits in one of Dallas' most premier neighborhoods. Its luxurious architecture boasts multiple balconies, gorgeous wrought iron detailing, tile and metal roofing, imported marble floors and a breathtaking double-staircase making for an unforgettable entrance. The home has 2 master suites, a sauna and a cinema.

5 bedrooms, 5 full and 2 half baths | \$2,595,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13648200 on coldwellbankerluxury.com



### FRISCO, TEXAS

This unique estate boasts 9,000+ square feet of sophistication that reflects the magical merging of inspiration and architecture. Masterful design and modern luxury are uniquely embodied in this 5-bedroom that exudes opulence throughout. Home is adorned with magnificent light fixtures, marble flooring and a gourmet kitchen with massive center island.

5 bedrooms, 5 full and 3 half baths | \$2,345,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13522572 on coldwellbankerluxury.com





### SOUTHLAKE, TEXAS

Exceptional custom home in prestigious Clariden Ranch has over 1 acre of beautifully landscaped grounds and outdoor living spaces with a pool and spa. All bedrooms have private baths. Enjoy formal and family areas, an impressive study and a wine room. The owners' wing is fabulous and features a private coffee-serving bar and cabinets with a fridge.

5 bedrooms, 5 full and 2 half baths | \$2,075,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13577076 on coldwellbankerluxury.com



### FLOWER MOUND, TEXAS

Fabulous custom home is in the gated community Enclave of Chateau du Lac. The home is set on a 2-acre lot and in walking distance of Grapevine Lake. It features double iron doors, marble flooring, extensive millwork, an elegant sweeping staircase and beautiful iron banisters. A dining area and study offer scraped-wood flooring and coffered ceilings.

5 bedrooms, 5 full and 2 half baths | \$1,699,900  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13635201 on coldwellbankerluxury.com



### DALLAS, TEXAS

Exquisite home in Preston Hollow features stone and hand-scraped hardwood floors. The U-shaped design allows maximum views of a spectacular pool with outdoor living area. The master has an exercise room off the master bath. The wonderful study, den and master suite view the pool. This home also has a partial basement and an elevator.

5 bedrooms, 6 full and 3 half baths | \$1,675,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13571963 on coldwellbankerluxury.com



### MANSFIELD, TEXAS

Stunning country estate with city conveniences on 28 acres. Enjoy relaxing by the pool, reading a book on the back porch, riding horses in the field or spending all day fishing in your own pond. The home features a master down, with guest bedrooms up, a private study with a gorgeous eat-in kitchen, a huge laundry room and stunning views.

5 bedrooms, 4 full and 1 half baths | \$1,350,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13648231 on coldwellbankerluxury.com

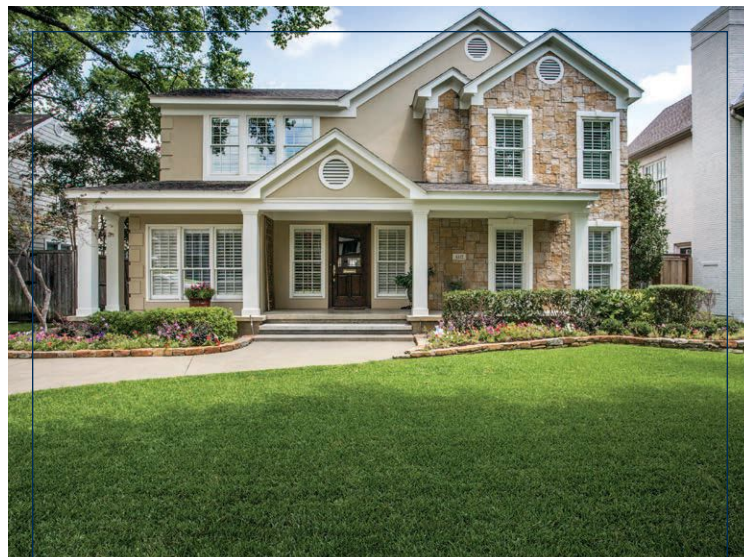




### FRISCO, TEXAS

This Toll Brothers home, with many custom upgrades, is on a spectacular lot facing the fountains and is close to the park and fitness center. Gorgeous kitchen has upgraded granite, a breakfast bar, island, custom cabinets and double ovens. The living room offers vaulted ceilings and a fireplace. The master has a bonus room and bath with custom closet.

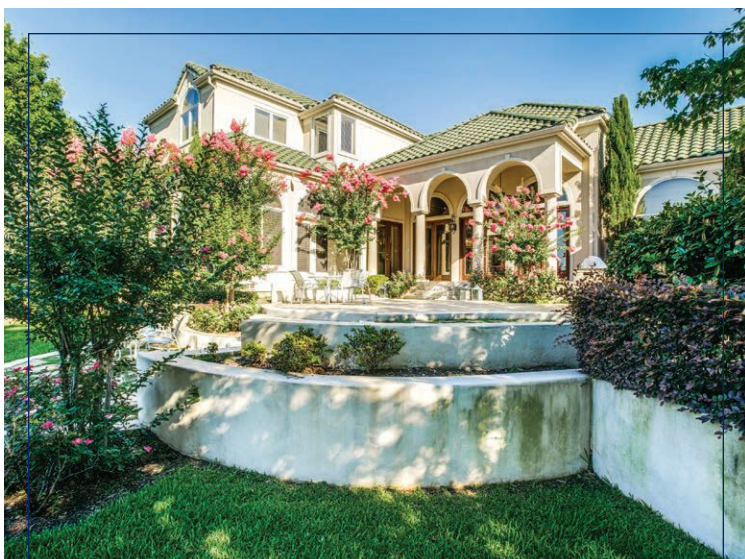
5 bedrooms, 5 full and 1 half baths | \$1,325,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13657650 on coldwellbankerluxury.com



### UNIVERSITY PARK, TEXAS

Recently updated home with spacious living areas and tall ceilings has a master with large walk-in closet and 1 additional bedroom downstairs. An updated kitchen opens to the family room and overlooks the covered patio/pool. Two large bedrooms upstairs with additional living area or playroom. The home also features detached guest quarters and a pool.

4 bedrooms, 5 baths | \$1,299,999  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13624471 on coldwellbankerluxury.com



### IRVING, TEXAS

Wonderful Mediterranean-style home with Mexican tile roof on the 18th hole of Cottonwood Golf Course. Watch golfers make the final turn from the spectacular backyard pool and spa, fireplace and beautiful landscaping, or from the home's formals, den and master. Updates include a beautiful master bath with limestone finish-out.

5 bedrooms, 5 full and 1 half baths | \$1,299,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13614929 on coldwellbankerluxury.com



### SOUTHLAKE, TEXAS

Exquisite, spacious living areas with expansive windows view a backyard oasis with terraced gardens, a pool and spa, wraparound covered patio, cabana, outdoor kitchen, fireplace, sports court and a 4-car garage. An open family room has a double-sided fireplace and gourmet kitchen. Four bedrooms down, 1 up and a media room with projector/screen.

5 bedrooms, 5 baths | \$1,179,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13628571 on coldwellbankerluxury.com



# ECO CHAMBERS

THE SUSTAINABLE TOURISM TREND EVOLVES WITH A NEW WAVE OF LUXURY TRAVEL.

BY JAYMI NACIRI



Nekupe Sporting Resort and Retreat





Hotel Finca Rosa Blanca



First, a stroll through the gardens, surrounded by hundreds of butterflies and hummingbirds drawn in by native plants. For lunch, a delicacy prepared from local ingredients grown in the organic greenhouse. Afternoon plans: a dip in the solar-heated pool and a guided tour of the resort's certified organic coffee plantation, home to 30 acres of Arabica coffee plants and shaded by a forest that shelters 130 species of birds. Later, a jaunt to the Barva or Irazú volcanoes, just miles away.

This is clearly not your average getaway. However, a stay at a resort like Finca Rosa Blanca Coffee Plantation Resort in Santa Bárbara de Heredia, Costa Rica, is part of a growing movement among luxury travelers seeking a vacation that is as eco-friendly as it is exceptional.

"People coming here want green experiences, but they also want to be pampered and eat great food when they're not out seeing the wild landscape of Costa Rica," says Glenn Jampol, president of the resort and president of the Global Ecotourism Network.

### Today's Eco-Luxury Tourism

Isn't eco-tourism for backpackers? That used to be the impression. But, a lot has changed since "lower your footprint" was added to the lexicon.

"When eco-tourism started in the 1980s and 1990s, it was somewhat equated with roughing it. There wasn't a strong realization that you could have luxury and good

amenities and sustainability," says Martha Honey, co-founder and executive director of the policy-oriented research organization Center for Responsible Travel (CREST). Resorts like Nekupe Sporting Resort and Retreat, 40 minutes from Granada in Nicaragua, combines the intimacy of a sumptuous eight-room property with a full suite of luxury amenities within a sustainable design. Set on an 1,800-acre protected reserve, the grounds feature more than 14,000 planted trees and an animal sanctuary sustained by reservoirs developed by a local team of ecologists.

Bucuti & Tara Beach Resort in Aruba was developed with a similar sense of balance. "It has been rated both the No. 1 most romantic hotel in the Caribbean by TripAdvisor and the most sustainable hotel in the world in 2016 by Green Globe," says Honey. "They clearly have

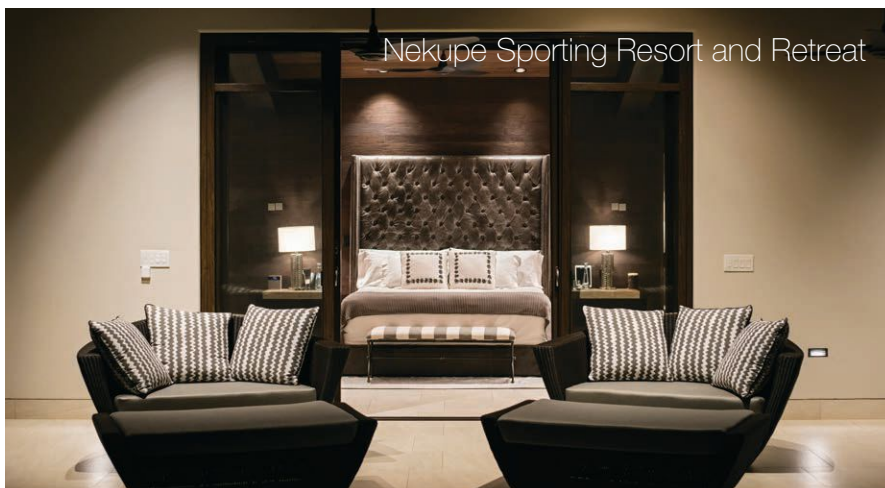


PHOTO © EDUARDO SANTELLA  
ABOVE PHOTO COURTESY OF BAREFOOT GLOBETROTTER. INSET PHOTO © JOSHUA ROPER  
PHOTO COURTESY OF NEKUPE SPORTING RESORT AND RETREAT





Bucuti & Tara Beach Resort

PHOTOS COURTESY OF BUCUTI & TARA BEACH RESORT

captured both the high-end leisure market and the sustainability.”

**A Subtle Approach**

Some luxury travelers specifically seek out resorts that boast an eco-friendly profile. Others may not even be aware of the sustainability because of the way the features have been incorporated, says Stephanie Leavitt, director of sales and marketing at Bardessono Hotel & Spa in Napa Valley, California.

“The beauty of Bardessono is how subtle and simple the design aspects are, presented with a high level of service to create a thoughtful surprise for eco-friendly travel. Great effort went into making the design, experience and decor in line with the hotel’s mindful approach,” she says of features including 100,000 square feet of salvaged wood used throughout; extensive glass that reduces daytime lighting; and an onsite organic garden for preparing meals. “We want to provide guests with a luxurious experience that remains loyal to our environmental values, which have

been in place since the very beginning of Bardessono.”

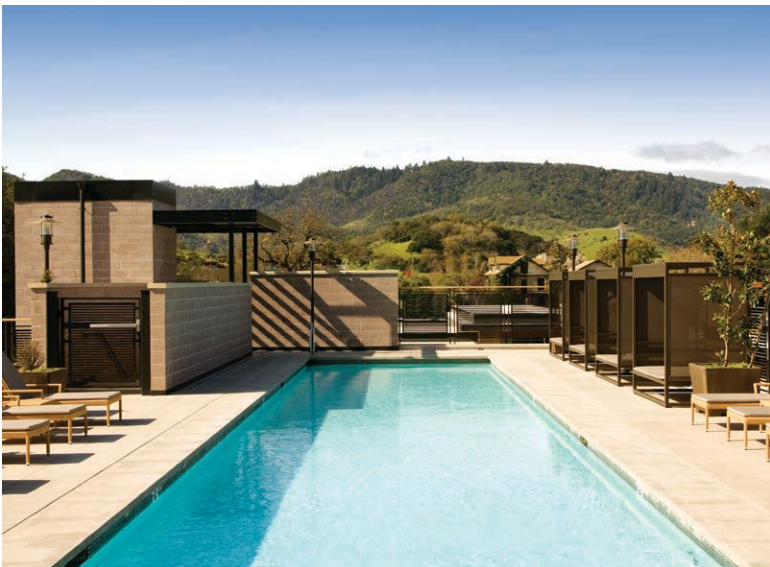
**Evolving Beyond Eco-Friendly**

“Sustainable tourism is the industry’s current hot-button term, and it incorporates three key pillars,” says Costas Christ, global sustainability strategist for the Virtuoso luxury travel network, and one of the world’s top sustainable tourism experts. “These key pillars are environmentally friendly practices; protection of natural and cultural heritage; and social and economic benefits to local people. The ideas behind sustainable tourism are not a trend; rather, this is an evolution of the global travel and tourism industry that is changing how travel companies operate, how destinations develop tourism and how people choose to go on holiday.”

With 2017 being declared the “International Year of Sustainable Tourism for Development” by the United Nations, “it’s a call to countries around the world to adopt the principles of sustainable tourism,” says Christ. It’s also a call to travelers to embrace microtrends in luxury eco-travel, like

“agrotourism, whereby travelers can stay at luxury farm and wine estates that are committed to also protecting nature, and community-based tourism, where travelers can stay with indigenous communities that operate their own lodges, in the process directly supporting local people’s livelihoods and cross-cultural understanding.”

A current hotspot for community-based tourism is Cuba, with people-to-people tours available for Americans who eschew the typical resort experience. “A lot of what is billed as high-end in Cuba is actually generic beach resorts,” said Honey. “Americans have a chance to stay in casas particulares [Spanish for “private houses”] and have a cultural experience in a sustainable, responsible way. Meeting Cubans and sharing ideas through art and music and food — it’s something you wouldn’t otherwise get to do, and it’s also beneficial to Cubans because you’re putting money right into local communities. As travelers, we should be supporting the local economy as much as possible. That’s the future of sustainable tourism.”



Bardessono Hotel & Spa

PHOTOS COURTESY OF BARDESSONO HOTEL & SPA





PHOTOS BY KIM SARGENT PHOTOGRAPHY

Jamie Beckwith Interiors

# Show and Tell

BY DRESDEN SCOTT

THE WINE CELLAR COMES OF AGE, GIVING RISE TO A NEW GENERATION OF WINE ROOMS DESIGNED TO PUT THE BEAUTY OF THE BOTTLE ON FULL DISPLAY.

**I**f you want to know just how much value collectors assign to their wine, then visit them at home. Chances are, they are some of the many modern-day oenophiles who are bringing the residential wine room to the surface.

What was once relegated to ancient caves in Europe and dimly lit underground cellars has now been elevated in the home — sometimes literally. Increasing numbers of affluent homeowners and budding oenophiles are building custom glass-enclosed wine rooms with the express goal of putting their collections on display. Some are opting for large-scale trophy wine rooms that double as entertaining spaces for storing, sipping, dining and sharing with guests. Others are turning to innovative racking solutions that transform bottles into works of art on the wall and pop-up spiral staircases that save space and offer a “wow” moment for guests. And it’s not only wine connoisseurs. Even those who don’t drink wine recognize the resale value

and are installing contemporary wine rooms and racking systems in their homes.

“Wine is one of the greatest status symbols,” says Jörn “Joey” Kleinhans, a certified sommelier and founder of Austin, Texas-based The Sommelier Company. “The wine room phenomenon, especially on the West Coast, is about signaling wealth, taste and sophistication. People start building wine cellars and wine rooms in their houses because they know that when they go to sell them later, the houses will be categorized as luxury homes.”

## Behind the trend

The rise of the wine room began in the late 1990s and fully took off in the early 2000s. According to the Wine Institute, Americans’ wine consumption has steadily increased for the last 25 consecutive years. As a result, custom wine cellar design has grown from a niche industry catering exclusively to the ultra wealthy into a flourishing multimillion-dollar



Brightwaters by Sire Design and Genuwine Cellars

COURTESY OF GENUWINE CELLARS





## Slopeside by Carney Logan Burke Architects

business appealing to a wider swath of sophisticates.

“The number of homeowners who approach us to design a custom wine room, a wine wall or a wine cabinet has grown each year,” says Brooklyn Hurst, vice president of Genuwine Cellars. “As a result, the wine room today is more about showing off your wine. It’s allowed us to apply a designer’s philosophy to the cellar. From our point of view, a wine room is a work of art.”

### Through the looking glass

A movement toward contemporary aesthetics is behind heightened demand for glass-enclosed wine structures in many new-build homes. While glass is generally not ideal for aging fine wines, advancements in UV-resistant glass technology, racking systems and temperature- and humidity-control systems have made glass-enclosed wine rooms and wine walls both

a practical storage solution and a work of art. In Napa Valley, Cyd Greer of Coldwell Banker Brokers of the Valley has noticed a proliferation of “wine libraries” — where, instead of books, wine is set in “beautifully lighted displays with customized glass fronts viewable from the public rooms.” Wine walls are also popular, since they act as visually pleasing room dividers between spaces like the formal dining room and living room.

“Most people are not collectors who are actively tagging, categorizing and aging their wine,” says Chris Light of Newport Beach, California-based C.J. Light Associates. “The majority of them want to see their wine and drink their wine, and let their guests enjoy the experience. Wine is like a great painting or a piece of art to them, since many of the bottles have great labels and tell a story. The wine room also brings your personality out in the open,

so it is integrated into your life and home.”

### Unique racking and storage systems

Cable tension storage systems — such as Genuwine’s The Ring — are another sought-after feature, since they allow the wine labels to be the real star of the show. “The effect is that the bottles look like they are floating in midair,” says Hurst.

Other types of contemporary racking made out of metal, glass and acrylic are highly sought after because they allow homeowners to display their wine in unique and artful ways. Some savvy homeowners are even developing their own custom racking systems to suit their needs. Hurst recalls one client who wanted a two-story Ferris wheel-style conveyor system in his wine cellar — “so he could be on the top floor, hit a button and the conveyer would move up to the room.”

PHOTO BY AUDREY HALL PHOTOGRAPHY





## Genuwine Cellars

Another client requested a motorized spinning device to show off a custom-made 9-liter bottle.

### Let there be light

Light may be wine's enemy — but it is an essential element in today's wine rooms. In fact, many architects and design teams work closely with lighting designers to make sure that artistic elements and bottles are accented properly, while also striking the right ambiance in the space. Use of LED lighting — a cooler alternative to traditional incandescent and halogen lights — also allows homeowners to create unique color patterns in their wine rooms. For a 2,000-bottle wine cellar set underneath a pool house in Franklin, Tennessee, designer Jamie Beckwith opted to go high-tech by installing color-changing LED lights, acrylic wine racks and a glass ceiling with retractable

blackout shades to protect the wine. She calls the look "TRON cathedral," which matched the Old World Gothic style of the 12,398-square-foot residence.

"We added task lighting so we could see the wine bottles, and under cabinet lighting, as well as some directional lighting," says the owner of Beckwith Interiors. "We quickly realized that as the LEDs moved through the rainbow of colors, we could modify the lighting to create a different mood for parties. There's a festiveness to it."

### Places to entertain

Multifunctional entertaining spaces with attached wine rooms have recently emerged as a trend among serious collectors who have large wine portfolios, plus the square footage and financial means to build them.

For a client's mountain refuge in Jackson Hole, Wyoming, Kevin Burke of Carney Logan Burke Architects designed a stunning subterranean space with a wine room that holds over 7,500 bottles in a 55°F and 70-percent relative humidity environment, a tasting area and an entertaining lounge. The expansive space evokes the feeling of a modern wine cave with a wall of stone, while a curvilinear ceiling made of solid mahogany "feels as if you're almost unraveling a large wine cask." A wall-to-wall window of glass extends to the outdoors to grab natural light. The wine itself lives behind a UV-protected glass wall and motorized curtain.

"The owner can set it up so he leads his guests down to this lounge area, and the wine may not be presented yet," says the architect. "With the touch of a button, the curtain retracts to reveal these beautiful racks of wine."

In Dana Point's The Strand At Headlands, Light designed a similar subterranean space, day-lighted to the beach and a dining room with a glass wine wall with temperature barrier as storage. The idea, he says, "was to have guests come to the house, meet and greet in the living room with cocktails and usher them downstairs to the grotto for a special tasting experience, then roll everyone into the theater for entertainment."

Wine galleries with separate cellars for white wine, red wine, Champagne and a walk-in humidor for cigars are also becoming a popular trend among the ultra wealthy. Notes Hurst: "The Galleria of rooms is the billionaire must-have. You can have a collection of cellars holding all that you need and a beautiful tasting area that's in the center as the focal point, tying it all together."

