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HOMES & ESTATES



LUXURY LIVING WORLDWIDE | 2014 EDITION 3



THE PENINSULA HOTELS
HIT EUROPE

INSIDE ATLANTA'S
MOST EXPENSIVE HOME



Malibu, California
\$34,500,000

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FALL 2014

HOMES & ESTATES MAGAZINE



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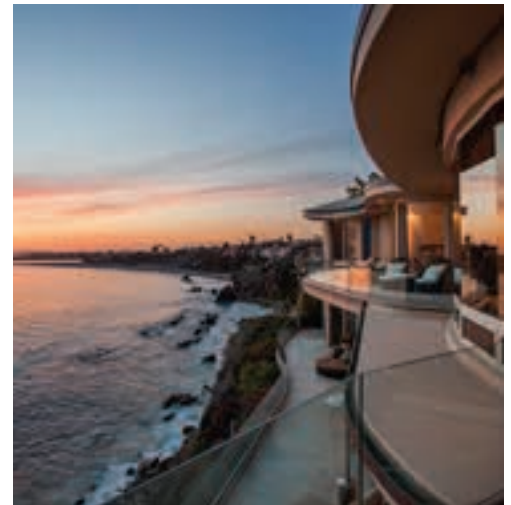
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Minneapolis, Minnesota
3 bedrooms, 2 full and 3 half baths
\$8,000,000

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*Exquisite finishes and architectural details define
this 4-acre Milton, Massachusetts estate.
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Holladay, Utah
5 bedrooms, 6 full and 6 half baths
\$12,500,000

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ON THE MARK

A new survey by **Coldwell Banker Previews International**® and the Luxury Institute supports what we have already begun to witness on the front lines of luxury: a movement toward authenticity. Modern-day luxury consumers are sophisticated, tech-savvy and mobile. They value the freedom and lifestyle that their wealth provides, but not necessarily the outward symbols of that wealth. Prestige is second to authenticity in their book, whether it's the experiences they enjoy, the homes they live in or the food they eat. For that reason, you'll find an exploration of the places and things that are most valued by today's emerging affluent consumers in the latest issue of *Homes & Estates*—our biggest book ever.

Inside the following 232 pages, you'll find stories on living luxury authentically. First, we take you to Paris, where the Peninsula Hotels group recently marked its European debut. The 148-year-old luxury hospitality brand is known for "creating treasured and authentic moments for each and every guest," notes Robert Cheng, Peninsula's vice president of marketing, in the article. If you haven't had the opportunity to stay in one of the 10 Peninsula hotels worldwide yet, you are missing out on a true first-class experience. Speaking of first-class, AD100 decorator David Kleinberg has spent the last three decades refining the interiors for Manhattan's elite. His neutral-inspired interiors, as captured on page 22, give us a glimpse into a nuanced contemporary life: elegant yet comfortable spaces with nods to the past and present. The old-meets-new tradition is one that restaurateurs Suzanne Goin and Caroline Styne know all too well as they continue their 16-year reign in the food world, and one they just happened to share with our writer on page 20. (Talk about a real experience: try one of their signature cocktails at West Hollywood's a.o.c. or, better yet, a recipe from "The A.O.C. Cookbook.") And then, of course, there are the stunning **Previews**® properties to explore—a \$48 million Atlanta estate, a \$19 million modern Mediterranean in Miami and hundreds more across the globe. Each home, in its own way, reminds us why we buy real estate in the first place. To have freedom. To have the lifestyle we want. To have a place of our own. These are the authentic experiences today's affluent seek out, and the ones Previews has been happily facilitating since 1933.



“
Modern-day luxury consumers are sophisticated, tech-savvy and mobile.
”

Ginette Wright
VICE PRESIDENT OF LUXURY MARKETING
COLDWELL BANKER PREVIEWS INTERNATIONAL/NRT

CEO NOTES



“ *One look at this magazine should give you an idea of just how far our innovation and leadership reaches.* ”

Luxury continues to be the bright star of the real estate market in 2014. Our latest Luxury Market Report makes a strong show of it: sales of homes priced \$1 million+ this year are higher in many cities compared to those of last year. Demand for luxury homes in places like New York, Los Angeles, Beverly Hills, Miami Beach, Aspen and Greenwich points to the unprecedented need for “best in class” representation—the kind of representation that matches the caliber of global buyers now entering the marketplace. This is the arena in which **Coldwell Banker Previews International®** has thrived since 1933.

Previews® excels in representing the world’s prized estates. These elite homeowners have entrusted us with their prestigious listings because the Previews name instills confidence. They know that our global network of industry professionals provides exceptional service, whether they live in Atlanta, Paris or Miami. They know we deliver out-of-the-box advertising strategies tailored to reach high-net-worth-individuals. And they know that our track record of success includes the sales of some of the most expensive homes in the United States. The Previews advantage is clear. Eight decades of being solely focused on global luxury home marketing has not only made us one of the most experienced names in the industry, but also one of the most innovative.

One look at this magazine should give you an idea of just how far our innovation and leadership reaches. You’ll immediately see the hard-hitting news of the Luxury Market Report (to the right of this column), stories on luxury travel and fine food, plus pages upon pages of beautiful properties. The homes represented in this magazine serve as proof of the depths of our company’s reach, whether it’s a waterfront estate in Florida, a mountain retreat in Colorado or a contemporary architectural in Belgium. These listings are *our* brightest stars.

Budge Huskey

PRESIDENT AND CHIEF EXECUTIVE OFFICER
COLDWELL BANKER REAL ESTATE LLC



LUXURY MARKET REPORT

2014 EDITION 2

Coldwell Banker Previews International®
brings you a comprehensive look inside the
business of luxury real estate.

www.previewslmr.com

What a difference a year makes. Sales for homes priced \$1 million+ in 2014 were much more robust compared to 2013, according to the latest findings from Coldwell Banker Previews International and Real Data Strategies, Inc. The sales volume for four out of the top five U.S. cities—including San Francisco, Los Angeles, San Jose and Houston—was up by at least 35%.

Silicon Valley continued its dramatic growth trajectory on the luxury side. For the second time this year, San Francisco led with the highest number of closed sales in the \$1 million+ category—up nearly 57% from this time last year. And for the first time, San Jose ranked in the top five U.S. cities in the same category—up a staggering 76% from last year. At the other end of the price spectrum, affluent Silicon Valley

enclave Atherton doubled its sales in the \$10 million+ range from last year. Meanwhile, Burlingame, about a mile from tony Hillsborough, also showed up on the \$10 million+ list for sold homes for the first time. The emergence of Burlingame points to an adjacency trend at the high end, most likely driven by low inventory in the Bay Area's most sought-after ZIP codes. (These same Silicon Valley cities were absent from the active listings ranking in all price categories).

Adjacency is a trend playing out in other high-demand luxury cities, like Miami. For example, North Miami Beach made its debut among the top 20 cities for sold \$10 million+ homes—perhaps an indication that ultra luxury buyers are expanding their horizons beyond the typical hotspots of Miami Beach.

CONTINUED



Other newcomers to the list included Boston, which trended up at the \$1 million+ sold level and made an appearance for the first time in the \$5 million+ sold range. Following in the footsteps of Scottsdale last year (a city hard hit by the recession), Las Vegas has possibly begun to show signs of recovery by ranking among the top 20 cities for \$1 million+ active listings for the first time. Could luxury sellers in Vegas finally be gaining the confidence they need to step back into the marketplace? Patrick Veling, founder and president of Real Data Strategies, Inc., says time will tell.

“Multiple newer high-rise product towers on the famed Las Vegas strip, and also new developments such as Queensridge Place in the quieter southwest portion of the city, have driven values higher and increased inventory in the highest price ranges,” he says. “Seller or developer expectations are one thing—but whether or not buyers will see the same value and step up to invest in the Sin City lifestyle is another thing. Sale prices have yet to catch up in any critical mass to establish a clear market trend. But there are some excellent luxury living options in Las Vegas today that did not exist as recently as two or three years ago.”

Of course, the buying and selling power still remains concentrated in New York, Los Angeles, Beverly Hills, Miami Beach, Aspen and Greenwich—especially at the top tiers of the market.

“There weren’t any surprises on that front,” adds Veling. “Those six powerhouse cities still account for 68% of all luxury sales in the top 20. And why shouldn’t they? Historically, they are the most established and most desirable luxury enclaves in the country.”