### Taking a turn

"To me, the Spiral Cellar is a quintessential example of function meeting form," says Hurst, who notes that Genuwine is the North American representative for U.K.-based Spiral Cellars. "The act of walking over a glass Spiral Cellar is a cool experience. Our clients also love opening a James Bond-style retractable glass door in the floor and walking down under the ground to fetch their bottles."

Developed in 1978 by a Frenchman, the Spiral Cellar system uses the earth to insulate and create optimum storage conditions. Spiral Cellars in Europe use passive ventilation to regulate the temperature, but Genuwine has instituted commercial-grade climate control to the North American version in order to keep the temperature at a cool 55°F. Only recently have Spiral Cellars gained a following in locales like Silicon Valley and Texas.

### Capturing the art of living well

The newest generation of wine rooms is a testament to what Plato believed and every oenophile already knows — that fine wine has inherent value, meant to be seen and imbibed in good company. After all, says Kleinhans, "Nothing quite captures the ideal of living and eating well like wine."



# Luxury in the Corner Pocket

BY ROGER GRODY



A traditionally themed table from Blatt Billiards is generously embellished in gold leaf.

**B**illiards has been enjoyed for centuries, and craftsmen have been applying their artistic expressions to it since the game's inception. Catering to luxury homeowners are elite manufacturers who can customize tables to suit any architectural style and transform a game table into a world-class piece of décor.

Brian Maier, owner of Lincoln, Nebraska's **Generation Billiards**, reports luxury buyers frequently look for tables that reflect their homes' architecture. A timbered villa in Park City or Aspen, for instance, is a good candidate for a rustic log table, while sleek glass tables suit modernist homes with expansive windows. "When people spend \$10 million or more for a home, they want a pool table that's just as distinctive," states Maier, whose company can customize any feature of the table. For example, a client may request that the sights (those small inlaid markers along the side rails that are typically made

of bone or mother-of-pearl) be replaced with 24-carat gold or diamonds.

**Blatt Billiards** co-owner Steve Roeder, whose family has operated the venerable New York firm for 70 years, reports that transitional and modern tables now dominate the market, but there is always demand for restorations of antique tables and re-creations of ornately designed vintage pieces. "We're one of the few places that still makes tables old world-style, entirely handcrafted and hand-carved," says Roeder, who reports selling a restored antique pool table for more than \$400,000. A traditionally inspired, gold leaf-embellished model is priced at \$125,000, and by partnering with marble carvers in Italy — the stone reportedly comes from the same quarries Michelangelo favored — Blatt produces marble tables priced from \$50,000.

At **Elevate Customs**, a Southern California producer of sleek contemporary pool, table tennis and shuffleboard tables, products are customized

to clients' whims. Co-owners Lorraine Spektor and Marianna Lummer, sisters with a background in interior design, were convinced of an untapped niche market for luxury game tables. "We wanted to take the industry to the next level, so that the work of high-end interior designers would not be compromised by standard issue tables," explains Spektor, who reports every product is made to order. "Besides our styles and craftsmanship, what sets us apart are the relationships we build, which are personalized at every level," adds Lummer, noting Elevate Customs works closely with customers and designers to achieve the right aesthetics. Currently, the firm is finishing a \$68,000 pool table from its Luge series, customized with red suede legs, carbon fiber inlays and discretely placed LED lighting that illuminates both the playing surface and pockets.

Florida's **Hurricane Custom Billiards** is a high-end manufacturer that creates unique contemporary tables — all built to order, no two are exactly

PHOTO COURTESY BLATT BILLIARDS





The X1-Everest table from Elite Innovations is a seductive study in glass.

alike — that exhibit a masculine industrial aesthetic and keen attention to detail. Owner Lee Benson, a former architect and furniture designer, states, “A pool table is a gigantic piece of furniture sitting in your room, so it should be a conversation piece as well as a game piece.” The ultimate addition to any man cave is Hurricane’s audacious Force 12 model (base price \$42,650), inspired by the engineering found in suspension bridges.

From Australia’s **Elite Innovations**, a leader in sleek all-glass tables, is the X-1 Everest table, an ultra-modern showpiece priced at \$97,000. With its transparent playing surface (a material that replicates the dynamics of traditional felt) and glass supports, it appears to be floating in air and is therefore an ideal complement to contemporary glass-ensconced homes or high-rise penthouses. While the clear surface is stunning without adornment, a luxury dealer like Generation Billiards can customize these tables with family crests, team logos or even photographs.

Wisconsin-based **McDermott Cue**, which manufactures handcrafted cues featuring intricate inlays of tropical woods, abalone or brass, once produced a hand-engraved, precious metal- and gem-embellished fantasy cue that sold for an astonishing \$150,000. More representative of the company’s high-end sticks is its Enhanced 2018 Cue of the Year (\$1,999) whose handle includes ornate detailing of maple, abalone, turquoise, and pewter. “Our products stand out because of our materials, the designs we’re able to achieve and our manufacturing capabilities,” says owner Greg Knight.

You can’t shoot pool in the dark, and a contemporary table demands a statement piece to illuminate the playing surface. Designer Kevin Kolanowski of Los Angeles-based **Fuse Lighting** uses semiprecious stones to give his lighting fixtures extra aesthetic wattage. His Cambridge chandelier (starting at \$10,000) is designed specifically for pool tables, with five glass shades offered in a wide range of colors.

## Rack ‘em Up

### Blatt Billiards

[www.blattbilliards.com](http://www.blattbilliards.com)

### Elevate Customs

[www.elevatecustoms.com](http://www.elevatecustoms.com)

### Elite Innovations

[www.eliteinnovations.com](http://www.eliteinnovations.com)

### Fuse Lighting

[www.fuselighting.com](http://www.fuselighting.com)

### Generation Billiards

[www.generationbilliards.com](http://www.generationbilliards.com)

### Hurricane Custom Billiards

[www.hurricanebilliards.com](http://www.hurricanebilliards.com)

### McDermott Cue

[www.mcdermottcue.com](http://www.mcdermottcue.com)



# COOUTURE INTERIORS

BY ROGER GRODY

AFTER WORKING AS A PAINTER, ACTOR, FASHION DESIGNER, AND BUILDER, INTERIOR DESIGNER BRADLEY BAYOU BRINGS A WEALTH OF CREATIVE EXPERIENCE TO HIS PROJECTS.

**B**icoastal entrepreneur Bradley Bayou first became interested in the practice of interior design while working as a developer, and recalls feeling envious of the architects he collaborated with, including heavyweights like Richard Meier and the visionary Miami firm Arquitectonica. A truly multifaceted talent, Bayou worked as an artist in New York, and later as an actor in Los Angeles. He then impulsively jumped into fashion design, inspired by an episode of the MTV show *House of Style* in 1989, in which host Cindy Crawford was presenting current trends in vests.

Bayou hand-painted a vest and wore it to a black tie event where everybody went wild over it, quickly leading to an order from exclusive L.A. boutique Fred Segal. The native Texan subsequently sold his vests to Neiman Marcus, then Saks Fifth Avenue and Barneys. "One day Neiman Marcus called to tell me my vests were flying off the shelves and said, 'We want to see your entire spring collection,'" recounts a stunned Bayou who was suddenly a fashion industry trendsetter.

Bayou's eponymous couture line was favored by celebrities like Oprah Winfrey, Beyoncé and Anne Hathaway during its decade-long run. He was later appointed creative director at Halston in an effort to revitalize the brand, launched a ready-to-wear line with QVC and became a best-selling author with his book *The Science of Sexy*.

Ultimately, Bayou grew restless with fashion design and was drawn to interiors because of his experience as a builder and success in designing homes for friends. The transition to interior design was surprisingly seamless, as it drew upon skills acquired in his previous careers. "I was a real estate developer so I understood construction, and fashion taught me a sense of balance, colors and textures," he explains. After working in the high-stress world of fashion design, no budget, deadline or demanding client was going to intimidate Bayou.

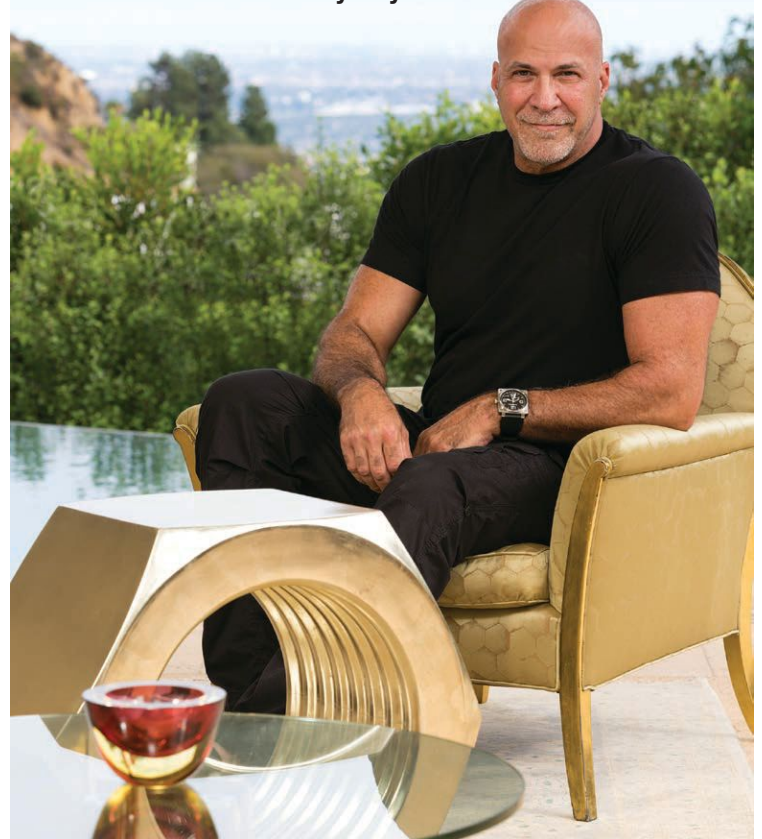
Describing his signature style as "World Modern," Bayou clearly has an affinity for Mid-Century Modern, but does things his own way. "I can put Asian, African and Italian, 18th century to 21st century, all in the same room as long as it's balanced and they all work together," states the designer. Bayou also has a keen appreciation for bringing the outside environment in, and is fond of saying, "The surroundings are just as important as the interior space."



Bayou blurs the line between indoors and out.

PHOTO BY ADRIAN VAN ANZ

The multitalented Bradley Bayou.



BAYOU PHOTO BY ROGER DAMIES





PHOTO COURTESY HILTON & HYLAND

Bayou channels Mid-Century Modernism in the "Bird Streets" above L.A.



Not even private spaces are insulated from nature.



BOTTOM PHOTOS BY ROGER DAVIES

Rustic natural materials complement modern aesthetics.





Bayou-designed living room in a Chelsea penthouse.

"I want your eye to go out toward the view, whether it's Manhattan or the Hollywood Hills," says Bayou, who adds, "The view is worth more than the artwork inside, so the eyes should flow in that direction." The veteran designer observes little difference between his New York and L.A. clients, emphasizing that while the cities are dramatically different in terms of their built environments and attitudes, all of his clients appreciate what he brings to the table. "They're buying the Bradley Bayou aesthetic," says the self-assured designer.

At a full-floor penthouse at Walker Tower in Manhattan's Chelsea neighborhood, Bayou's client required some convincing that this view-centric philosophy was appropriate. "He had a lot of brightly colored furniture and Persian rugs, which I made him get rid of," recalls Bayou. "I said to him, 'Look at all the color outside ... the view features gorgeous taupes, pinks and greys, but your eye is drawn to that bright blue chair.'"

Reimagining the 7,200-square-foot penthouse, which includes two spacious terraces, Bayou created spaces that incorporate the colors from the cityscape to maximize the home's original Art Deco grandeur and panoramic views. The expansive great room was divided into three seating areas that feature a stunning coffee table of Bayou's own design, a Minotti sectional, LaVerne coffee table, and sofas from the line launched by prominent Mid-Century Modernist Angelo Donghia. The formal dining room flaunts a sleek table and custom lighting fixture — a galaxy of starbursts so striking it almost distracts from the Manhattan skyline view — from the handcrafted luxury collection of Jean de Merry, as well as Bayou's original art.

Bayou is at a point in his career where he does not feel compelled to compromise his artistic expression, explaining that unlike many of his peers, he designs because of his passion for creation, not because he needs the fee to make a mortgage payment. "A lot of designers tell their clients what they want to hear, but I tell them the truth," says Bayou, who in return expects to be granted full creative license. "Generally,

these are very powerful people who don't like losing control, but eventually they understand and defer to my judgement," he explains. The designer proudly reports he never misses a deadline and completes every project under budget.

The presence of Bayou-designed furniture and accessories in the Walker Tower penthouse is not an anomaly for the designer, who has been incorporating his own custom pieces for decades. In the coming months, Bayou will be launching an entire line of furniture, but has begun with an international pillow collection, available on his website. "I had a difficult time finding pillows for clients and had to make my own out of necessity," he explains, noting his expertise as a fashion designer exposed him to fabrics from all over the world. A line of unique Japanese-inspired pillows are crafted from vintage sake filters, while his African designs feature antique hand-beading sourced from West African artisans.

A house Bayou built in the Bird Streets of L.A. is another outstanding example of his World Modern

style. Perched in the hills above the Sunset Strip — the neighborhood's moniker refers to streets with names like Blue Jay Way and Mockingbird Place — this neighborhood has become a showplace for modern architecture and Bayou's house fits right in. Responsible for nearly every square inch of the glass-and-concrete house, inside and out, Bayou reports, "I wanted the home to blend into the hills and exist in harmony with the environment."

Retractable glass walls enhance the residence's indoor/outdoor lifestyle, while an infinity pool (de rigueur for the Hollywood Hills) creates a sense of drama from a living room anchored by a quartzite-and-limestone fireplace. The harmony with the outdoors is particularly evident in a master suite that features a textured bronze-tiled fireplace and spa bath with custom sunken tub and heated floors. The suite's glass walls open onto a private Zen garden with a koi pond and yoga deck. The house is filled with world-class art, but the city and hillside views command your attention in every room.

Most designers love to talk about a particular material, product or lighting designer they are currently obsessed with and are incorporating into multiple projects, but Bayou insists he is not one to repeat himself. "I'm constantly looking for what's new and exciting. I've done a hundred bathrooms but have never repeated a design, rarely even a lighting fixture." Therefore, he is always seeking out emerging new talent — sometimes discovered far from cosmopolitan cities — whose work can be showcased in his designs.

"It has to be interesting and new just like in the fashion world, where every few months I had to come up with an entirely new collection," explains Bayou. "That's what keeps me interested, passionate and motivated to do the best job for my clients."

**Bradley Bayou, [bradleybayou.com](http://bradleybayou.com)**

PHOTOS BY ROGER DANIES



Art and the Manhattan skyline compete in a Walker Tower study.



# ALL THE RIGHT MOVES

A PRIZED OHIO ESTATE SCORES WITH EXCEPTIONAL AMENITIES AND PRIVACY



BY ZACHARY CHASE

He stares down his opponent. Dribble. Dribble. Dribble. Gives a fake to the left, moves right, and ... swish.

The crowd goes crazy. The "crowd" of friends and family who have gathered in Delaware, Ohio, to watch this exciting one-on-one matchup from the private viewing area of the decked-out, indoor basketball half-court on West Orange Road, that is.

The basketball court is the type of amenity that defines and distinguishes some of today's most impressive custom estates, showcasing the ultimate in luxury and lifestyle potential. And it's just one of the distinctive features found at this exceptional residence.

"This contemporary gated home is very aesthetically pleasing, built with incredible quality, and is so unique. The main home features a movie theater with custom-built surround sound and recliner seating, and the half-court basketball gym and generously sized home gym are incredibly opportune for any luxury home buyer," says listing agent Alma Lovins of Coldwell Banker King Thompson





New Albany/Gahanna, of the five-bedroom, five-full-and one-half-bath, 9,922-square-foot residence. “With the amazing recreational facilities, I absolutely could see a professional athlete being interested in the property, but I could also see a family with children who value sports. Someone equally interested in music could fall in love with the property, thanks to the recording studio, along with a fully equipped kitchen and oversized attached garage, featured in the separate guesthouse.”

That guesthouse also has a front porch that overlooks a private pond — just one of many surprises found outdoors on the two-acre, wooded and lushly landscaped property. “Any luxury homebuyer will enjoy the incredible backyard, which is perfect for entertaining and resort-style living, featuring an in-ground pool, a Zen water feature and an outside, grand entrance stairway,” she says.

The entertainment potential continues inside the home, with an array of highly desirable features, including an in-home movie theater, large gathering spaces that drink in the scenic views and provide immediate

access to the outdoors, and a spacious bonus room with ample space for a billiards table and a large game-watching zone. The custom gourmet kitchen is yet another space that is ideal for both entertaining and family living and boasts an adjacent breakfast nook that inspires the feel of enjoying a meal in the wilderness, thanks to large windows on three sides.

“The gourmet kitchen is fully loaded with top-of-the-line appliances, a large island, custom cabinetry and a butler’s pantry,” she says. “An immense, 360-degree custom-built shower in the master bedroom and exquisite bathroom fixtures also bring the ‘wow’ factor.”

In fact, says Lovins, the entire estate was designed to captivate while providing the owners with every amenity they need in a preferred location that enjoys serenity, seclusion and access. “This home has been finished to perfection, with interior features showcasing contemporary architectural design, dramatic ceiling heights, and meticulous detail and customization at every angle,” she says. “The luxury buyer of this property will not only be buying a home that is as

contemporary as the newer-built homes, but will have the exceptional sense of character and the spacious land that provides privacy, the sense of sanctuary and intimacy that many desire, as well as convenience to shopping, outdoor life, state parks and recreation, and highways for downtown access.”

600 W. Orange Road  
 Delaware, Ohio 43105  
 \$1,800,000  
 5 bedrooms, 5 full and 1 half baths

Represented by:  
 Alma Lovins  
 Sales Associate  
 Coldwell Banker King Thompson  
 New Albany/Gahanna  
 C: (614) 440-2621  
 O: (614) 939-0808  
 Alma.Lovins@kingthompson.com





## INDIAN HILL, OHIO

Magnificent French Country Manor offers unmatched construction using the finest materials. It includes elegant, yet functional details and has an ideal setting. The 1st-floor master suite has an adjoining luxury bath. There is a cook's kitchen, exceptional indoor/outdoor spaces, an oversized 4-car garage, and lots of closet space.

5 bedrooms, 6 full and 2 half baths | \$2,395,000

Represented by: Janet Davis & Michael Hinckley & Associates | Coldwell Banker West Shell | T. 513.708.1515 | [Janet.Davis@CBWS.com](mailto:Janet.Davis@CBWS.com)





### SAULT SAINTE MARIE, MICHIGAN

Reflect your success! Don't you deserve a home that mirrors your achievements? Look no further than this outstanding 9,500-square-foot log home, privately manicured and tucked away on 380 acres! Enjoy unparalleled views of magnificent meadows, hay fields and fenced pastures. Stroll through your wooded wonderland of virgin timber and marketable hardwoods. A well-built horse barn with stables awaits your horses! Ride her through spectacular views of over 1.5 miles of the Charlotte River flowing through your property! This world class residence offers a second-to-none trophy room, rare 36-foot vaulted ceilings, priceless boulders and stone, and a gigantic/romantic fireplace with 2 cascading waterfalls to 'woo' your enjoyment.

5 bedrooms, 3 full and 1 half baths | \$2,250,000

Represented by: Diane Patrick | T. 906.484.5555 | dianepatrick@lighthouse.net | cbgreatlakes.com/diane.patrick | Coldwell Banker Schmidt, Realtors



### BAY HARBOR, MICHIGAN

Whether you seek an exclusive social resort community or the seclusion of a private retreat, Birch Haven embodies a panoramic vista of the "Up North" experience, with more than 3 acres and 620 feet of Lake Michigan shoreline on a single parcel.

\$8,995,434

Represented by: Bill Winslow & Geno D'Angelo | B. 231.838.5263  
G. 231.420.1295 | bill.winslow@cbgreatlakes.com  
Geno@GenoDAngelo.com | Coldwell Banker Schmidt, Realtors



### CHESTERTON, INDIANA

This picturesque setting has golf course and pond views all on a 1.6-acre lot. Designed with extreme quality and architectural details throughout, the main level boasts hardwood floors and a large kitchen with many amenities. Features include a lower-level family area, home theater, bar, wine cellar and guest suite. Located close to Chicago and Lake Michigan.

6 bedrooms, 5 full and 1 half baths | \$1,950,000

Represented by: Dawn Bernhardt | dawn.bernhardt@cbexchange.com  
T. 219.241.0952 | Coldwell Banker Residential Brokerage





### WAYZATA, MINNESOTA

This astonishing lakefront home sits proudly on 3 private acres with 200 feet of pristine shoreline and breathtaking views of Lake Minnetonka. Exquisitely built, this 6-bedroom home has countless features such as a gourmet kitchen and adjoining butler's pantry, apartment suite, indoor lap pool, shooting range and chandelier elevator. It has a premier location on Ferndale Road, with a quick walk to downtown Wayzata.

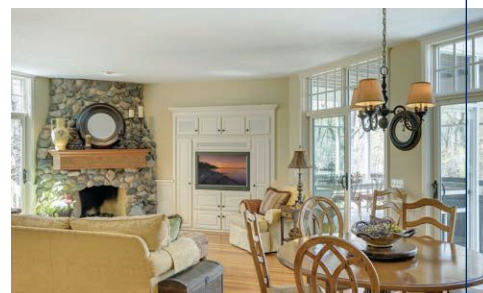
6 bedrooms, 10 baths | \$9,450,000  
 Represented by: Cindy Redmond | Coldwell Banker Burnet | T. 612.850.7015 | cindyredmond.com



### EXCELSIOR, MINNESOTA

This stone cottage charmer has a gorgeous, private setting in a premier location just minutes from downtown Excelsior. Beautifully appointed interior design and high-end, quality materials are used throughout this magnificent, custom home. The master is conveniently located on the main level. The resort-style backyard has a spectacular pool and is surrounded by nature and pond views.

5 bedrooms, 8 baths | \$1,595,000  
 Represented by: Cindy Redmond | Coldwell Banker Burnet | T. 612.850.7015 | cindyredmond.com







### WAYZATA, MINNESOTA

This admired historic Wayzata landmark was originally built with incredible craftsmanship for one of Minnesota's lumber families. It was lovingly restored, while maintaining its English country heritage. Enjoy lake views from each room. A charming guesthouse greets you as you approach this sought-after home.

5 bedrooms, 8 baths | \$6,250,000  
 Represented by: Meredith Howell | Coldwell Banker Burnet  
 T. 952.476.3692 | [www.MeredithHowell.com](http://www.MeredithHowell.com)



### INDEPENDENCE, MINNESOTA

The most magical property. Lovingly built for a renowned Russian art dealer, this exquisite property displays intricate detail and wood carving by a highly skilled wood carver from Moscow. With beautiful gardens, every view is captivating. A barn, guesthouse and an additional 55 acres are available. A once-in-a-lifetime opportunity.

4 bedrooms, 7 baths | \$4,295,000  
 Represented by: Meredith Howell | Coldwell Banker Burnet  
 T. 952.476.3692 | [www.MeredithHowell.com](http://www.MeredithHowell.com)



### WOODLAND, MINNESOTA

Quietly tucked away just across the bay from Wayzata, a short bike ride or walk to village shops and restaurants, is this sought-after cottage-style home with high-end finishes and an open floor plan. Award-winning Minnetonka schools. A straight shot to downtown and the Minneapolis-St. Paul International Airport.

6 bedrooms, 5 baths | \$1,795,000  
 Represented by: Meredith Howell | Coldwell Banker Burnet  
 T. 952.476.3692 | [www.MeredithHowell.com](http://www.MeredithHowell.com)



### MEDINA, MINNESOTA

A private lakeside estate, just 15 minutes from downtown Minneapolis, is geared for fun. Five-star amenities include an indoor pool with an entertainment area beyond fabulous, an outdoor pool, golf hole, tennis court, and an indoor sport court. All this ensures the party will be here!

5 bedrooms, 9 baths | \$5,500,000  
 Represented by: Meredith Howell | Coldwell Banker Burnet  
 T. 952.476.3692 | [www.MeredithHowell.com](http://www.MeredithHowell.com)



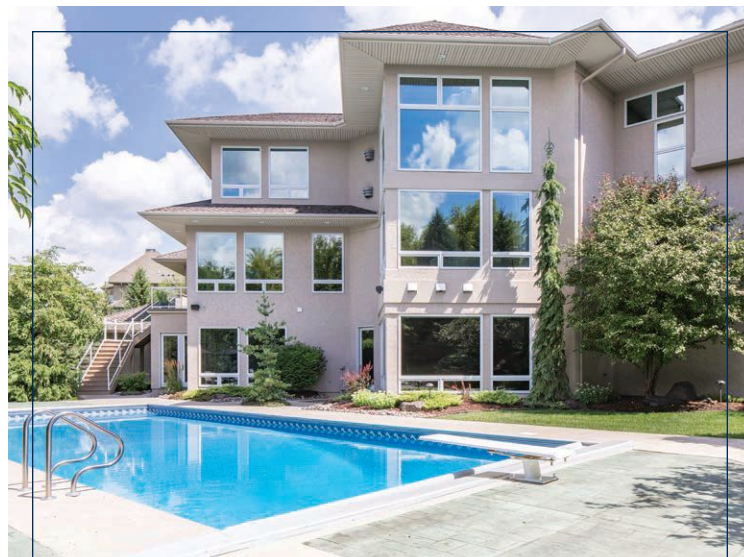


### EDINA, MINNESOTA

This magnificent, 2-story walkout home is located on a private cul-de-sac lot. The spacious layout features 5 fireplaces, a home theater, kitchen with wet bar, an in-law suite with private access, a 4-season porch and a 5-car garage. The expansive deck includes a wood fire oven and a gazebo overlooking the gorgeous backyard.

5 bedrooms, 6 baths | \$1,175,000

Represented by: Daniel & Julie Desrochers | Desrochers Realty Group  
Coldwell Banker Burnet | T. 612.554.4773 | DRealtyG.com



### CREDIT RIVER TOWNSHIP, MINNESOTA

Amazing custom build on Legends Golf Course offers over 9,500 square feet. It features floor-to-ceiling windows, 4 fireplaces, a wet bar, theater, spa room and an indoor sport court. There is a stamped-concrete terrace as well as a 47-foot heated pool and a 4-plus-car heated garage, all on nearly 2 acres.

4 bedrooms, 7 baths | \$1,648,500

Represented by: Daniel & Julie Desrochers | Desrochers Realty Group  
Coldwell Banker Burnet | T. 612.554.4773 | DRealtyG.com



### CREDIT RIVER TOWNSHIP, MINNESOTA

Unbelievable, 10-acre gated estate with a 9,000-plus-square-foot main house, a guesthouse and more. Features include a gourmet kitchen, theater, business center, 2 wet bars, as well as workout and spa rooms. A heated and cooled 11-car garage, pool and professional tennis court complete the offering.

5 bedrooms, 8 baths | \$1,899,900

Represented by: Daniel & Julie Desrochers | Desrochers Realty Group  
Coldwell Banker Burnet | T. 612.554.4773 | DRealtyG.com



### CREDIT RIVER TOWNSHIP, MINNESOTA

Picturesque 8,700-plus-square-foot home on 2 acres has 400 feet of frontage on Legends Golf Course. The home includes a gourmet kitchen, hardwood floors and a gorgeous master suite with a private deck. This stunning residence also offers a theater, sauna, wet bar, wine cellar, indoor sport court and nanny quarters.

4 bedrooms, 5 baths | \$1,495,000

Represented by: Daniel & Julie Desrochers | Desrochers Realty Group  
Coldwell Banker Burnet | T. 612.554.4773 | DRealtyG.com





## GRAFTON, WISCONSIN

Serenity awaits you at Sandhill Farm. Situated on 75 acres, this ranch house has 3 bedrooms, 2 baths, and 1 mile of Milwaukee River frontage with walking and ATV trails. Kayak or canoe to your heart's content. Swim in the pond, or hike, bike or ride your horses through the fields and forests. There is a 2nd house that is a 2-bedroom, 1-bath farmhouse. The indoor riding ring is 60-by-120, with over 10 horse stalls. This property has a lot to offer.

3 bedrooms, 2 full and 1 half baths | \$2,490,000

Represented by: Ellen Daroga | Coldwell Banker Residential Brokerage | T. 414.248.9355 | [Ellen.Daroga@CBExchange.com](mailto:Ellen.Daroga@CBExchange.com)





## CHICAGO, ILLINOIS

An award-winning home and one of a few to survive the Chicago Fire! Now sitting on a prime Lincoln Park double-wide, corner lot, this masterpiece offers a huge side yard and modern-day features like its 3-story entry foyer, open floor plan, generous bedrooms, 4 outdoor spaces and high-end finishes.

6 bedrooms, 4 full and 1 half baths | \$2,850,000

Represented by: Julie Busby | Coldwell Banker Residential Brokerage | T. 312.890.4818 | Julie@JulieBusby.com





## WILMETTE, ILLINOIS

Enchanting and serene renovated Colonial—a rare offering! Enjoy Lake Michigan and park views in a terrific east location, close to Gillson Park and the Michigan Shores Club. It offers ambiance and a versatile floor plan for today's living. Meticulously cared for and surprisingly spacious, it is a not-to-be-missed retreat! Many rooms have lake views and built-in stereo speakers. There is a peaceful and private library, gourmet high-end kitchen with an island, breakfast room opening to a spacious family room, plenty of bedrooms for family and guests, plus easy access to the patio and the lovely yard.

6 bedrooms, 5 full and 1 half baths | \$1,895,000

Represented by: Linda Martin | Coldwell Banker Residential Brokerage | T. 847.275.7253 | Linda.Martin@CBExchange.com





## WELDON SPRING, MISSOURI

With unparalleled design and amenities, this home will exceed your expectations. The 12-foot ceiling heights with soaring windows take advantage of the incredible views. Relax in the master retreat with deck access, a deluxe bath and custom closet. The lower level features a study, 2 rec rooms, an exercise room and 2 full baths. Enjoy the outdoors with decks, an infinity pool, 2 waterfalls and a putting green. This exceptional residence can be offered fully furnished.

3 bedrooms, 5 full and 3 half baths | \$1,360,000

Represented by: Karen Hufton | Coldwell Banker Gundaker | T. 314.973.1733 | Karen.Hufton@CBGundaker.com





## LADUE, MISSOURI

A seamless expansion of the original home, this exquisite estate is located on 3.56 acres in one of St. Louis' most prestigious neighborhoods. With 10,000-plus square feet of finished space plus a guesthouse and pool, the home offers a kitchen wing with 2 center islands, hearth room, 2 wet bars, media room, billiards room, exercise room, geothermal HVAC and more. The outdoor area features significant landscaping and a very private setting.

5 bedrooms, 6 full and 2 half baths | \$5,625,000

Represented by: John Ryan | Coldwell Banker Gundaker | C. 314.941.0572 | O. 314.993.8000 | johnryan@coldwellbanker.com | theyantradition.com





## SAINT ALBANS, MISSOURI

This European-style home is situated on the bluffs of the Missouri River, featuring a dramatic 2-story foyer and handcrafted cherry staircase. Other features include slate floors, a floor-to-ceiling fireplace, gathering bar and a wall of windows. A private study, media room and spacious bedroom suite complete the main-floor living quarters. Tucked away on 10 scenic acres, this home also offers a patio, gazebo, infinity pool and 2 decks.

5 bedrooms, 5 full and 2 half baths | \$2,292,000

Represented by: Mary Beth Benes | Coldwell Banker Gundaker | T. 314.707.7761 | MaryBeth.Benes@CBGundaker.com





### PARKER, COLORADO

Private gates invite you in to this remarkable approximately 56-acre property with a nearly 8,000-square-foot main home created by using only the finest materials and skilled artisans from across the globe. Enjoy unparalleled views of the Rocky Mountains and a separate guesthouse, indoor riding arena, equipment storage building, utility building and 5 pastures. The finest in Colorado living.

3 bedrooms, 4 full and 2 partial baths | \$2,850,000

Represented by: Debi Haning | Coldwell Banker Residential Brokerage | T. 303.960.8252 | debihaning@gmail.com



### CASTLE PINES VILLAGE, COLORADO

Created for entertaining by skilled craftsmen from around the world, this home spares no expense. From the real, full bed stone masonry from 4 different states and hand-carved limestone to the hand-scraped walnut flooring and real gas lamps, every inch of this masterpiece was designed with only the finest materials. Majestic mountain views and on the 4th fairway of the Country Club at Castle Pines.

4 bedrooms, 7 baths | \$4,550,000

Represented by: Louie & Melanie Lee | T. 303.549.6925 | louie.lee@live.com

Coldwell Banker Residential Brokerage



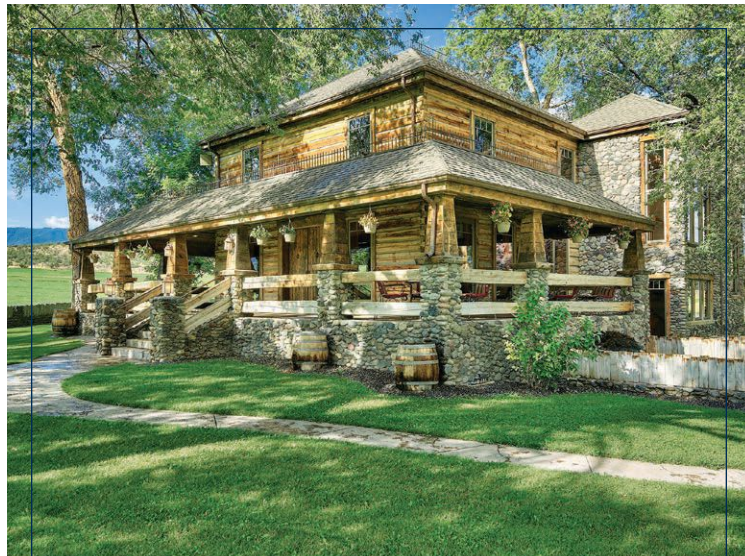




### COLLBRAN, COLORADO

Beautiful Colorado ranch with old world charm on 151 acres. Keep it as a working ranch or make it a secluded retreat with your own private .5-mile airstrip, stocked fish pond and gorgeous mountain views. The property has a main residence and outbuildings include a bunkhouse, 2-car garage, workshop, a log and stone barn and original homestead cabin.

2 bedrooms, 1 bath | \$2,000,000  
 Represented by: Nathalie Ames | C. 970.314.3920  
[liveandplayincolorado.com](http://liveandplayincolorado.com) | Coldwell Banker Distinctive Properties



### MESA, COLORADO

This classic, luxury 35-plus-acre Colorado ranch captures views of the surrounding mountains, ski slopes and abundant wildlife. Highlights include a custom 3,008-square-foot, 3-bedroom, 2.5-bath log and stone home, 2 guest cabins, a bunkhouse, water rights, fenced pastures, hay fields, a stone stable, barn and a workshop.

3 bedrooms, 2 full and 1 half baths | \$1,795,000  
 Represented by: Nathalie Ames | C. 970.314.3920  
[liveandplayincolorado.com](http://liveandplayincolorado.com) | Coldwell Banker Distinctive Properties



### GLADE PARK, COLORADO

This Arts and Crafts residence boasts an open floor plan, luxury craftsmanship, vaulted ceilings and a well-equipped gourmet kitchen. The 3,237-square-foot home is on 35 private acres to enjoy expansive views of the Colorado National Monument and the Grand Mesa.

3 bedrooms, 2 full and 1 half baths | \$1,200,000  
 Represented by: Nathalie Ames & Eileen Turner | N. 970.314.3920  
 E. 970.260.7012 | [liveandplayincolorado.com](http://liveandplayincolorado.com)  
 Coldwell Banker Distinctive Properties



### MESA, COLORADO

Located in the picturesque Plateau Valley, this luxury home capture views of the surrounding mountains, Grand Mesa and ski resort. Highlights include a custom 5,879-square-foot classic wood and stone residence, 3-car garage, 21.97 acres, water rights, a creek with an entertaining pavilion, a barn with stalls and more. Borders 95 acres of BLM land.

4 bedrooms, 3 full and 1 half baths | \$1,250,000  
 Represented by: Nathalie Ames | C. 970.314.3920  
[liveandplayincolorado.com](http://liveandplayincolorado.com) | Coldwell Banker Distinctive Properties





### GRAND JUNCTION, COLORADO

With over 9,200 square feet on 4.14 acres, this Redlands estate has everything you need to enjoy a high desert climate. Includes a gorgeous outdoor entertainment pavilion with a pool, kitchen, and fire pit, as well as stunning views in all directions. The home boasts a home theater, game room, custom bar, and an amazing patio.

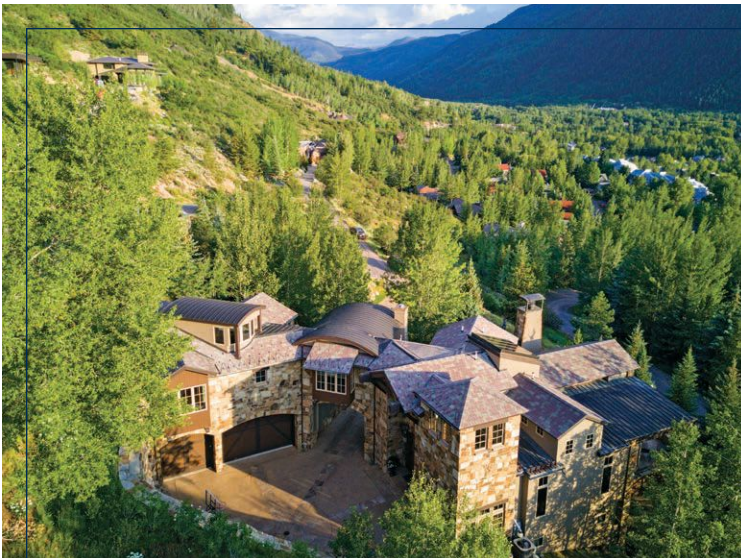
6 bedrooms, 6 full and 3 half baths | \$2,100,000  
 Represented by: Christi Reece | T. 970.589.7700  
 christi@christireece.com | christireece.com | Coldwell Banker Distinctive



### GRAND JUNCTION, COLORADO

This exquisite rustic and elegant Tuscan-style home on 7 acres with old world charm is perched on its own hill above the Redlands, just below the grandeur of the Colorado National Monument. With sweeping views of the valley and professionally designed interiors, the craftsmanship is evident in every room and exterior living space. Includes 2 parcels.

5 bedrooms, 3 full and 1 half baths | \$1,575,000  
 Represented by: Christi Reece | T. 970.589.7700  
 christi@christireece.com | christireece.com | Coldwell Banker Distinctive



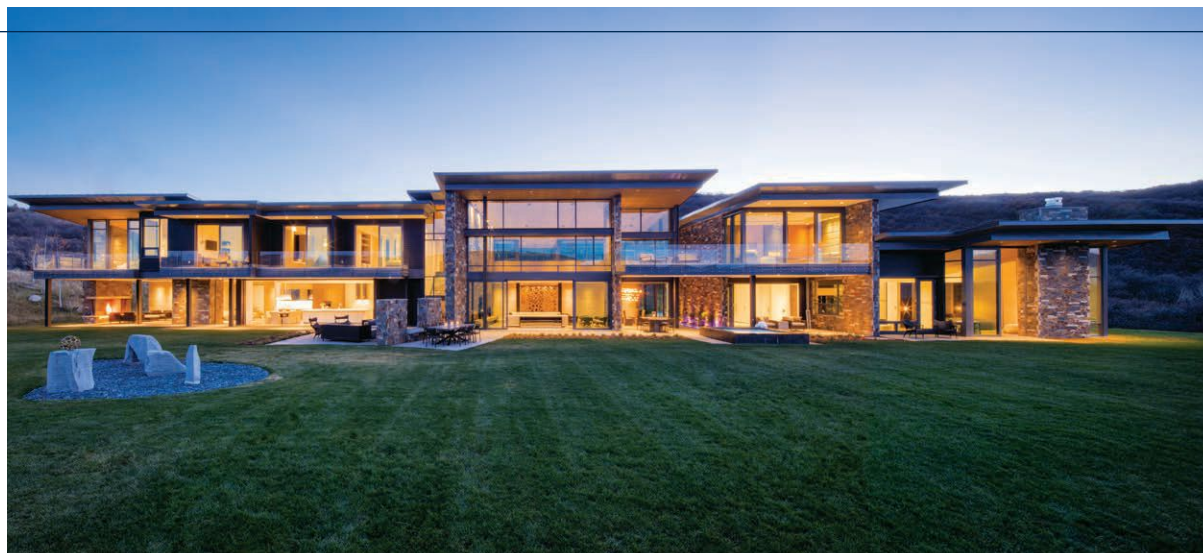
### ASPEN, COLORADO

This 5-bedroom European-inspired contemporary home, nestled in the Hunter Creek hillside, features a thoughtful floor plan that offers spacious openness in gathering areas coupled with well-designed private areas for sleeping, living, library and office spaces. Exposed timber, native stone accents, hand-distressed wood floors and varied peaked rooflines mirror the alpine setting of this exclusive estate, creating a harmony from within and without that make this a standout one-of-a-kind haven to call home and only a short, easy walk to town.

5 bedrooms, 7 baths | \$11,850,000  
 Represented by: Emma K Casson | T. 970.948.4155 | emma@masonmorse.com | Coldwell Banker Mason Morse







### ASPEN, COLORADO

Elysium, Aspen's newest architectural masterpiece, invites you to experience a truly unparalleled lifestyle amid its contemporary architectural spaces that strike an iconic and bold figure on 36 private acres. An abundant interplay between interior spaces and vast vistas of the surrounding mountains and the Continental Divide is further enhanced by entire walls of glass that vanish into pockets, removing the boundaries between the living spaces and nature. The vision of Seth Hmielowski, principal and lead architect with Z Group Architects, has been realized with uncompromising attention to detail and quality.

6 bedrooms, 9 baths | \$19,950,000

Represented by: Carrie Wells | T. 970.948.6750 | [carriewells.com](http://carriewells.com) | [carrie@carriewells.com](mailto:carrie@carriewells.com) | Coldwell Banker Mason Morse



### ASPEN, COLORADO

Re-envisioned by David Easton and remodeled in 2003, this classically modern residence has been stunningly recast as a work of art. Set directly above a flowing stream, the home basks in its Southern exposure and awe-inspiring views of Aspen Mountain, Highlands, Buttermilk, Pyramid Peak and Mt. Sopris from multiple private terraces.