To explore the complete list of the top affluent cities, download the full Luxury Market Report at www.previewslmr.com

CITIES WITH THE HIGHEST NUMBER OF ACTIVE LUXURY HOME LISTINGS

\$1,000,000+

City	State	Number of Listings
New York	NY	5,005
Miami	FL	1,185
Miami Beach	FL	897
Los Angeles	CA	770
Brooklyn	NY	731
Fort Lauderdale	FL	729
Naples	FL	712
Atlanta	GA	622
Greenwich	CT	566
Boca Raton	FL	544
Houston	TX	501
Honolulu	HI	493
North Miami Beach	FL	460
Park City	UT	436
Sarasota	FL	365
San Diego	CA	362
Las Vegas	NV	325
Santa Barbara	CA	321
Washington	DC	302
Newport Beach	CA	301

CITIES WITH THE HIGHEST NUMBER OF CLOSED LUXURY HOME SALES

\$1,000,000+

City	State	Number of Sales
San Francisco	CA	2,485
Los Angeles	CA	2,170
New York	NY	2,145
San Jose	CA	1,119
Houston	TX	981
Chicago	IL	972
Naples	FL	964
Miami	FL	933
San Diego	CA	927
Washington	DC	878
Dallas	TX	722
Miami Beach	FL	699
Boston	MA	638
Seattle	WA	636
Santa Barbara	CA	594
Honolulu	HI	589
Newport Beach	CA	582
Scottsdale	AZ	577
Atlanta	GA	544
Austin	TX	506

CITIES WITH THE HIGHEST NUMBER OF ACTIVE LUXURY HOME LISTINGS

\$5,000,000+		
City	State	Number of Listings
New York	NY	1,573
Miami Beach	FL	218
Greenwich	CT	179
Aspen	CO	129
Malibu	CA	100
Los Angeles	CA	96
Naples	FL	90
Miami	FL	87
Park City	UT	81
Beverly Hills	CA	72
Boca Raton	FL	72
Santa Barbara	CA	69
Fort Lauderdale	FL	62
Brooklyn	NY	59
Rancho Santa Fe	CA	59
Laguna Beach	CA	55
North Miami Beach	FL	49
Palm Beach	FL	46
Honolulu	HI	44
Newport Beach	CA	42

CITIES WITH THE HIGHEST NUMBER OF ACTIVE LUXURY HOME LISTINGS

\$10,000,000+		
City	State	Number of Listings
New York	NY	685
Miami Beach	FL	82
Greenwich	CT	51
Aspen	CO	49
Malibu	CA	44
Los Angeles	CA	34
Santa Barbara	CA	33
Naples	FL	28
Beverly Hills	CA	28
Miami	FL	27
Laguna Beach	CA	24
Brooklyn	NY	19
Fort Lauderdale	FL	18
Park City	UT	18
Palm Beach	FL	16
Rancho Santa Fe	CA	15
Key Biscayne	FL	15
Honolulu	HI	15
Boca Raton	FL	14
Newport Coast	CA	14

CITIES WITH THE HIGHEST NUMBER OF CLOSED LUXURY HOME SALES

\$5,000,000+		
City	State	Number of Sales
New York	NY	205
Beverly Hills	CA	104
Los Angeles	CA	98
San Francisco	CA	74
Miami Beach	FL	63
Naples	FL	57
Greenwich	CT	55
Aspen	CO	50
Atherton	CA	44
Santa Barbara	CA	39
Malibu	CA	38
Palm Beach	FL	28
Laguna Beach	CA	28
Boston	MA	28
Boca Raton	FL	26
Burlingame	CA	25
Pacific Palisades	CA	25
Dallas	TX	23
Newport Beach	CA	23
Newport Coast	CA	21

CITIES WITH THE HIGHEST NUMBER OF CLOSED LUXURY HOME SALES

\$10,000,000+		
City	State	Number of Sales
New York	NY	58
Beverly Hills	CA	28
Los Angeles	CA	25
Miami Beach	FL	17
Aspen	CO	16
Greenwich	CT	14
Atherton	CA	14
Santa Barbara	CA	10
Malibu	CA	8
Palm Beach	FL	7
Laguna Beach	CA	6
Kailua Kona	HI	6
Naples	FL	6
San Francisco	CA	6
Honolulu	HI	5
La Jolla	CA	4
North Miami Beach	FL	4
Burlingame	CA	4
Pacific Palisades	CA	4
Pebble Beach	CA	3

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DAVID KLEINBERG





A NEW Old World

A HISTORIC HOTEL GETS A MAKEOVER IN THE CITY OF LIGHTS, AND SETS THE STAGE FOR THE PENINSULA HOTELS' GRAND ENTRÉE INTO EUROPE.

BY ALYSON PITARRE
PHOTOS BY THE PENINSULA HOTELS



It has been observed, “All the most original ideas originate in Paris.” The Peninsula Paris, fresh off its August 1 debut, is both the antithesis and embodiment of this statement.