6 bedrooms, 7 baths | \$13,900,000

Represented by: Carrie Wells | T. 970.948.6750 | [carriewells.com](http://carriewells.com) | [carrie@carriewells.com](mailto:carrie@carriewells.com) | Coldwell Banker Mason Morse



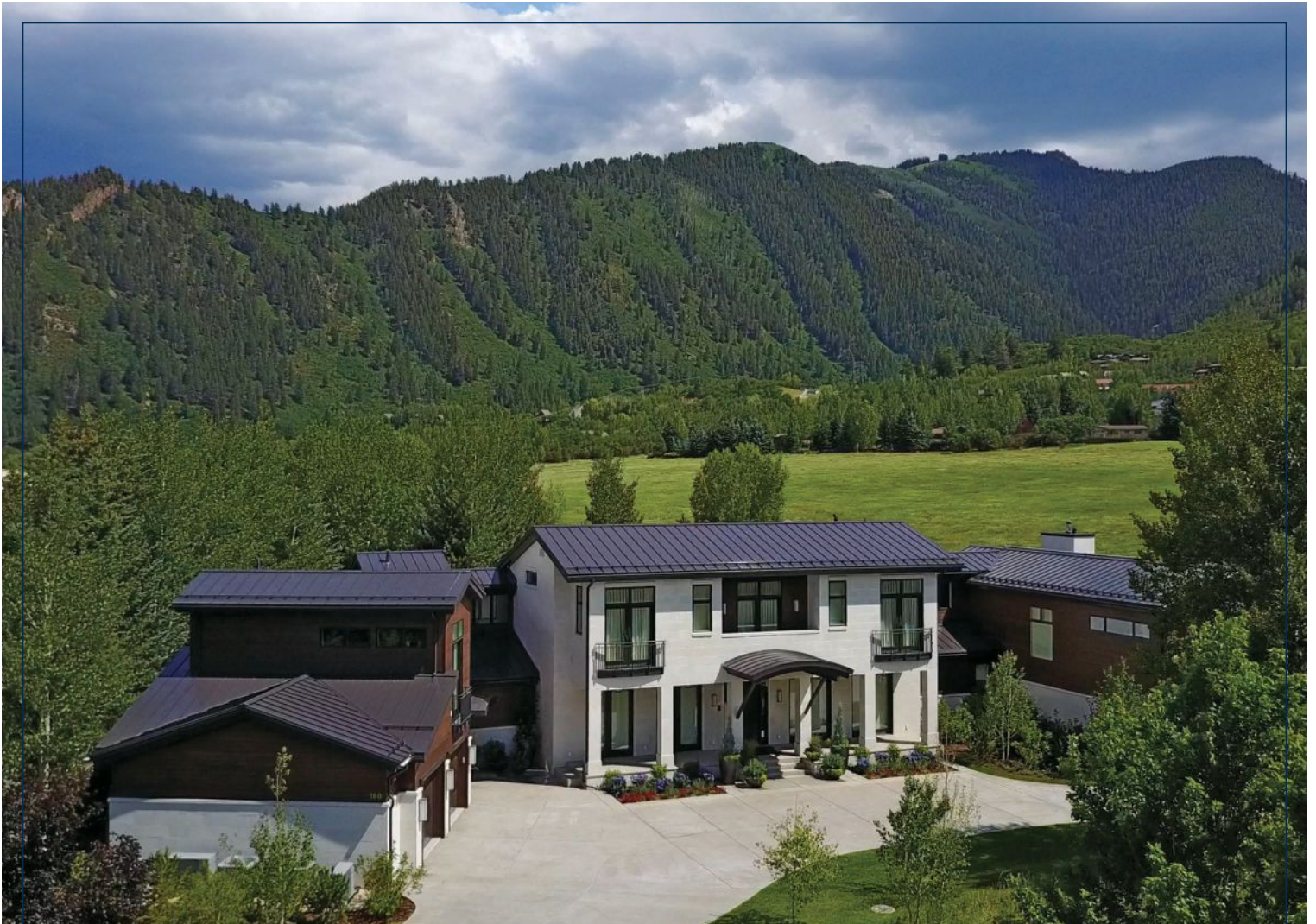
### ASPEN, COLORADO

Stunning contemporary design paired with expansive views make this residence a standout on Red Mountain. Very tasteful design with a great floor plan – the living, dining, kitchen, family room and master suite are all on the main level opening to the outdoor living room terrace with a fire pit and terrace off the dining room.

5 bedrooms, 8 baths | \$23,500,000

Represented by: Carrie Wells | T. 970.948.6750 | [carriewells.com](http://carriewells.com) | [carrie@carriewells.com](mailto:carrie@carriewells.com) | Coldwell Banker Mason Morse





## ASPEN, COLORADO

This newly re-built legacy estate sits on 1.19 acres and offers over 9,200 square feet of luxury living space. The David Easton-inspired decor highlights the dramatic vistas of Aspen Mountain, Aspen Highlands, Red Mountain and Tiehack. The gourmet chef's kitchen opens to a stunning great room and multiple entertaining spaces. It offers walkout patios featuring a hot tub and fire pit overlooking open space pond, tennis courts and a Nordic ski trail. No detail overlooked.

5 bedrooms, 8 baths | \$14,900,000

Represented by: Brian Hazen & Susan Plummer | B. 970.379.1270 | S. 970.948.6786 | Coldwell Banker Mason Morse





## SANDY, UTAH

This property is a one-of-a-kind estate with breathtaking mountain views, situated at the base of Little Cottonwood Canyon. This estate is located in the 24-hour guarded, gated Pepperwood Community, within minutes of several hiking/biking trails and world-class Snowbird/Alta Ski Resorts. There are extensive details, finishes and upgrades throughout, including a home theater system and putting green. This home provides main-floor living with its master suite.

7 bedrooms, 6 full and 4 partial baths | \$3,657,000

Represented by: Shelly Tripp | Coldwell Banker Residential Brokerage | T. 801.573.6400 | shelly.tripp@utahhomes.com





### PARK CITY, UTAH

This luxury home is nestled in the heart of Park City, in the woods of Parley's Lane, a 24-hour gated mountain community surrounded by 190+ acres of preserved open space, featuring waterfalls and streams. On 1+ acres surrounded by beautiful mountain views, walk into open vaulted rooms, with windows that bring the outdoors in. Enjoy main-floor living with an office, family room and more.

4 bedrooms, 4 full and 2 partial baths | \$2,699,900  
 Represented by: Shelly Tripp | Coldwell Banker Residential Brokerage  
 T. 801.573.6400 | shelly.tripp@utahhomes.com



### SANDY, UTAH

This Salt Lake City Parade of Homes winner on a .60±-acre lot, includes breathtaking mountain and valley views. The 2-story vaulted great room includes a gourmet/chef's kitchen with granite countertops and stainless-steel appliances. It also offers 2 master suites, a daylight/walkout lower level, 6 additional bedrooms (painted by an artist with Disney themes), and a pool and sports court.

8 bedrooms, 5 full and 2 partial baths | \$2,500,000  
 Represented by: Shelly Tripp | Coldwell Banker Residential Brokerage  
 T. 801.573.6400 | shelly.tripp@utahhomes.com







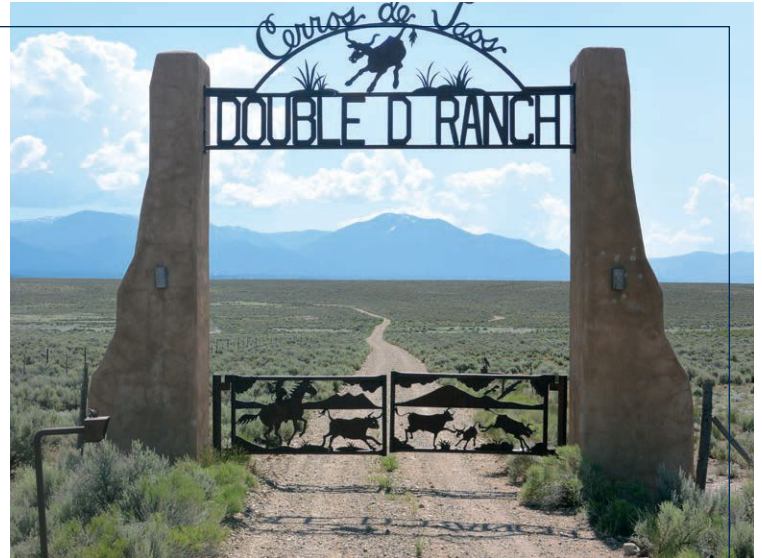
## SANDY, UTAH

Breathtaking mountain views from the base of Little Cottonwood Canyon. This home is within the exclusive 24-hour gated Pepperwood Community. It is minutes from hiking and biking trails and world-class Snowbird/Alta ski resorts. Vaulted ceilings, oversized rooms and windows bring the outside in. Constructed with entertaining in mind, the backyard has a saltwater pool, hot tub, fire pit, sports court, gas grill and tiki lights.

10 bedrooms, 5 full and 7 partial baths | \$2,987,000

Represented by: Shelly Tripp | Coldwell Banker Residential Brokerage | T. 801.573.6400 | shelly.tripp@utahhomes.com





### TAOS, NEW MEXICO

Wide open spaces surround this 1,835-acre ranch with unlimited mountain vistas, and yet it's only 20 minutes from the town of Taos and about 30 minutes to superb skiing at Taos Ski Valley. The custom-built, spacious main house is perched perfectly on a hill and boasts a gourmet kitchen and large entertainment great room, all with the best southwestern touches. Also find 3 separate guest/staff houses and a state-of-the-art barn. Includes elk and antelope hunting permits and borders the Rio Grande National Monument lands!

4 bedrooms, 4 baths | \$2,950,000

Represented by: Judy Buck | T. 575.758.8673 | judy@cblotataos.com | cblotataos.com | Coldwell Banker Lota Realty, Inc.



### POWELL BUTTE, OREGON

Majestic View at Brasada Ranch was built in 2016 with 3,656 square feet on 1.4 acres! Come home to sweeping mountain views, a built-in office, 3-car garage and vaulted beamed ceilings. World-class amenities await! Named "Best Resort in the Pacific Northwest" 3 years in a row by Conde Nast Traveler.

4 bedrooms, 4 full and 1 half baths | \$1,099,900

Represented by: David D. Gilmore | Coldwell Banker Morris Real Estate  
T. 541.371.2309 | bendhomesgallery.com | david@bendproperty.com



### WOODINVILLE, WASHINGTON

Exceptional private, gated estate on 11.3 acres. This masterfully designed 8,690-square-foot custom home is on a park-like setting with exquisite landscaping. There are 6 bedrooms, an office, gym/game room, bonus/media room and a 4-car garage. Find a guesthouse and studio on the grounds as well.

6 bedrooms, 6 baths | \$2,700,000

Represented by: Cindy Peschel-Hull and Richard Hull | T. 206.930.3526  
ThePeschel-HullTeam@cbbain.com | Coldwell Banker Bain

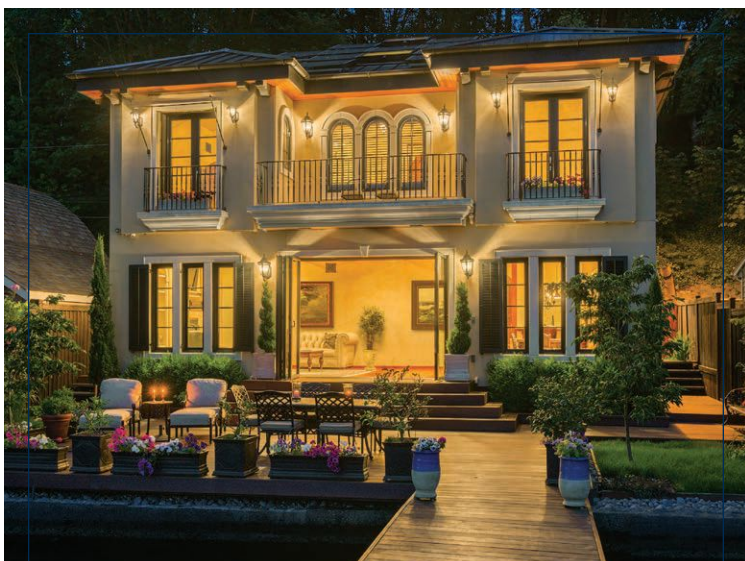




### BELLEVUE, WASHINGTON

Timeless traditional built with modern luxury ideally located in Newport Shores. This exquisite custom home was built in 2008 with state-of-the-art quality and gorgeous finishes throughout. Enjoy the spectacular great room living and the perfect blend of grand elegance and classic conveniences.

4 bedrooms, 4 full and 2 half baths | \$2,988,000  
 Represented by: Jen Harper & Kara Wiper | T. 206.999.9251 | jen@infusedrealestate.com  
 kara@infusedrealestate.com | jens19columbia.com | Coldwell Banker Bain



### BELLEVUE, WASHINGTON

Mediterranean villa on the shores of Lake Washington. This stunning 2014 custom built home is the perfect blend of unparalleled elegance and high-quality construction. Idyllic lifestyle living on the lake in the most pristine, sunny and serene setting.

3 bedrooms, 2 full and 1 half baths | Sold  
 Represented by: Jen Harper & Kara Wiper | T. 206.999.9251  
 jen@infusedrealestate.com | kara@infusedrealestate.com  
 jens5851.com | Coldwell Banker Bain



### BELLEVUE, WASHINGTON

A gorgeous estate property situated in the coveted Bridle Trials area. This beautiful, traditional-style home exudes quality, grace and style. Incredible opportunity to live with extraordinary entertaining spaces coupled with recreational features, including an expansive indoor pool and exercise room.

5 bedrooms, 6 full and 1 half baths | \$2,450,000  
 Represented by: Jen Harper | T. 206.999.9251 | jens4210.com  
 jen@infusedrealestate.com | Coldwell Banker Bain



# The High Road

BY ALYSON PITARRE

A MODERN MOUNTAIN RETREAT OFFERS AN UNFORGETTABLE ENTRÉE TO LAKE TAHOE'S NORTHSTAR.

There are two kinds of homes in Lake Tahoe, according to Mike Beallo: the view home and the home with ski-in, ski-out access. It is a rare mountain residence that ties both together. Yet that is exactly what he has achieved with his latest creation in Mountainside — an exclusive enclave of 25 properties with privileged access to the Ritz-Carlton and its luxurious amenities. The property's location off Timberline Trail leads directly to Northstar California Resort and places you in the path of a breath-stealing view reaching through the pines and across the Sierra Nevada mountains to Castle Peak.

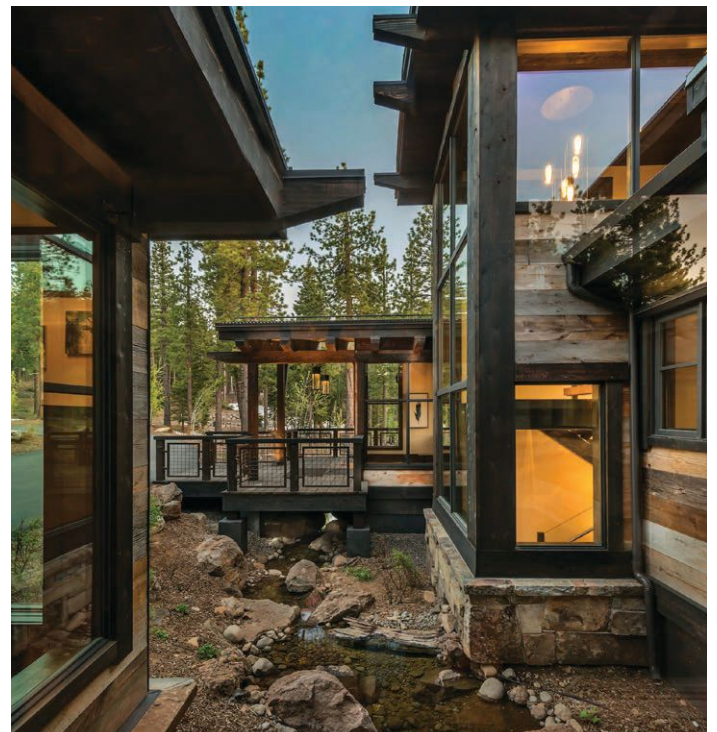
"You can find lots of properties in Tahoe with a view, but no access," explains Beallo, a longtime Lake Tahoe resident, who has listed the property with Christy Curtis of Coldwell Banker Residential Brokerage in Tahoe-Truckee. "Access to the mountain is what made me enthusiastic

about this property. It's the best ski-in, ski-out access I've experienced in the world."

Beallo purchased the Mountainside lot in 2013 and quickly began creating his vision with Scott Gillespie, principal of Truckee-based Sandbox Studio. He formed an instant rapport with Gillespie, a former freestyle skier, who shared his affection for snow country and understood the nuances of alpine construction. Their visions aligned without so much as a word: Gillespie framed the architecture around the view, siting the house both to control solar exposure and focus the views to the north so they were front-facing.

"The house is designed so that every room gets a view — even the bathrooms," says Gillespie.

The view and natural surroundings drove most design decisions. For example, you are introduced to the 6,299-square-foot home with a dare: cross a bridge over a stream and prepare to be awed. From



PHOTOS ©/MANCE FOX







the beginning, you come to face-to-face with a jaw-dropping panorama as the foyer leads you into the great room with 20-foot ceilings, floor-to-ceiling glass, clerestory windows and sliding-glass door walls spilling out to the large entertaining deck.

Gillespie positioned the windows “to take advantage of the sunlight as it changes throughout the day,” and strategically placed multiple decks off different rooms of the house to provide a clear “indoor/outdoor connection,” he says.

A three-story staircase punctuated by large picture windows overlooks a stream that flows from the front of the home, underneath the entry bridge, and dives down under the master suite to the rear of the house near the deck in a dramatic finale. The stream also has a functional aspect, says Beallo — so “when it snows a lot, you have room for the snow to pass underneath the house.”

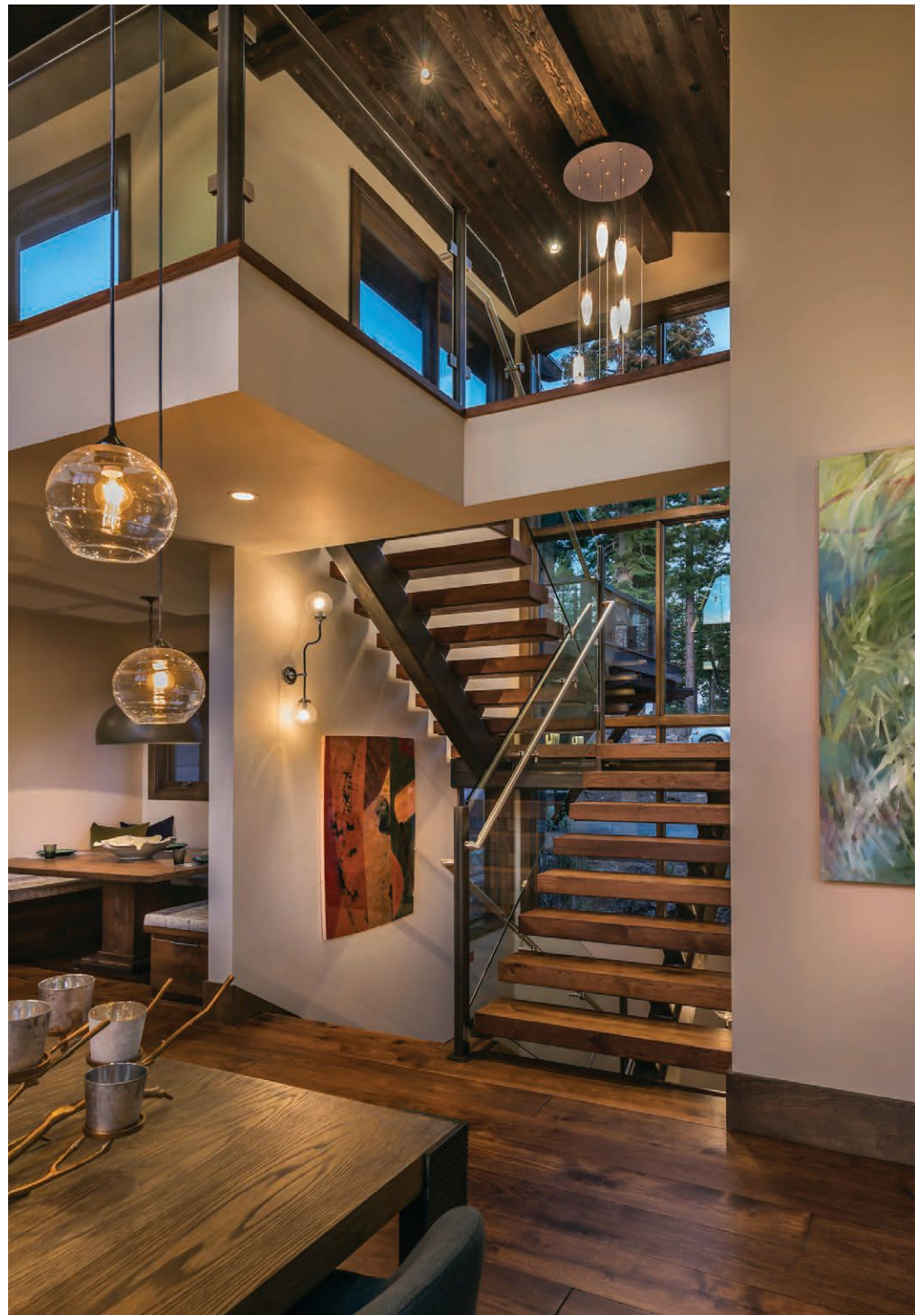
While Beallo gave Gillespie design freedom, he was also a highly engaged client who came with a few must-haves: contemporary architecture and an open floor plan, with the main living areas positioned on one level.

“The traditional Tahoe home has many steps, since most homes are sited on hillsides and require the creation of multiple stories to get square footage,” says Beallo. “So, often, you won’t have the main public spaces on the same floor. But that’s not what buyers are looking for — they want one large open space where family and friends can be together.”

In that regard, Gillespie delivered. His interpretation of a contemporary mountain chalet resulted in a rich palette of reclaimed barn wood, exposed steel and locally sourced stone, with a refreshingly open concept designed to promote socializing. The great room, flanked by a massive fireplace lined in native Sierra stone quarried from Donner Summit, includes a voluminous living area, kitchen and dining area that flow together. A large media room, wine room, master suite and guest master suite are also located on this level, providing an additional sense of connection. Upstairs, there is a kids’ bunk room and two other guest suites. Downstairs, Gillespie and Beallo drew on their experience as slopeside dwellers to create an ingenious ski cave for storing gear and lounging.

“You can grab your gear in the morning and head outside to the trail right from the back porch,” says Gillespie. “When you’re ready to take a break, you can easily come back to this space, pop off your gear, grab a beer from the fridge, turn on the game and warm yourself by the fireplace. We thought a lot about how people like to use their homes up here, and we made sure to incorporate the expected ski town amenities.”

Curtis sums up the home’s allure best: “If you’re passionate about the mountain lifestyle, or skiing and snowboarding, then you’re going to love this location.”



PHOTOS © JAMIE FOX

Monte Stella  
 19145 Glades Place  
 Truckee, CA 96161  
 \$5,400,000  
 5 bedrooms, 6 full and 1 half baths

Represented by:  
 Christy Curtis, Team Tahoe  
 Coldwell Banker Residential Brokerage  
 O: 530.913.1668  
 Christy@LiveTahoeNow.com







## WOODSIDE, CALIFORNIA

Built just 4 years ago, this Woodside estate was designed with the utmost attention to detail. The quintessential Woodside grounds of approximately 3.5 acres are equally impressive and designed for hosting gatherings indoor and out. The timeless and elegant main residence is arranged with vast public rooms, a main-level master suite and adjacent guest quarters, plus private upstairs space for guests or family members.

5 bedrooms, 5 full and 2 half baths | Price upon request

Represented by: Erika Demma | CalBRE #01230766 | Coldwell Banker Residential Brokerage | T. 650.740.2970 | edemma@cbnocal.com | ErikaDemma.com





## SAUSALITO, CALIFORNIA

Stunning, secluded, luxury home and guesthouse set nearly 1,000 feet up in a wind-protected microclimate. Every room in this approximately 4,610-square-foot modern masterpiece focuses on one breathtaking, scenic vista that spans the hillsides and mountaintops of 8 Bay Area counties, the ever-changing and glistening Bay, and the nightly light show on the San Francisco Bay Bridge. [61WolfbackRidge.com](http://61WolfbackRidge.com)

5 bedrooms, 4 full and 1 partial baths | Price upon request  
 Represented by: Mark Rushford | Coldwell Banker Residential Brokerage | T. 415.290.2408  
[mrushford@cbrnorcal.com](mailto:mrushford@cbrnorcal.com) | [MarkRushford.com](http://MarkRushford.com) | CalBRE #01400112





## PEBBLE BEACH, CALIFORNIA

Enjoy your very own golf retreat located on the 4th fairway of the Cypress Point Club in the prestigious estates area of Pebble Beach. This entertainer's estate features a media room, wine cellar, billiards room, formal dining room and oversized patio with a spa. There are views of the Pacific Ocean from the grand master suite, as well as Cypress Point Club golf course views from the back of the house.

5 bedrooms, 6 full and 2 partial baths | \$6,200,000

Represented by: Kim DiBenedetto | Coldwell Banker Residential Brokerage | T. 831.601.9559 | [Kim.DiBenedetto@cbnocal.com](mailto:Kim.DiBenedetto@cbnocal.com) | CalBRE #01278679





## MEADOW VISTA, CALIFORNIA

This masterfully designed Italian Villa with breathtaking views is on a premier lot that allows for seclusion and views of mountains, sunsets and city lights. Built with unmatched quality, with main-floor living, there is an elevator to all floors, amazing ultimate kitchen with Savage cabinetry, baker's station, master wing and wine cellar. Designed with entertaining in mind there is a wet bar, infinity-edge pool, spa, outdoor kitchen, wood-fired pizza oven and patios.

5 bedrooms, 5 full and 1 partial baths | \$1,940,000

Represented by: Laurie Whitton & Shannon Allio | Coldwell Banker Residential Brokerage | L. 530.401.5127 | S. 530.368.2976

laurie.whitton@cbtnorcal.com | shannon.allio@cbtnorcal.com | WinchesterViewEstate.com | CalBRE #01811228 | CalBRE # 01935546





## LINCOLN, CALIFORNIA

Luxury, modern living and rural, sustainable living meet at this estate. Nestled in the quiet foothills on approximately 20 acres, this gentleman's farm sits behind a gated entrance with a 2-acre vineyard, raised garden beds, an orchard, and a 2,500-square-foot shop. The architectural details expand beyond the main home with ornamental trees strategically placed to accentuate the natural beauty that surrounds this custom French-style country estate with a modern edge. [www.LuxuryCountryEstate.com](http://www.LuxuryCountryEstate.com)

3 bedrooms, 3 full and 1 partial baths | \$1,449,000

Represented by: Laurie Whitton | Coldwell Banker Residential Brokerage | T. 530.401.5127 | [laurie.whitton@cbnorcal.com](mailto:laurie.whitton@cbnorcal.com) | CalBRE #01811228





### MILL VALLEY, CALIFORNIA

On the Southern ridge of Mt. Tamalpais sits an architecturally distinctive estate situated on over 7 majestic acres with intimate views of the surrounding mountain peaks. The contemporary design expresses style and serenity with a dramatic open floor plan that seamlessly flows into an oversized terrace, garden and indoor/outdoor pool. [www.UniqueMillValleyHome.com](http://www.UniqueMillValleyHome.com)

3 bedrooms, 3 full baths | \$5,495,000  
 Represented by: Joshua Deitch & Ralph Gimpel | J. 415.572.5433 | R. 415.516.3308  
 CalBRE #01902477 | CalBRE #01025435 | Coldwell Banker Residential Brokerage



### GLEN ELLEN, CALIFORNIA

If you've searched for land that is ready to build on, with fantastic views and top-quality infrastructure, then you'll know how rare this opportunity is. The owner has gone to great lengths to create a truly special property. [www.TrinityViewProperty.com](http://www.TrinityViewProperty.com)

\$1,998,000  
 Represented by: Ron Larson | Coldwell Banker Residential Brokerage  
 T. 707.292.7277 | [ron.larson@cbnorcal.com](mailto:ron.larson@cbnorcal.com) | CalBRE #01294928



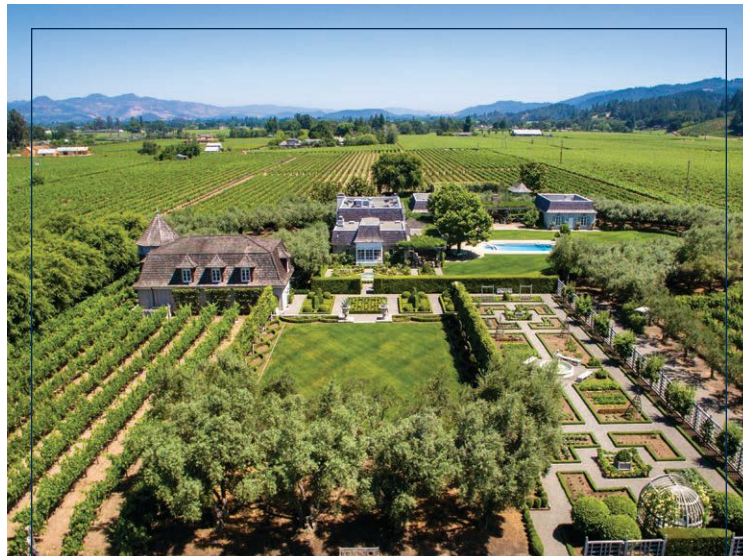


### NAPA VALLEY, CALIFORNIA

Distinguished French country estate on 54± acres offers luxury, relaxation and refined Napa Valley living. Prime Oakville location with sweeping east-facing valley floor and mountain views. Find a magnificent main residence, guesthouse and caretaker's house plus 5-car indoor parking, and a 1.5±-acre Cab Sauv vineyard.

5 bedrooms, 9 baths | \$18,000,000

Represented by: Cyd Greer | NotreJardinNapaValley.com  
T. 707.322.6825 | Coldwell Banker Brokers of the Valley



### NAPA VALLEY, CALIFORNIA

Historic vineyard estate created from an 1886 winery, enjoys outstanding vineyard and mountain views and a stately stone residence with a luminous master suite and elegant public rooms. Enjoy expansive patios, sweeping lawns, an azure pool, tennis court, splendid formal gardens, 7.2±-acre Merlot vineyard and olive grove.

6 bedrooms, 9 baths | \$15,000,000

Represented by: Cyd Greer | HistoricNapaValleyEstate.com  
T. 707.322.6825 | Coldwell Banker Brokers of the Valley



### NAPA VALLEY, CALIFORNIA

Fabulous wine country compound with 3 homes and 2 lots! This beautiful custom estate home, guesthome and charming vintage farmhouse enjoy stunning views to Mt. St. Helena across sweeping neighboring vineyards. The larger main home features 4 bedroom suites, a chef's kitchen, family room, expansive covered patio and outdoor kitchen.

7 bedrooms, 7 baths | \$7,995,000

Represented by: Cyd Greer | EstateNapaValley.com  
T. 707.322.6825 | Coldwell Banker Brokers of the Valley



### NAPA VALLEY, CALIFORNIA

Classic Napa Valley estate, located on the exclusive west end of Zinfandel Lane, is blanketed by surrounding vineyards and the absolute privacy of its own lush park-like setting. The 3.6±-acre parcel enjoys a premium Cab and Merlot vineyard, a Meadowood Resort-style main residence, fabulous guesthouse, bocce court, pool and a professional telescope observatory.

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

Represented by: Cyd Greer | HeavenlyNapaValley.com  
T. 707.322.6825 | Coldwell Banker Brokers of the Valley



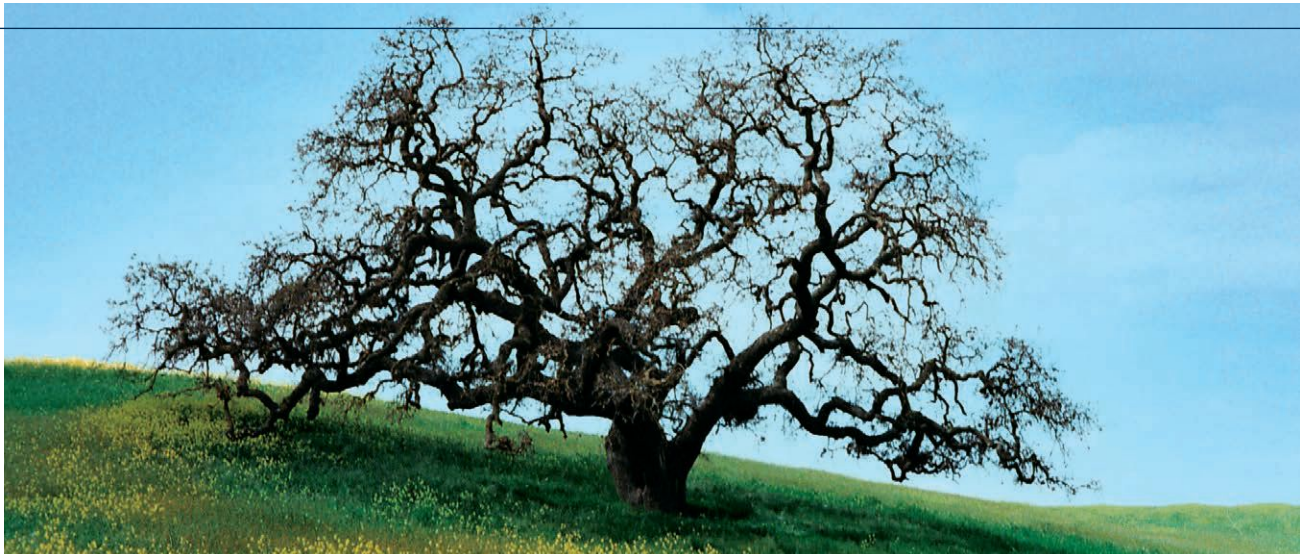


### EL DORADO HILLS, CALIFORNIA

This home is ideally situated on a nearly 2-acre parcel affording privacy surrounded by greenbelt. Uniquely designed for extensive entertaining and outdoor living, it includes an elegant pool/spa, outdoor kitchen, fireplace and regulation tennis court. This home provides luxury amenities and features, including 4 en suite bedrooms and a guest casita with a full bath and kitchenette.

4 bedrooms, 5 full baths | \$3,195,000

Represented by: Patricia Seide | Coldwell Banker Residential Brokerage | T. 916.712.1617  
 patricia.seide@cbtnorcal.com | CalBRE #00892540



### HOLLISTER, CALIFORNIA

El Rancho Escondido is 600 acres of Central California cattle ranch within 50 minutes of San Jose. It has huge potential and good income, just minutes from town. A beautiful private estate or the next residential project.

\$5,944,444

Represented by: Page Welton | T. 408.857.6075 | page@coldwellbanker.com | pagewelton.com | Coldwell Banker Residential Brokerage





**LAKE ARROWHEAD, CALIFORNIA**

Arrowhead Pointe. This magnificent lakefront estate is perfectly positioned on the tip of its own private peninsula. No detail has been overlooked. Enjoy a grand living room, gourmet kitchen, dining room, breakfast room, gorgeous master suite, den/office, 20-plus-seat theater, wine cellar, billiards room, studio, dock house, pier, dock and more! This is a once-in-a-lifetime opportunity to own what truly is the finest home in Lake Arrowhead!

6 bedrooms, 9 baths | \$11,800,000  
 Represented by: Vicki Smith | T. 909.499.9639 | vickismith@coldwellbanker.com | Coldwell Banker Sky Ridge Realty



**LAKE ARROWHEAD, CALIFORNIA**

Spectacular Ron Dolman masterpiece with panoramic lake and mountain views located at the top of Cedar Ridge Estates. This impressive home features a dramatic 2-story living room with a soaring ceiling and wall of windows looking out to the lake and beyond. Gorgeous master suite with fireplace and spa tub overlooking the forest.

3 bedrooms, 4 baths | \$1,650,000  
 Represented by: Vicki Smith | T. 909.499.9639  
 vickismith@coldwellbanker.com | Coldwell Banker Sky Ridge Realty

**LAKE ARROWHEAD, CALIFORNIA**

Stunning mountain home in gated Meadow Shores with gorgeous grounds and a relaxing stream. This wonderful home is filled with mountain ambience and features a 2-story living room with high-beamed ceilings, hand-hewn hardwood floors and a cozy fireplace. The dock is just a short stroll down the street.

4 bedrooms, 4 baths | \$1,145,000  
 Represented by: Vicki Smith | T. 909.499.9639  
 vickismith@coldwellbanker.com | Coldwell Banker Sky Ridge Realty





### SUMMERLAND, CALIFORNIA

Approximately 20-acre polo ranch estate. Near renowned Santa Barbara Polo Club. Ocean and mountain views. Formal reception area opens to grand-scale interiors. Private polo field, stables/barn/office/clubhouse complex, 3 detached guest suites and 128-foot pool.

10 bedrooms, 13 baths | \$65,000,000  
 Represented by: Randy Solakian & Jade Mills | J. 310.285.7508  
 R. 805.656.2208 | Randy@MontecitoEstates.com  
 Homes@JadeMills.com | Coldwell Banker Residential Brokerage



### MONTECITO, CALIFORNIA

The sought-after Santa Barbara lifestyle begins with this gated, elegantly appointed, Mediterranean estate on over 5 acres with spectacular ocean, island and mountain views, located on prestigious Park Lane in Montecito's Golden Quadrangle.

5 bedrooms, 6 baths | \$7,950,000  
 Represented by: Susan Burns Associates | T. 805.565.8145  
 SusanBurns.com | Coldwell Banker Residential Brokerage



### MONTECITO, CALIFORNIA

Down a private tree-lined drive in the Hedgerows of Montecito, find this 1926 Spanish Revival estate designed by Mary Craig. On 1.3± lush, landscaped acres, the residence has grand public rooms with French doors that open to the patio and terraces that enjoy the beautiful gardens.

6 bedrooms, 5 full and 1 half baths | \$5,650,000  
 Represented by: Susan Conger & Barbara Koutnik  
 S. 805.565.8838 | B. 805.565.8811 | SusanConger.com  
 Coldwell Banker Residential Brokerage



### SANTA BARBARA, CALIFORNIA

Magnificent Mediterranean-style villa situated on approximately 5.15 acres. Meticulous detail given to architectural features. Privacy, views, formal and informal living and dining. Versatile floor plan to meet a variety of needs.

4 bedrooms, 5 full and 1 half baths | \$3,950,000  
 Represented by: Lorenzen Partners | T. 805.886.1842  
 Linda@LorenzenPartners.com | HopeRanchParadise.com  
 Coldwell Banker Residential Brokerage





## MAGNIFICENT FRENCH CHATEAU IN BEL AIR

Stunning city views with approximately 35,000-plus square feet and 2.2 acres. Private, walled and gated with exceptional entertaining areas, exquisite design, detail, and scale. Professional screening room, grand ballroom, 5,000-bottle wine cellar, 2 sumptuous master suites, grounds with fountains, loggia and terraces, an infinity pool, spa, 14 fireplaces, an elevator, Moroccan room, Turkish hammam, gym, commercial kitchen, and a swan pond.

10 bedrooms, 15 baths | \$85,000,000

Represented by: Joyce Rey | T. 310.285.7529 | [joycerey.com](http://joycerey.com) | [joyce@joycerey.com](mailto:joyce@joycerey.com) | Coldwell Banker Residential Brokerage





**WESTLAKE VILLAGE, CALIFORNIA**

Mediterranean-style estate elevated on approximately 3.5 acres with panoramic golf and rolling hills views. Privacy and a prime location in guard-gated Country Club Estates. Media room and bonus room with private entry. An entertainer's dream! Exquisite yard with pool, waterfall, 2 fireplaces, and outdoor kitchen.

5 bedrooms, 6 full and 1 half baths | \$4,199,000  
 Represented by: Kristin Spayde | Coldwell Banker Residential Brokerage  
 T. 805.377.7016 | kristinspayde@aol.com



**WESTLAKE VILLAGE, CALIFORNIA**

Gated estate. Owner is willing to carry financing or consider a trade, a lease or lease option. Approximately 10,000 square feet, 9 fireplaces, wine cellar. Staff quarters, catering kitchen. Elevator. Security system. Pool/spa, courtyards, orchard. Cul-de-sac location. Two-plus acres of privacy.

6 bedrooms, 7 full and 1 half baths | \$3,895,000  
 Represented by: Larry Stern | Coldwell Banker Residential Brokerage  
 T. 818.519.0049 | lstern@coldwellbanker.com



**SANTA ROSA VALLEY, CALIFORNIA**

Stunning 2-story residence aptly situated as the crown on its own hilltop. Classic architectural elegance is revealed from the grand rotunda foyer with spiral staircase, archways and volume ceilings to state-of-the-art technology and wide plank wood flooring. Resort-size backyard.

4 bedrooms, 6 baths | \$2,995,000  
 Represented by: Rosemary Allison | T. 805.479.7653  
 rosemariyallison@aol.com | Coldwell Banker Residential Brokerage



**HOLLYWOOD BEACH, CALIFORNIA**

Incredible oceanfront location. Spacious end-unit townhouse with ultimate ocean and Channel Islands views, outdoor space, an open floor plan, plus fireplaces on both levels. Living room has a beautiful 12-foot coffered ceiling.

3 bedrooms, 3 baths | \$1,650,000  
 Represented by: Ariel & Karen | Coldwell Banker Residential Brokerage  
 T. 805.824.2004 | arielandkaren@gmail.com | arielandkaren.com





### MALIBU, CALIFORNIA

Experience the joy of living on Malibu's Escondido Beach. This stunning architectural estate, with approximately 6,100 square feet, sits on 80 feet of sandy beach frontage. The entry courtyard with a koi pond leads into a spacious 2-story great room with walls of glass, a large kitchen, eating areas and media room. Upstairs, there is an oceanfront master suite plus 3 additional bedrooms.

5 bedrooms, 5 baths | \$19,995,000  
 Represented by: Ellen Francisco | T. 310.589.2464 | [ellenfrancisco.com](http://ellenfrancisco.com) | [ellen@malibuonline.com](mailto:ellen@malibuonline.com)  
 Coldwell Banker Residential Brokerage | [paradisoescondido.com](http://paradisoescondido.com)



### MALIBU, CALIFORNIA

Enjoy privacy, serenity and luxury at Silver Raven Farms, which offers a 4-plus-acre compound on Malibu's Bonsall Drive. This gated estate has been updated with a 6,000-square-foot countryhouse, 3 guesthouses, a pool, tennis court, barn and arena. Other features include magnificent grounds, gardens, trees and lawns, all only blocks from the beach with easy access to walking and riding trails.