The historic hotel, formerly the Hotel Majestic and one of Paris’ leading “*grands hotels*,” which opened in 1908, has been meticulously returned to its former glory following a four-year, \$1 billion restoration by Qatar’s Katara Hospitality and The Hongkong and Shanghai Hotels. The titled and the tycooned mingled here with the vanguards of the arts, literature and music world during the “Belle Epoque” and “Années Folles,” when Paris was at the height of its creativity and glamour. It was the place where George Gershwin famously wrote “An American in Paris” in 1928. It was also the place where writers James Joyce and Marcel Proust, artist Pablo Picasso, choreographer Sergei Diaghilev and composer Igor Stravinsky gathered for dinner in 1922. Old and new live in harmony among resplendent gold leaf, paintings meticulously restored by some of France’s most revered artisans and contemporary furniture exclusively made by lauded designers such as Rosello and Laval.

**“Old and new live
in harmony among
resplendent gold
leaf, paintings
meticulously restored
by some of France’s
most revered artisans.”**



Nothing less would do for Peninsula's grand *entrée* into Europe. The 148-year-old luxury hospitality brand is known for making traditional five-star service feel as original now as it was back in 1928, when its first hotel debuted in Hong Kong.

"Peninsula's style of hospitality is rooted in our promise to provide guests with a personal and thoughtful experience," says Robert Cheng, Peninsula's vice president of marketing. "Our service philosophy, since the first hotel opened 85 years ago, has been built around creating treasured and authentic moments for each and every guest."

Guests come to Peninsula not only for "the most personalized hotel rooms in the world," but also because they can call any Peninsula hotel in the world "home." Guests may be picked up from the airport in a vintage Rolls Royce or MINI Cooper or discover their initials monogrammed on a pillowcase. They may also find their native language programmed into guestroom technology (there are currently 11 different languages). And if they want to make a long-distance call back home? Complimentary.

"Our foundation for service standards comes down to our extraordinary staff, who tailor each guest's stay with grace and genuine warmth," says Cheng. "World-class service should speak to the specific needs of each guest, and, to do so, one must have a keen understanding of today's traveler and to predict what that traveler may want tomorrow, in one year and in ten years from now."

The hotel's beloved pageboys are often the people catering to the needs of Peninsula guests. Their crisp white uniforms and pillbox caps have become much-loved symbols of Peninsula Hotels worldwide, personifying the group's personal approach to service since the opening of The Peninsula Hong Kong in 1928. (It was the first hotel in Asia to introduce pageboys.) They welcome guests to the hotels and carry out errands for them, which range from the ordinary (picking up a suit at the dry cleaners) to the extraordinary (arranging a helicopter ride to a private island or organizing a private cooking class with one of Peninsula's executive chefs).

CONTINUED



“The 148-year-old luxury hospitality brand is known for making traditional five-star service feel as original now as it was back in 1928, when its first hotel debuted in Hong Kong.”



“The Peninsula pageboys are the people and personalities behind the Peninsula brand, and they bring the hotel experience to life,” says Cheng. “They have become a symbol of our heritage and our approach to personalized service.”

In some respects, the pageboys are a throwback to an era when hospitality was literally white glove (the kind of Old World grandeur and go-to-the-ends-of-the-earth dedication celebrated by this year’s “The Grand Budapest Hotel”). Despite the nostalgia the pageboys can inspire among the older generations of travelers, the Peninsula has somehow managed to keep them current. Even younger travelers, who grew up with electronic key cards instead of bellhops, have embraced them. Notes Cheng, “Of course, modernizing certain traditions is necessary, as the needs of travelers change over the years. So, while indulging in a beautiful afternoon tea in the grand surroundings of The Peninsula Hong Kong does not change, we just make sure that complimentary Wi-Fi is available while they sip on their tea.”

The afternoon tea is another experience that has been part of the Peninsula hotels’ DNA since the opening of The Peninsula Hong Kong in 1928. Each hotel hosts its own Peninsula afternoon tea with scones, finger sandwiches, delectable cakes and desserts.

And who can overlook the fleet of Rolls-Royce limousines parked outside virtually every Peninsula hotel around the world? The partnership between Peninsula and Rolls-Royce dates back to 1970, when The Peninsula Hong Kong acquired its first fleet of seven Silver Shadows. Three 1934 Phantoms in Hong Kong, Shanghai and Tokyo—each sporting the signature Peninsula green livery—have especially embodied the hotels’ “getting there is half the fun” motto. Guests at The Peninsula Paris will enjoy a Rolls-Royce Extended Wheelbase Phantom, together

with another classic vintage 1934 Rolls-Royce Phantom II, lovingly restored over five years in Ashton Keynes, England. To think you can simply hop into a Phantom and cruise through the City of Lights is an experience to envy in and of itself.