4 bedrooms, 6 baths | \$14,450,000  
 Represented by: Ellen Francisco | T. 310.589.2464 | [ellenfrancisco.com](http://ellenfrancisco.com) | [ellen@malibuonline.com](mailto:ellen@malibuonline.com)  
 Coldwell Banker Residential Brokerage | [silverravenfarms.com](http://silverravenfarms.com)







### MALIBU, CALIFORNIA

Newly constructed, gated and private blufftop retreat designed by renowned architect Doug Burdge AIA with panoramic ocean views. Two-story Cape Cod-style home and separate 1-bedroom guesthouse with deeded beach rights to secluded cove below. On approx. 1.72 acres.

6 bedrooms, 7 full and 1 half baths | \$57,500,000  
 Represented by: Chris Cortazzo | T. 310.589.2472  
[chrisortazzo.com](http://chrisortazzo.com) | [chris@chrisortazzo.com](mailto:chris@chrisortazzo.com)  
 Coldwell Banker Residential Brokerage



### MALIBU, CALIFORNIA

Luxury Cape Cod-style beach house offering dramatic white-water views from almost every room, a massive entertaining deck, infinity pool, and private master.

6 bedrooms, 7 baths | \$19,995,000  
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan  
 T. 310.317.9354 | [malibuirene@gmail.com](mailto:malibuirene@gmail.com) | [dazzanestates.com](http://dazzanestates.com)  
 Coldwell Banker Residential Brokerage



### HOLMBY HILLS, CALIFORNIA

The Eva Gabor Estate. Gated and private, this traditional estate with approximately 7,000 square feet of living space is located on one of the most desirable streets in prime Holmby Hills.

6 bedrooms, 5 full and 1 half baths | \$13,995,000  
 Represented by: Jade Mills | T. 310.285.7508  
[www.jademills.com](http://www.jademills.com) | [homes@jademills.com](mailto:homes@jademills.com)  
 Coldwell Banker Residential Brokerage



### HOLMBY HILLS, CALIFORNIA

Ground-up remodel by award-winning architect/designer Tim Campbell. Expansive use of glass and sliding doors opening to a famed Luis Barragan pool and fountain. Media/game room, main-level bedroom suite, powder room, entertaining areas. Master suite, 2 additional bedroom suites.

4 bedrooms, 6 baths | \$7,495,000  
 Represented by: Steve Frankel | T. 310.281.3981  
[homes@stevefrankel.com](mailto:homes@stevefrankel.com) | Coldwell Banker Residential Brokerage





## PASADENA, CALIFORNIA

Enjoy the privilege and prestige of a unique Greene & Greene landmark home that features a grand living room, large formal dining room and a garden-view sitting room. Built in 1913, The Cordelia Culbertson House offers a master suite with a sumptuous bath and dressing room. There are 2 en suite bedrooms, twin offices, and a lower-level with a baronial ballroom and a private 2-room apartment. The 30,060-square-foot property affords mountain views and privacy.

7 bedrooms, 6 baths | \$6,850,000

Represented by: Catherine "Tink" Cheney | T. 626.356.8129 | [www.1188Hillcrest.com](http://www.1188Hillcrest.com) | Coldwell Banker Residential Brokerage





### ENCINO, CALIFORNIA

Authentic Spanish Colonial-style villa. Walled and double-gated compound. Six-bedroom, 7-bath main house. Two-bedroom, 2-bath guesthouse with kitchen and sitting room. One-bedroom, 1-bath guest unit. Designed with finest materials from Spain and Morocco, hand-crafted Mexican tiles and Venetian plaster walls.

9 bedrooms, 10 baths | \$6,500,000  
 Represented by: Lynne Weiss | Coldwell Banker Residential Brokerage  
 T. 818.371.7812 | Lynne@LynneWeiss.com



### GLENDORA, CALIFORNIA

An ultra-luxurious masterpiece, this brand-new custom-built estate offers the utmost in privacy and seclusion. Panoramic views from Downtown L.A. to the Pacific Ocean and beyond. Relax in the private backyard with a designer pool/spa.

6 bedrooms, 5 full and 1 half baths | \$4,488,000  
 Represented by: Ash Rizk | Coldwell Banker Residential Brokerage  
 T. 626.393.5695 | arizk@coldwellbanker.com | ashrizk.com



### SIERRA MADRE, CALIFORNIA

Ultra-modern, new contemporary home with prestigious Arcadia schools. A rare find on the north hillside of Sierra Madre, including an open family room with the view and sitting area. The home was built by Tipping Development, a firm that excels in delivering quality. Elevated outdoor entertainment area.

4 bedrooms, 5 baths | \$2,638,000  
 Represented by: Song Liem | Coldwell Banker Residential Brokerage  
 T. 626.390.0425 | SongLiem@gmail.com | HomesbySong.com

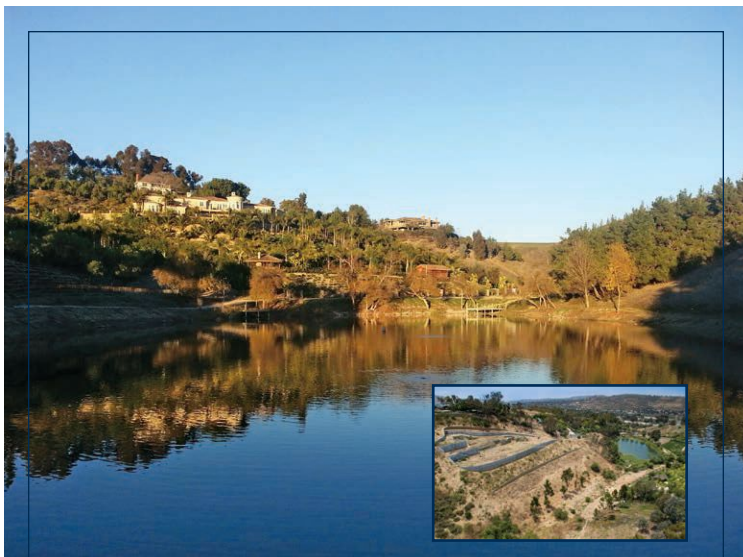


### BELL CANYON, CALIFORNIA

This luxurious custom estate is located in guard-gated Bell Canyon! Over 1 acre of nicely appointed grounds, including a pool, fruit trees, grapevines and a covered outside pavilion with barbecues, plus fully owned solar panels. [www.32Saddlebow.com](http://www.32Saddlebow.com)

5 bedrooms, 6 baths | \$2,349,000  
 Represented by: Katherine Stark  
 T. 818.590.8847 | KatherineStark@ColdwellBanker.com  
 Coldwell Banker Residential Brokerage





### SAN JUAN CAPISTRANO, CALIFORNIA

This sprawling, 2.7-acre custom estate site has already received city approvals and been signed-off on grading, which includes caissons, drainage and v ditches installed to create a wonderful ready-to-build opportunity for your custom estate in the idyllic and extremely private gated community of multi-million dollar homes at Malaspina Ranch Estates!

\$1,699,000

Represented by: Sydney Gielow | T. 949.400.1320 | AgentSyd.com  
Sydney@AgentSyd.com | Coldwell Banker Residential Brokerage

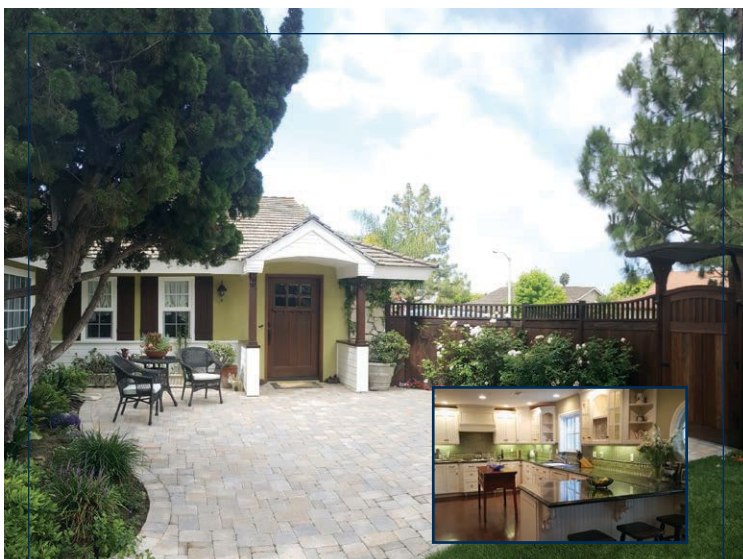


### BALBOA ISLAND, CALIFORNIA

This beautifully remodeled home with separate guest quarters is on a premier corner lot in desirable little Balboa Island. One house from the bay! The large and open home has a main-floor bedroom and bath, and elevator to the spacious living room with a fireplace, dining area and kitchen. Abundant natural light and bay breezes say you're living the island lifestyle!

4 bedrooms, 4 full and 1 half baths | \$2,950,000

Represented by: Sydney Gielow | T. 949.400.1320 | AgentSyd.com  
Sydney@AgentSyd.com | Coldwell Banker Residential Brokerage

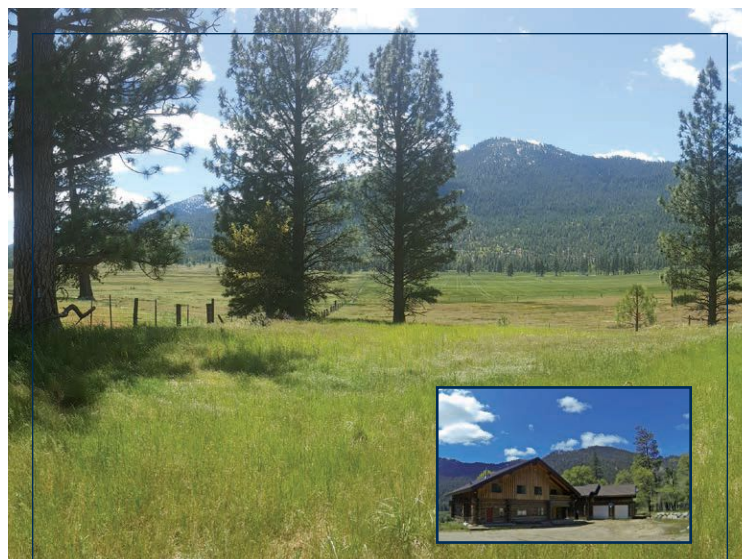


### COSTA MESA, CALIFORNIA

This wonderful Mesa Verde home is located in the coveted "Upper Birds" neighborhood and provides a very private and unique environment for outdoor living and entertaining. The home has been upgraded and added onto in the last several years with a bed and bath on the main level, creating the quality living space and experience you will appreciate!

4 bedrooms, 3 baths | \$1,199,000 Off-market offering

Represented by: Sydney Gielow | T. 949.400.1320 | AgentSyd.com  
Sydney@AgentSyd.com | Coldwell Banker Residential Brokerage



### LASSEN COUNTY, CALIFORNIA

Amazing opportunity to own an approximately 420-acre trophy ranch in picturesque Janesville, CA. The property has multiple structures including a 2-story hand-cut log home, an apartment over a large garage and an upgraded farmhouse. First position water rights at 80 PSI and Williamson Act taxes, an orchard, stables, barn, private lake and aircraft landing strip!

420 Acres with 3 homes | \$1,199,900

Represented by: Sydney Gielow | T. 949.400.1320 | AgentSyd.com  
Sydney@AgentSyd.com | Coldwell Banker Residential Brokerage





**NEWPORT BEACH, CALIFORNIA**

Opportunities of this magnitude are among the very rarest and most coveted. Only the finest craftsmanship, finishes and appointments are showcased within the landmark estate, which embraces 280-degree views of the harbor, a private beach, surrounding islands and peninsulas, picture-perfect sunsets, city lights and passing sailboats.

4 bedrooms, 4 full and 2 half baths | \$21,995,000  
 Represented by: Tim Smith | T. 949.287.4189  
 smithgrouprealestate.com | Coldwell Banker Residential Brokerage



**SAN JUAN CAPISTRANO, CALIFORNIA**

Prominently positioned at the end of a cul-de-sac, this private residence evokes awe and grandeur. Completely remodeled interiors showcase a modern, open floor plan with a full-size basketball court, multiple terraces and patios and a backyard with spa and infinity-edge pool, all overlooking stunning panoramic valley and ocean views.

5 bedrooms, 5 full and 2 half baths | \$9,995,000  
 Represented by: Tim Smith | T. 949.287.4189  
 smithgrouprealestate.com | Coldwell Banker Residential Brokerage



**NEWPORT BEACH, CALIFORNIA**

Forever views from this gorgeous waterfront home, designed by John Garcia and built by Hilton Builders in the gated community of Linda Isle. Multiple sets of sliding glass doors lead to the waterfront patio with a glass fire feature, built-in barbecue, new private boat slip (up to 80-foot vessel) with plenty of room for al fresco entertaining.

5 bedrooms, 6 baths | \$9,995,000  
 Represented by: Tim Smith | T. 949.287.4189  
 smithgrouprealestate.com | Coldwell Banker Residential Brokerage



**NEWPORT BEACH, CALIFORNIA**

Premier south-facing bayfront property exemplifies Newport Beach waterfront living with approximately 60 feet of frontage and a newly built private dock with 3 slips, able to accommodate a 60-foot yacht, a Duffy boat, and another side tie. A front courtyard and a 2-story foyer with sweeping staircase set the stage for this home.

4 bedrooms, 4 full and 1 half baths | \$5,995,000  
 Represented by: Tim Smith | T. 949.287.4189  
 smithgrouprealestate.com | Coldwell Banker Residential Brokerage





### NEWPORT BEACH, CALIFORNIA

Located in the exclusive enclave of Harbor Hill, this classic and elegant Mediterranean residence showcases volume ceilings, grand columns, a sweeping staircase, and oversized windows that frame the impressive living and dining rooms with a custom crystal chandelier. Amenities include custom built-ins, designer finishes, recessed lighting, and more.

4 bedrooms, 4 full and 1 half baths | \$3,900,000  
 Represented by: Cristi Ulrich & Tim Smith | T. 714.454.9763  
 smithgrouprealestate.com | Coldwell Banker Residential Brokerage



### HUNTINGTON BEACH, CALIFORNIA

Situated on a premier Huntington Harbour corner lot at the end of a cul-de-sac, this home boasts approximately 125 feet of frontage and an L-shaped dock fitting multiple yachts for the ultimate water enthusiast. This south-to-west-facing property enjoys an ideal location for sun exposure and sunsets as well as panoramic views.

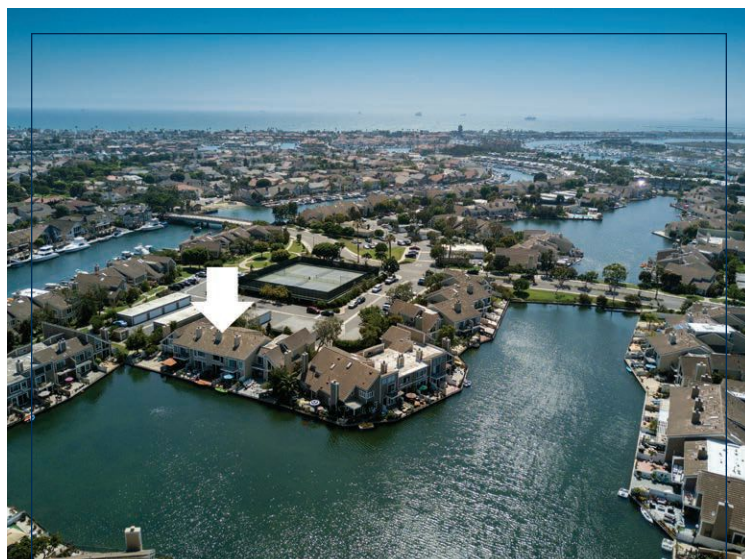
4 bedrooms, 3 full and 1 half baths | \$3,388,000  
 Represented by: Cristi Ulrich & Tim Smith | T. 714.454.9763  
 smithgrouprealestate.com | Coldwell Banker Residential Brokerage



### HUNTINGTON BEACH, CALIFORNIA

Enjoy Harbour living at this beautiful Humboldt Island waterfront home with a 45-foot boat dock situated on a private cul-de-sac. This home has been meticulously remodeled and upgraded, including a rare side yard with fabulous outside built-in kitchen area and adjacent private patio, plus a large grassy area with room for a future pool and spa.

4 bedrooms, 2 full and 1 half baths | \$2,488,000  
 Represented by: Cristi Ulrich & Tim Smith | T. 714.454.9763  
 smithgrouprealestate.com | Coldwell Banker Residential Brokerage



### HUNTINGTON BEACH, CALIFORNIA

Extensively remodeled, this Weatherly Model home, located in the coveted Seagate community of Huntington Beach, features stunning water views from nearly every main living space. Situated on a wide portion of the lagoon, this gorgeous residence spans approximately 1,860 square feet of living space.

3 bedrooms, 2 full and 1 half baths | \$1,015,000  
 Represented by: Cristi Ulrich & Tim Smith | T. 714.454.9763  
 smithgrouprealestate.com | Coldwell Banker Residential Brokerage





### NEWPORT BEACH, CALIFORNIA

Coveted waterfront estate on Harbor Island designed for the site by renowned architect CJ Light. The approximately 11,300-square-foot lot boasts 134± feet of prime bay frontage and approximately 4,500 square feet of indoor living space with views from every room. Private dock.

4 bedrooms, 4 full and 2 half baths | \$16,999,000  
 Represented by: Chuck Iverson | T. 949.422.6657  
 criverson@gmail.com | www.newportbeachfrontproperty.com  
 Coldwell Banker Residential Brokerage



### CORONA DEL MAR, CALIFORNIA

Approximately 13,000-square-foot custom Cameo Shores home has subterranean garage for 6 vehicles, 6 bedrooms, 6 baths and 2 powder rooms. Theater, gym, wine cellar, art room, infinity pool, lap pool, hot tub and more. Private beach access plus canyon and white-water views.

6 bedrooms, 6 full and 2 half baths | \$14,800,000  
 Represented by: Brian Liberto | Coldwell Banker Residential Brokerage  
 T. 714.931.3287 | brian@brianliberto.com | brianliberto.com



### DANA POINT, CALIFORNIA

Majestic bluff-front contemporary home overlooks Dana Point Harbor with sweeping coastline views to San Clemente and beyond. The property has over 100 feet of bluff frontage, and the architect has created a space that embodies the essence of California coastal living.

4 bedrooms, 6 baths | \$9,888,000  
 Represented by: Mary Beth Buckles | T. 949.230.5887  
 mbbuckles@gmail.com | MaryBethBuckles.com  
 Coldwell Banker Residential Brokerage



### SHADY CANYON, IRVINE, CALIFORNIA

Experience the finest in comfort and luxury living in a brand new Santa Barbara-style estate on a quiet cul-de-sac and hillside in Orange County's prestigious Shady Canyon community. Behind the gates are winding roads with scenic and natural rugged surroundings.

6 bedrooms, 7 full and 1 half baths | \$8,500,000  
 Represented by: Rachel Swardstrom & Doug Swardstrom  
 R. 949.573.0260 | D. 949.302.4883 | www.SwardstromGroup.com  
 Coldwell Banker Residential Brokerage





### LAGUNA BEACH, CALIFORNIA

European touches are found throughout this 2-story, approximately 3,495-square-foot Mediterranean-style villa. Secluded courtyard with fountain and sitting area. Four bedrooms, each with its own bath. Fireplaces in dining, living and upstairs ocean-view master. Access to Emerald Bay's private beach.

4 bedrooms, 2 full and 3 partial baths | \$4,990,000  
 Represented by: Rod Daley | Coldwell Banker Residential Brokerage  
 T. 949.395.1091 | rod@roddaley.com | roddaley.com



### CORONA DEL MAR, CALIFORNIA

Inspired by the legendary Biltmore Hotel in Santa Barbara, this custom Spyglass Hill residence is on a nearly half-acre lot. Almost 8,000 square feet, 5 en suite bedrooms, 2 living rooms, bar, theater, formal dining, gourmet kitchen, custom wine storage, private backyard, and views.

5 bedrooms, 6 full and 1 half baths | \$4,950,000  
 Represented by: Lana Fish | Coldwell Banker Residential Brokerage  
 T. 949.280.3000 | Lana@CoastalHomesDefined.com | LanaFish.com



### MONARCH BEACH, CALIFORNIA

In 24-hour guard-gated Ritz Cove. Next to Ritz Carlton and Monarch Beach Resorts. Enjoy residents' resort privileges for dining, golf, spa, and tennis. Join the Beach Club on the sand. Floor plans and photos at [www.49RitzCoveDrive.com](http://www.49RitzCoveDrive.com).

4 bedrooms, 3 full and 1 half baths | \$4,840,000  
 Represented by: Comerford & McAfoose | T. 949.499.8957  
[info@mcafoose.com](mailto:info@mcafoose.com) | [McAfoose.com](http://McAfoose.com)  
 Coldwell Banker Residential Brokerage

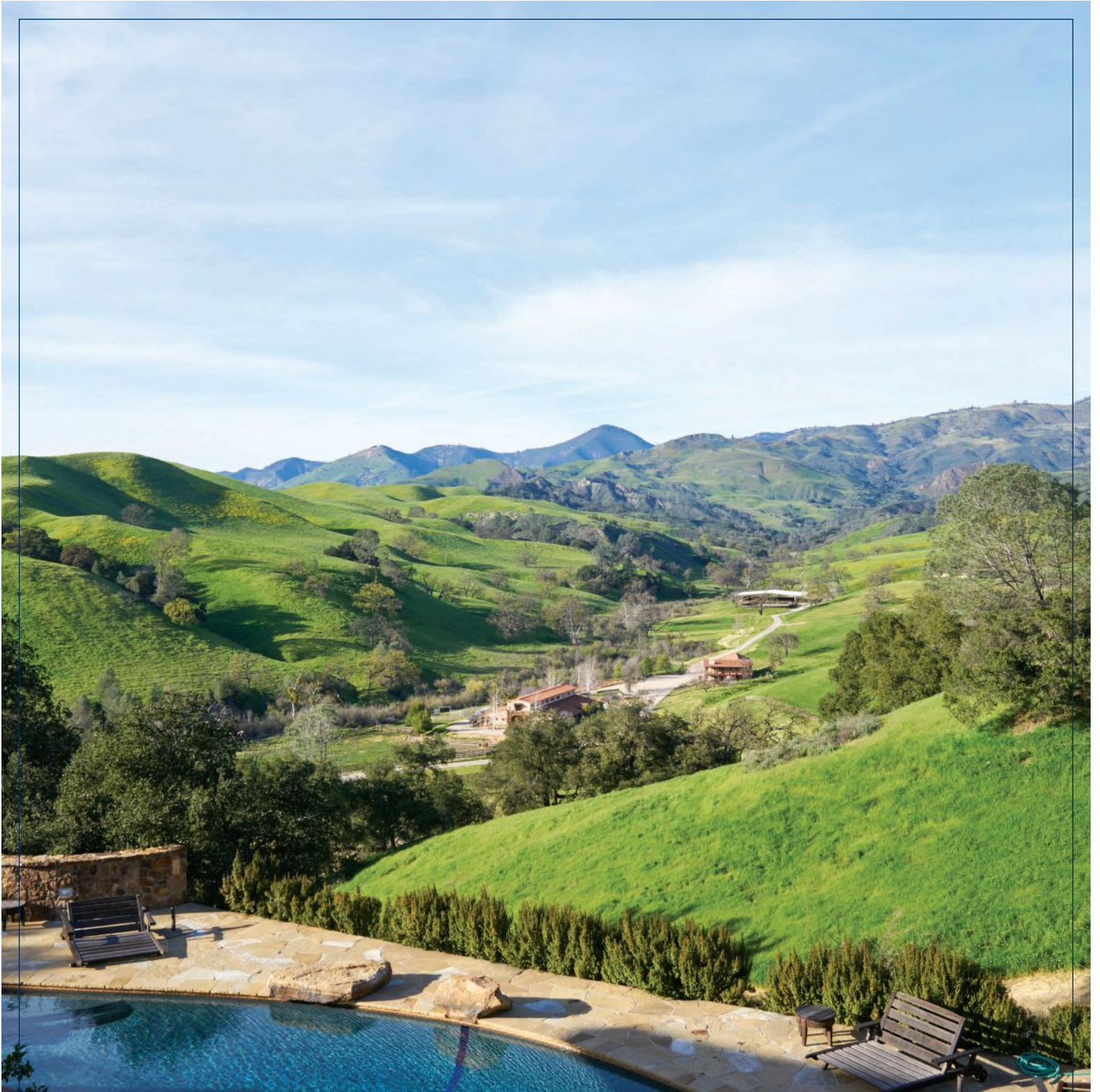


### NEWPORT BEACH, CALIFORNIA

Model-perfect beach home on Balboa Peninsula. This approximately 3,650-square-foot home features stunning views of both the Pacific Ocean and Newport Harbor from the rooftop.

5 bedrooms, 5 baths | \$3,688,000 - \$3,888,000  
 Represented by: Rachel Turner | Coldwell Banker Residential Brokerage  
 T. 714.293.8005 | [RachelTurner@gmail.com](mailto:RachelTurner@gmail.com)





## SANTA YNEZ, CALIFORNIA

The Rancho Latigo Compound sits on 4,600-plus acres of rolling hills and land, which remains preserved and unvarnished. This Architectural Digest estate provides luxury accommodations, entertainment and rejuvenation for dozens of family and friends. The second home allows for luxurious overflow space. Other features include a private helipad, 12-person theater, 10,000-bottle wine cellar, guesthouse with 2 bedrooms and an office, pool, tennis court and pavilion.

6 bedrooms, 11 baths | Price upon request

Represented by: Georgina Jacobson | T. 949.285.8380 | [www.rancholatigoestate.com](http://www.rancholatigoestate.com) | Coldwell Banker Residential Brokerage





### RANCHO MIRAGE, CALIFORNIA

Ultimate Mid-Century estate in the round! Tucked away on manicured greens in the gated Thunderbird Heights community sits this amazing estate, renovated yet true to its architectural integrity. A visceral pulse is felt in this home, which features a glass-walled circumference offering 360-degree unobstructed views.

4 bedrooms, 5 full and 1 half baths | \$3,700,000  
 Represented by: John Nelson & Cat Moe | T. 760.774.8587  
 nelsonmoeproperties.com | Coldwell Banker Residential Brokerage



### TEMECULA, CALIFORNIA

Gracious Country Roads home, the epitome of luxury living. On approximately 5 manicured acres, the home has been completely remodeled. Attention to detail both inside and out. One will marvel at the location, views, comfort and style this property exudes.

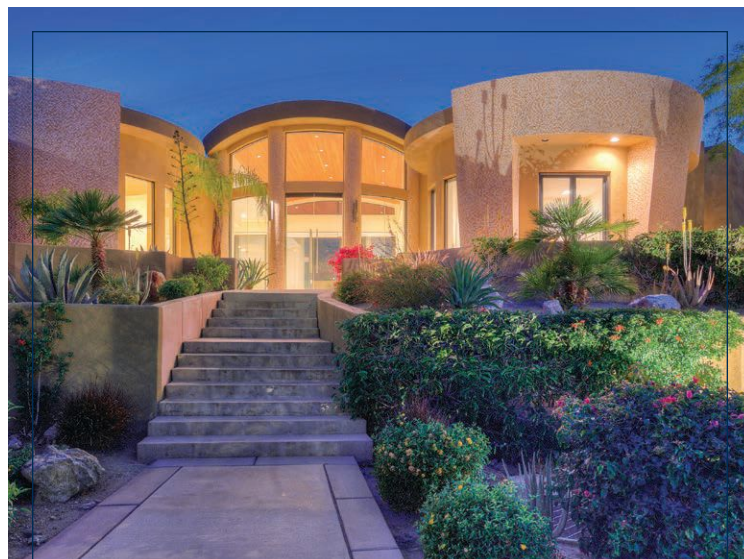
6 bedrooms, 6 full and 1 half baths | \$2,999,000  
 Represented by: Barbara Walker | T. 951.285.4040  
 walker.walker@verizon.net | temeculaforsale.com  
 Coldwell Banker Residential Brokerage



### INDIAN WELLS, CALIFORNIA

Toscana Country Club. Fabulous 6,000±-square-foot semi-custom home on approximately half an acre. The upgrades are too numerous to mention. The pool/spa and waterfalls are resort-like in the large side yard that entertains sun most of the day. This home is a showplace.

4 bedrooms, 4 full and 1 half baths | \$2,395,000  
 Represented by: Alan Abell | Coldwell Banker Residential Brokerage  
 T. 760.408.8800 | palmspringshomes@msn.com | aabell.com



### RANCHO MIRAGE, CALIFORNIA

Contemporary home in exclusive guard-gated community comes with travertine floors, open plan, step-down wet bar, dining, breakfast bar, family room. Walls of windows lead you to an outdoor living area with a waterfall, pool, and cascading spa.

4 bedrooms, 4 full and 1 half baths | \$1,995,000  
 Represented by: Steve & Geri Downs | T. 760.578.9210  
 Jason Novack | T. 760.774.0633 | info@SteveAndGeri.com  
 Coldwell Banker Residential Brokerage | SteveAndGeri.com





**RIVERSIDE, CALIFORNIA**

Hawarden Summit. Stunning ultra-custom single-level home exuding high quality and current finishes. Dramatic foyer, expansive panoramic views, luxurious master suite, and bonus areas. Ideal rear yard with classic pool, barbecue, cabana and expansive decks.

5 bedrooms, 7 baths | \$1,795,000  
 Represented by: Brad Alewine | Coldwell Banker Residential Brokerage  
 T. 951.347.8832 | BradAlewine@ColdwellBanker.com  
 BradAlewine.com



**MURRIETA, CALIFORNIA**

This La Cresta home is on an awe-inspiring hilltop of 5.4± acres. The main house includes dramatic architectural details, design elements, abundant natural light, gourmet kitchen, and main-floor master suite. The backyard is a private oasis including an infinity-edge pool with waterfalls.

6 bedrooms, 4 full and 2 half baths | \$1,625,000  
 Represented by: Bryan & Lorie Anne Auer | T. 951.204.6150  
 Lorieanne@TheAuerTeam.com | TheAuerTeam.com  
 Coldwell Banker Residential Brokerage



**PALM SPRINGS, CALIFORNIA**

Old world elegance meets gracious desert living in this enchanting Spanish hacienda-style estate. Spacious and open. Sumptuous living spaces. Vaulted ceilings. Ultimate in craftsmanship, designer finishes, upgraded systems and luxury. www.1302Colony.com

3 bedrooms, 5 baths | \$1,375,000  
 Represented by: Richard Chamberlin | T. 760.832.5398  
 richardg@Team2Trust.com | Team2Trust.com  
 Coldwell Banker Residential Brokerage



**RIVERSIDE, CALIFORNIA**

Stunning Hawarden Summit, ultra-custom, single-level home exuding high quality and current finishes. Dramatic foyer, expansive panoramic views, luxurious master suite, and bonus areas. Ideal rear yard with a classic pool, barbecue, cabana, and expansive decks.

4 bedrooms, 5 baths | \$1,200,000  
 Represented by: The Ransom-McKenzie Team | T. 951.237.2044  
 mckenzie.cr@gmail.com | Ransom-McKenzie.com  
 Coldwell Banker Residential Brokerage





## RANCHO SANTA FE, CALIFORNIA

Where boldness in design intersects thoughtfulness in detail. When contemporary moments embrace timeless elegance. Come and sense the peaceful harmony of structure melding with nature. This single-level, approximately 8,390-square-foot, custom-built Richard Doan home is set to impress. La Cantina doors open the great room, dining room, office and master bedroom to incomparable southern views and gentle breezes. There is simply, "So much to see..."

5 bedrooms, 6 full and 1 half baths | \$7,300,000

Represented by: Thomas DiNoto | T. 858.888.3579 | [Thomas.DiNoto@camoves.com](mailto:Thomas.DiNoto@camoves.com) | [DiNotoProperties.com](http://DiNotoProperties.com) | Coldwell Banker Residential Brokerage





### RANCHO SANTA FE, CALIFORNIA

Marvelous “5-star” estate. Lake views, tennis court, 2 guesthouses set on approximately 4 glorious acres in an ultra-private gated community. Grand and gracious, this estate has been elegantly renovated with the finest of designer custom finishes and appointments.

8 bedrooms, 9 full and 2 half baths | \$8,995,000  
 Represented by: Janet Lawless Christ | T. 858.335.7700  
 janetlawlesschrist@gmail.com | Coldwell Banker Residential Brokerage



### LA JOLLA, CALIFORNIA

Soaring high above the sea and sailing into the sky, Villa de Fuego y Agua is majestically perched atop the sun-soaked cliffs of La Jolla. Mediterranean-style architecture, arched entryway, and open-air courtyard welcome you to this 4,000-plus-square-foot home.

4 bedrooms, 4 baths | \$8,950,000  
 Represented by: Pete Middleton | Coldwell Banker Residential Brokerage  
 T. 858.764.4808 | Pete@PeteKnowsRealEstate.com



### LA JOLLA, CALIFORNIA

Rare opportunity to own a magnificent estate atop approximately .54 of an acre. Ocean views serve as a backdrop to ample entertaining space, pool, spa, shaded barbecue, private gardens and guesthouse. Main house, a model of elegance, with open balconies to west and east.

5 bedrooms, 4 full and 1 half baths | \$5,800,000  
 Represented by: Irene McCann & Melanie Aalbers | T. 858.232.7373  
 homes@ireneandmelanie.com | Coldwell Banker Residential Brokerage



### CARLSBAD, CALIFORNIA

Rare opportunity to own a show-stopping luxury home on your own private stretch of the California coastline. An iconic pool with cascading waterfalls and spa overlooks the flagship attraction of this estate, your private beach!

6 bedrooms, 8 baths | \$4,690,000  
 Represented by: Brandon Burdick | T. 760.472.7546  
 Brandon.burdick@camoves.com | Brandonburdick.cbintouch.com  
 Coldwell Banker Residential Brokerage





### RANCHO SANTA FE, CALIFORNIA

Gated tennis estate with \$650,000 in recent upgrades. The fabulous location is next to the bridle trail and a stone's throw from the Rancho Santa Fe Golf Course, making this a true Covenant paradise.

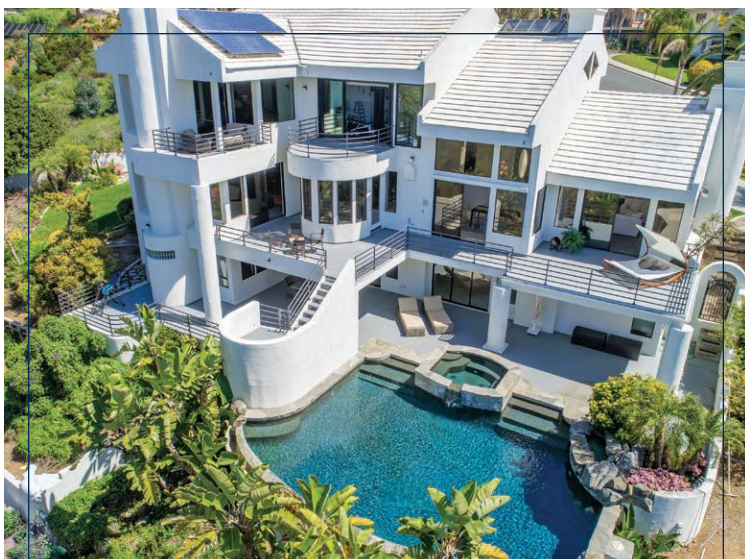
5 bedrooms, 7 full and 1 half baths | \$4,445,000  
 Represented by: Orva Harwood | Coldwell Banker Residential Brokerage  
 T. 858.775.4481 | orva@harwoodre.com



### RANCHO SANTA FE, CALIFORNIA

Grand and gracious, this Mediterranean-style masterpiece is designed for luxury, comfort and sophisticated indoor/outdoor entertaining. It is private, elegant and finished with exquisite care. Enjoy views over the third fairway of The Bridges golf course.

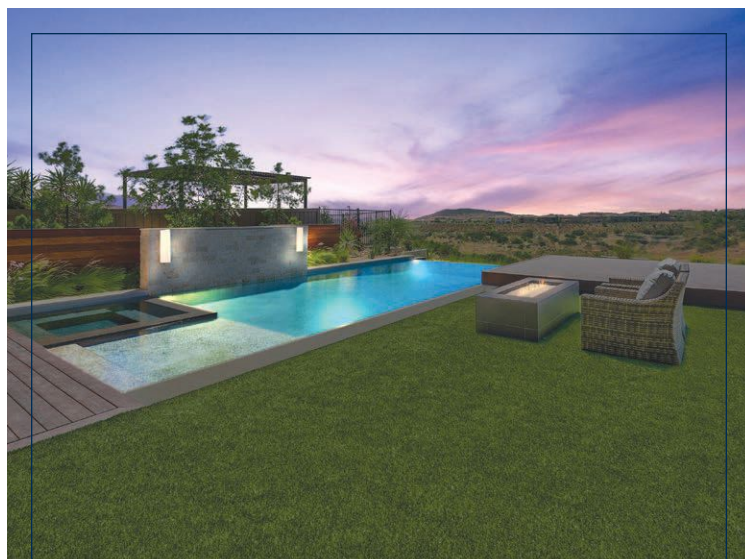
4 bedrooms, 5 full and 1 half baths | \$3,249,988  
 Represented by: Peter Lewi | Coldwell Banker Residential Brokerage  
 T. 858.525.3256 | Peter.Lewi@camoves.com



### CARLSBAD, CALIFORNIA

Welcome to Château Paradis, an exquisite estate with striking majestic architecture on one of the most coveted streets in La Costa. Sitting on a west-facing lot high above it all, this 7,200-plus-square-foot masterpiece also offers panoramic ocean views.

5 bedrooms, 4 baths | \$2,788,888  
 Represented by: Maxine Geller and Eva Meier | M. 858.353.5512  
 E. 760.815.1318 | Maxine@MaxineYGeller.com | Eva@EvaMeier.com  
 Coldwell Banker Residential Brokerage



### SAN DIEGO, CALIFORNIA

This stunning, highly upgraded home in desirable Descanso community in Del Sur is located on a prime canyon lot offering panoramic sunset views! Backyard features a custom vanishing-edge pool with waterfall, spa, fire pit, and more.

5 bedrooms, 5 full and 1 half baths | \$1,599,000 - \$1,699,000  
 Represented by: Edith Broyles | T. 858.735.9446  
 Edith@EdithBroyles.com | EdithBroyles.com  
 Coldwell Banker Residential Brokerage





### LOS ANGELES, CALIFORNIA

Sophisticated traditional estate exudes glamour and style with all the conveniences and technology of modern living. Fully renovated with extraordinary design, this home is perfect for indoor-outdoor entertaining. Enjoy a pool/spa, patio with fireplace and a charming artist's cottage boasting city views! Also available turnkey furnished!

3 bedrooms, 3 baths | \$4,369,000

Represented by: James Hancock | [www.1317CordellPlace.com](http://www.1317CordellPlace.com) | T. 310.777.6351 | Coldwell Banker Residential Brokerage



### SAN JUAN CAPISTRANO, CALIFORNIA

This home is a masterpiece of French Country architecture. Entering through beautiful double doors, you step into one of the most refined residences in The Hunt Club. Elegant touches and attention to detail exist throughout this home with features like a 2-story entry, office with built-ins, and a breakfast room with skylight windows.

5 bedrooms, 5 baths | \$3,095,000

Represented by: Samantha Gorrell | [sgorrell@cbzhomes.com](mailto:sgorrell@cbzhomes.com)  
T. 949.545.6460 | Coldwell Banker Residential Brokerage



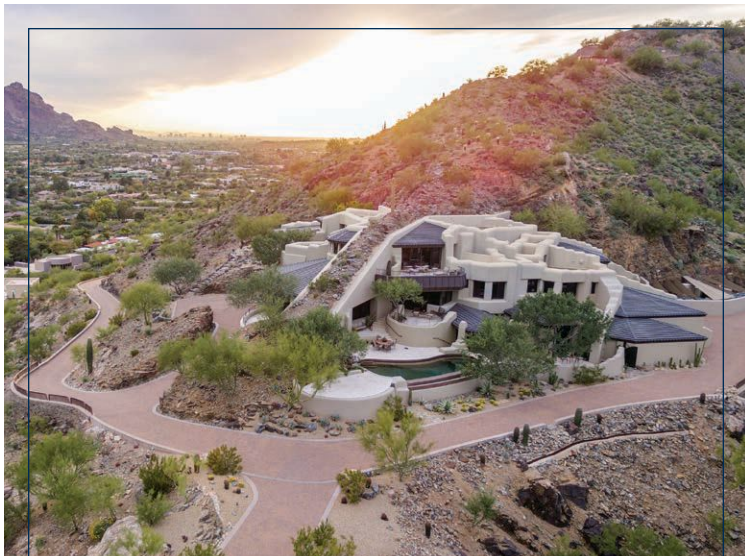
### PARADISE VALLEY, ARIZONA

This Santa Barbara-style home provides a warm, sophisticated family and entertaining lifestyle. It has a gourmet kitchen with double islands, an oversized master suite, elegant office, a guesthouse with fully-equipped kitchen/living room and 8-bay AC garage with motor court. The backyard has a 2,000-square-foot pool, spa, patio, built-in barbecue, and fireplace.

6 bedrooms, 7 baths | \$3,499,000

Represented by: Debbie Frazelle | C. 602.399.8540 | O. 602.954.6888  
[dfrazelle@cox.net](mailto:dfrazelle@cox.net) | Coldwell Banker Residential Brokerage





### PARADISE VALLEY, ARIZONA

This 9,000-square-foot gated estate “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.

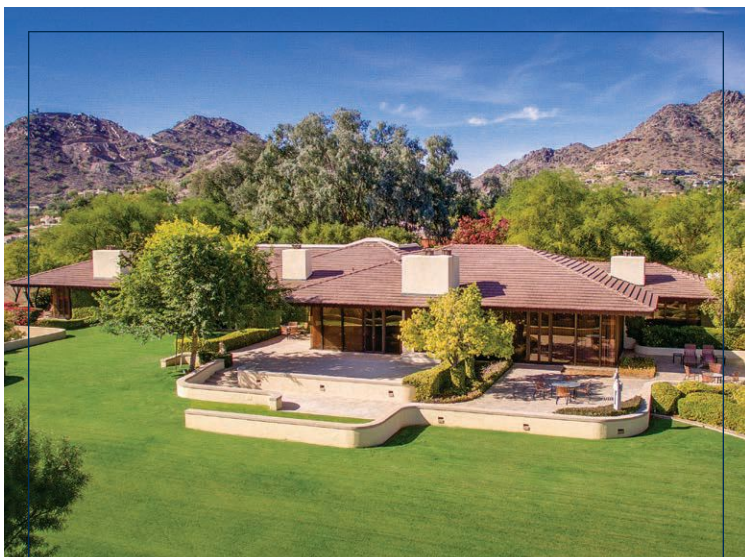
4 bedrooms, 5 full and 1 half baths | \$8,750,000  
 Represented by: Wendy Walker | wendy@wwfineproperties.com  
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



### PARADISE VALLEY, ARIZONA

Envision a landmark estate at the highest buildable estate site in Greater Phoenix on 2 lots and over 16 acres of preserved mountain topography. This landmark architectural concept by CP Drewett envisions a dramatic contemporary estate with a helicopter pad, telescoping walls, negative-edge pools, motor court for luxury vehicles and panoramic views.

\$5,250,000  
 Represented by: Wendy Walker | wendy@wwfineproperties.com  
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



### PARADISE VALLEY, ARIZONA

Tucked away in one of the most prime Paradise Valley locations sits a lot hand-picked for its privacy and panoramic views. This 7,200-plus-square-foot, single-level estate was constructed with Frank Lloyd Wright architectural influence and offers masterful craftsmanship and total seclusion on 3+ lush acres at the foot of the Phoenix Mountains.

4 bedrooms, 4 full and 1 half baths | \$4,500,000  
 Represented by: Wendy Walker | wendy@wwfineproperties.com  
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



### FOUNTAIN HILLS, ARIZONA

Breathtaking sunsets and fairway views of Firerock Country Club highlight this 6,271-square-foot Southwestern contemporary estate boasting the best in entertainment, architecture and country club lifestyle. Become captivated by a great room with telescoping glass walls, gourmet chef’s kitchen and entertainment level with a home theatre and wine room.

4 bedrooms, 5 full and 1 half baths | \$2,000,000  
 Represented by: Wendy Walker | wendy@wwfineproperties.com  
 T. 602.468.8888 | Coldwell Banker Residential Brokerage





### PARADISE VALLEY, ARIZONA

Sitting on the fairway of Paradise Valley Country Club, this special build by renowned Southwest architect Bill Tull features 4 sculptured fireplaces, rare Sabino wood, custom wood doors, massive beam ceilings and mountain views in every direction.

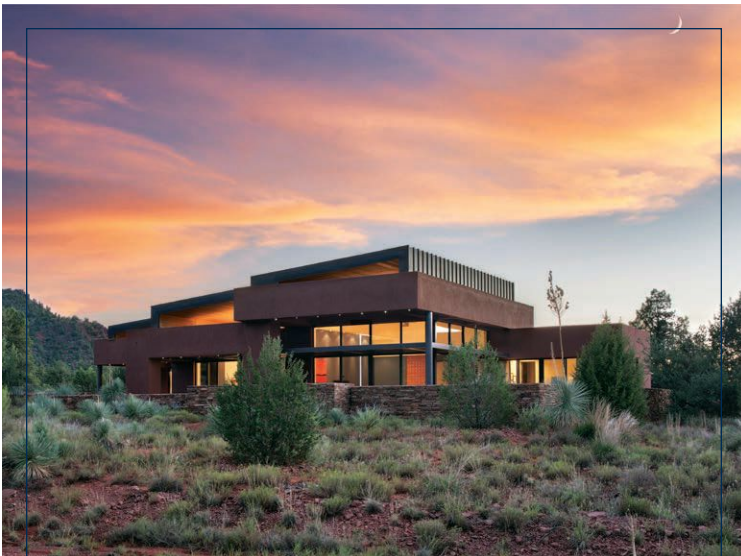
3 bedrooms, 3 full and 1 half baths | \$3,895,000  
 Represented by: Wendy Walker | T. 602.468.8888  
 wendy@wwfineproperties.com | wendywalkerfineproperties.com  
 Coldwell Banker Residential Brokerage



### FOUNTAIN HILLS, ARIZONA

On approximately 2.3 acres of natural desert, with sweeping, unobstructed views, the home (with a 1-bedroom casita) evokes old world charm, yet offers modern amenities. Features include a 10-car air-conditioned garage, 5 fireplaces, pool/spa, and amazing attention to detail and workmanship.

5 bedrooms, 5 full and 1 half baths | \$2,225,000  
 Represented by: Eileen Harris & Silvia Christov  
 T. 602.571.2660 | Coldwell Banker Residential Brokerage



### SEDONA, ARIZONA

Ultra-modern contemporary home has clean lines and jaw-dropping red rock views from its luxury gated neighborhood. Nestled by native vegetation, this home offers multiple outdoor living spaces to use during Sedona's 4 mild seasons.

3 bedrooms, 4 baths | \$2,100,000  
 Represented by: Karen Dunlap & Rick Wesselhoff  
 T. 928.340.5060 | Coldwell Banker Residential Brokerage

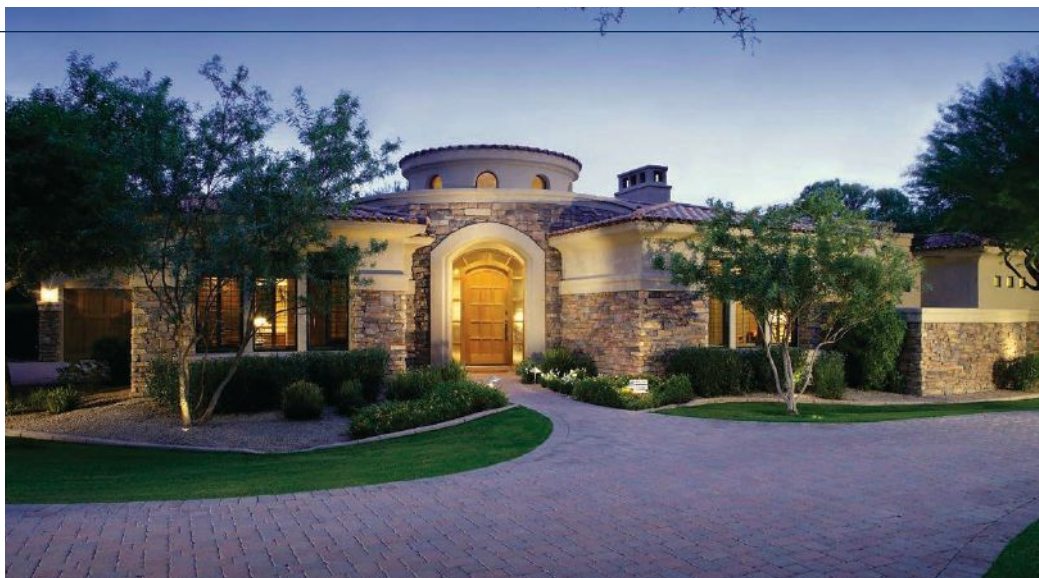


### PHOENIX, ARIZONA

A unique transitional integrates the outside patio with a fireplace. On approximately 1.3 acres with approximately 4,600 square feet. Fabulous gathering room opens to the kitchen. Includes an office, common/bonus media room and computer study area. The master bedroom features a fireplace.

4 bedrooms, 5 baths | \$1,550,000  
 Represented by: Laura Joyner | T. 602.469.6777 | LauraJoyner.com  
 laurajoyner50@gmail.com | Coldwell Banker Residential Brokerage



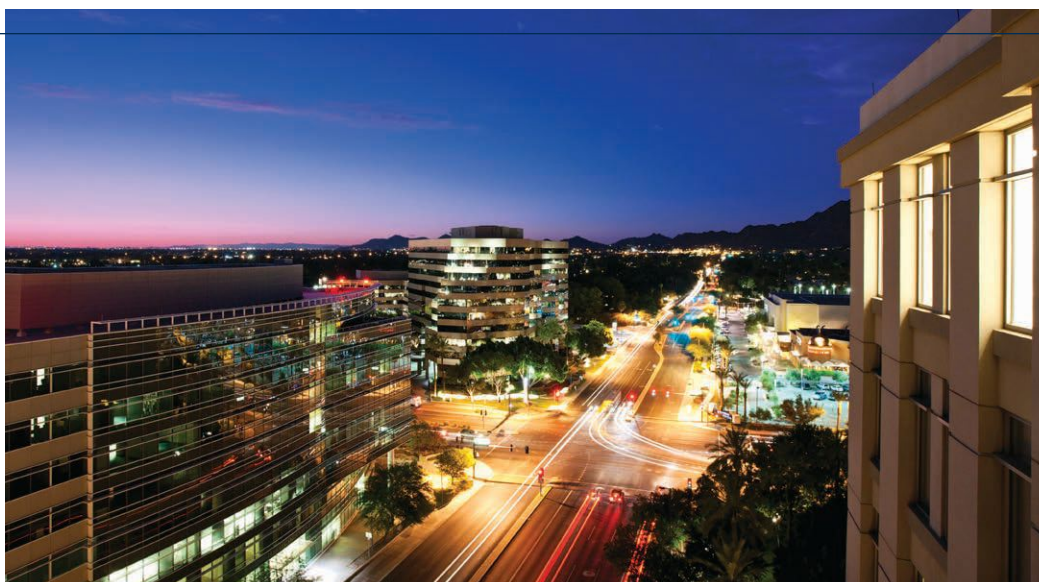


## PHOENIX, ARIZONA

Located in the highly desirable community of Bartlett Estates, this exquisite 5,800-square-foot single-level, custom-built home by Calvis Wyant features classic, timeless, elegant finishes throughout. The versatile floor plan has 4 or 5 bedrooms, 1 or 2 offices and 5 baths, high ceilings, a temperature-controlled wine room, resort-style landscaping with a heated pool and spa, water feature, built-in barbecue and wraparound covered patios. There's also a 3-car garage, 5 A/C units, 3 fireplaces and outside Roloden shutters on some windows/doors. In the heart of Phoenix's Biltmore/24th Street & Camelback Corridor area with the finest dining, shopping and entertainment close by!

5 bedrooms, 4 full and 1 half baths | \$1,899,000

Represented by: Susan Polakof | T. 602.738.5500 | Susan.Polakof@AZMoves.com | SusanPolakof.com | Coldwell Banker Residential Brokerage



## PHOENIX, ARIZONA

A wonderful opportunity to reside in a 7th-floor residence at Esplanade Place and enjoy spectacular panoramic views to the South and Downtown Phoenix! Residence #703 has 3,000 square feet with 2 bedroom suites, a den/office that could be a 3rd bedroom and a media room, which can also be a den/library! The 3 baths each have beautiful granite surfaces and the gourmet kitchen has upgraded cabinetry and high-end appliances. This unit is ready for personal updates and upgrades of your choice. The high-rise residence offers the finest building services and amenities for your world-class luxury urban lifestyle in the upscale Biltmore/Camelback Corridor area of Phoenix.

2 bedrooms, 3 baths | \$1,350,000

Represented by: Susan Polakof | T. 602.738.5500 | Susan.Polakof@AZMoves.com | SusanPolakof.com | Coldwell Banker Residential Brokerage





## NORTH SHORE, OAHU, HAWAII

This chic island beach home was carefully selected to be the Hawaiian getaway for its owners, New York chefs looking for a truly private island experience. Studio Mrs., the sought-after East Coast design firm featured in the likes of Architectural Digest, House Beautiful and more, was engaged to create the getaway. Extensively renovated, it offers dreamy outdoor living spaces, with the Pacific Ocean and mesmerizing coastline and sunset views.

3 bedrooms, 2 full and 1 partial baths | \$4,350,000, Furnished

Represented by: Tracy Allen (R) | Lic#: RS-46610 | T. 808.593.6415 | [tracy@cbpacific.com](mailto:tracy@cbpacific.com) | [TracyAllenHawaii.com](http://TracyAllenHawaii.com) | Coldwell Banker Pacific Properties





## HONOLULU, HAWAII

Own the premier, front corner residence at the new, architecturally breathtaking Anaha. This Diamond Head 3-bedroom, 3.5-bath home with an expansive living room is one of the most luxurious spaces on the island. Set well back from Ala Moana, it features tranquil ocean views and has quality finishes, including high ceilings, sliding glass doors and 2 master suites.

3 bedrooms, 3 full and 1 partial baths | \$2,950,000

Represented by: Douglas Shanefield (RA) | Lic#: RS-54692 | T. 808.551.5551 | dougs@cbpacific.com | Coldwell Banker Pacific Properties



# THE LAST WORD IN...

THE BROWN LIQUOR CRAZE HAS GONE GLOBAL, WITH HIGH-END WHISKEYS PRODUCED FROM TEXAS TO TAIWAN.

BY ROGER GRODY

# LIQUID GOLD



Distilled in the U.S.A.



COURTESY AMRUT DISTILLERIES

renowned for their smooth, nuanced flavor profiles and pair particularly well with food. In a blind tasting in 2012, a 25-year-old Yamazaki whiskey from Japan beat out 300 other single malts, including Scotland's most famous labels.

But Japan is hardly the most exotic whiskey-producing region, with Amrut distilled outside Bangalore, India and Kavalan from the Taiwanese countryside. And with centuries of Cognac experience, it is no surprise to see whiskeys from France, such as single malts from producers Bastille or Armorik. Kyle Swartz, managing editor of Beverage Dynamics magazine, reports, "The ever-curious palate of the U.S. consumer, especially millennials, is fueling an exploding interest in craft whiskeys from around the world," and suggests some brands from India, Korea, France, Israel, and South Africa rival those from top-tier producers Scotland, Canada and Ireland.

With craft distilling on a tear in America — mirroring what previously occurred in the beer industry — high-quality brown liquor is being produced across America. Notable distilleries include Westland in Seattle and Stranahan's in Denver, and there are enough in the Lone Star State to warrant "Distillery Trail" tours. Even the notoriously dry state of Utah is in play, with High West Distillery in Park City turning out Rendezvous Rye and American Prairie Bourbon.

Andrew Faulkner, vice president of the American Distilling Institute and managing editor of its Distiller Magazine, reports the number of craft distilleries in the U.S. doubles every five years and currently registers about 1,300. "Some craft producers are playing catch-up, but some are absolutely world-class," he says, citing Northern California's Germain-Robin and St. George Spirits as among the best.

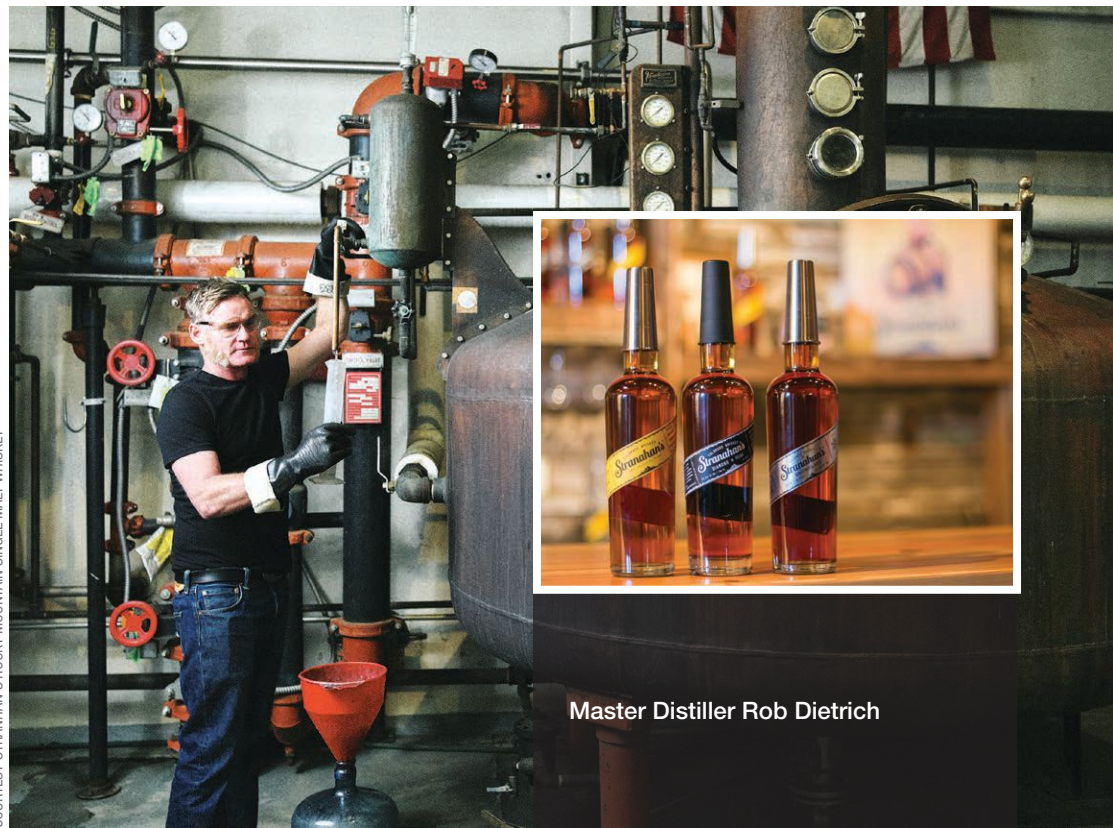
COURTESY BUFFALO TRACE DISTILLERY

While trendy tequilas and vodkas continue to flood the market, brown liquors are among the hottest spirits today, according to mixologists and collectors. The revered Scottish Highlands and Bourbon County, Kentucky are still dominant whiskey regions, but production has gone global with outstanding spirits distilled throughout Europe, the Far East, India, and eclectic domestic appellations like Tallahassee, Florida or Brooklyn, New York.

The prices of premium bottles of single malt Scotch have long rivaled those of fine Bordeaux, but now high-end, small-batch whiskey labels from America are in the same league. Among the most exclusive is Pappy Van Winkle Family Reserve 20-Year, which sells for \$1,500-plus. Even Tennessee's Jack Daniel's, an iconic blue collar classic, now offers high-end single barrel select whiskeys in engraved bottles.

Connoisseurs and beverage directors in search of exceptional whiskeys are searching globally for new favorites and the products from Japan's distilleries are extremely fashionable in cosmopolitan watering holes. They are produced in the Scottish tradition but are

COURTESY STRANAHAN'S ROCKY MOUNTAIN SINGLE MALT WHISKEY

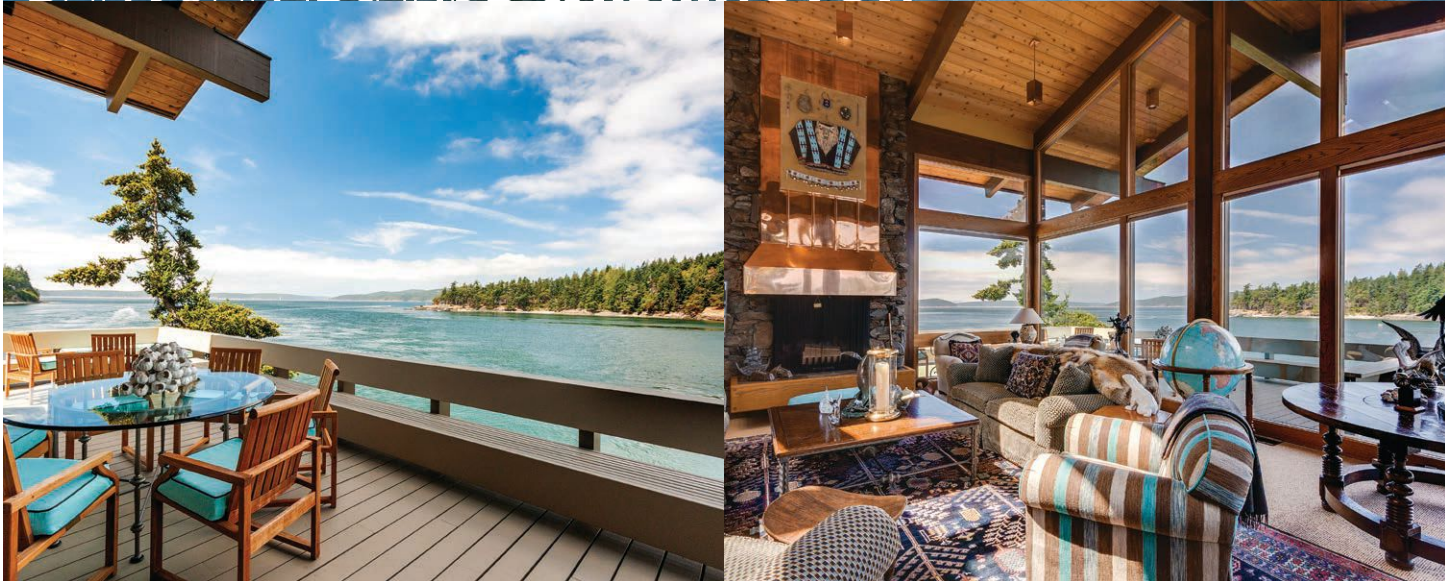


Master Distiller Rob Dietrich





## SAN JUAN ISLANDS WASHINGTON



**A rare opportunity.** Situated within the breathtaking San Juan Islands archipelago, just north of Seattle, this extraordinary 29-acre gated estate offers supreme privacy and is a sophisticated retreat on the wooded shores of Puget Sound. 4,421 feet of front footage and sheltered boathouses. Although the property feels like a private island, it is connected to Blakely Island proper, its marina and airport. \$4,500,000 price reduction... seller wants to sell. [BlakelyEstate.com](http://BlakelyEstate.com)

**\$13,995,000**

Represented by: Chris Karsteter ~ T. 206.794.1465 ~ [karsteter@coldwellbanker.com](mailto:karsteter@coldwellbanker.com) ~ Coldwell Banker Bain



# BUSTER + PUNCH



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