It makes the hotel’s Paris location—set in the heart of the 16th arrondissement—all the more indelible. The hotel rests mere steps from the Arc de Triomphe and Champs Elysées—exactly the sort of geography Peninsula is known for procuring for its growing luxury hospitality empire (ten and counting). There’s The Peninsula Beverly Hills near Rodeo Drive and The Peninsula New York on Fifth Avenue. And of course, Hong Kong’s oldest hotel, the legendary “Grande Dame of the Far East” in Victoria Harbour. “Location, location, location” is a familiar adage in the real estate industry—but it, too, is vital to luring the well-heeled in the hospitality industry. Today’s luxury travelers expect five-star locations to go along with their five-star experiences.

“We spend a lot of time looking for the perfect locations,” reveals Cheng. “A variety of factors are considered in the process, such as its close proximity to shopping and major cultural attractions, and walkability to city centers for both leisure and business guests. It all goes back to the experience we want to give our guests.”

With that in mind, Katara Hospitality and The Hongkong and Shanghai Hotels have their sights set on Yangon and London as the next two Peninsula locations. Both hotels are due to come online in the next few years, and both will continue the Peninsula tradition of seamless, white-glove service. Old World hospitality—the original hospitality—has not died. *Au contraire*. It is still very much alive. Old will be new all over again.

.....
Read more about The Peninsula Paris at www.previewsinsideout.com/peninsulaparis.



IN GOOD TASTE

BY ALYSON PITARRE

Traditionally, food has fallen into two categories: fancy and casual. The Joël Robuchons of the world made their foie gras parfait and truffled potatoes, while the other half excelled at the usual comforts—ratatouille, sliders, mac and cheese. Then along came a chef named Suzanne Goin and her business partner Caroline Styne. They have been called “the food world’s equivalent of Lerner and Loewe or Leiber and Stoller,” and it’s easy to see why.

The fancy-meets-casual food movement began in 1998 after the restaurateurs opened Lucques in West Hollywood. Goin quickly earned a place on Food & Wine’s “Best New Chefs” that year. A second L.A. restaurant, the groundbreaking a.o.c., followed in 2002. Their most glamorous restaurant, Tavern, arrived in 2009 in L.A.’s tony Brentwood neighborhood—bringing a full-service dining room, marketplace and bar with craft cocktails and artisanal wines. Designed by Jeffrey Alan Marks of “Million Dollar Decorators” fame, the restaurant has had a famous roster of diners: Ben Affleck, Maria Shriver, even President Obama. When you have admirers like that, plus two James Beard awards and continued praise from the likes of The New York Times and Bon Appetit, the only next logical step is a cookbook, right? They launched “The A.O.C. Cookbook,” a collection of Goin’s seasonal recipes from the restaurant with wine notes by Styne, in October 2013.

Now in 2014, Goin and Styne are enjoying a “year of leisure,” which is to say, they do not have any new plans for expansions or projects. It gave Homes & Estates the perfect opportunity to catch up with them to find out what’s fancy, what’s casual and what’s simply in good taste.



PHOTO BY ROB STARK PHOTOGRAPHY

You’ve managed to tow the line between fancy and casual. What is fancy about your food? What is casual?

Suzanne Goin: What’s fancy about my food is the detail and attention that is paid to putting it together—otherwise, it’s really casual in terms of being food that you can and should eat every day. Some of my recipes and dishes take more time to prepare because there is a lot of layering of flavors involved, and that can be time consuming. I like the presentation to be vibrant, alive and natural, rather than fussy and contrived, but sometimes simple and natural are just as hard to achieve as more seemingly complicated styles—there is nothing to hide behind!

What was the defining moment, or turning point, for your restaurant empire?

Caroline Styne: I don’t know if we’ve actually had a turning point. We’ve just come off of a very busy year during which we opened four new businesses and went on a book tour for ‘The A.O.C. Cookbook.’ That was a dramatic year that we came out of stronger than ever.



PHOTO BY ROB STARK PHOTOGRAPHY

What has been the most significant shift you've witnessed in the food world over the last few decades?

CS: For me, I see the most significant change has come with the growth of television/ chef personalities and "Top Chef." I think it's created a whole new level of interest in chefs, restaurants and dining out in general.

Do you have any plans to expand your restaurant empire beyond Los Angeles?

CS: We don't have specific plans yet, but it's not out of the question.

Suzanne, what was the main inspiration behind your cookbook?

SG: I wanted to bring the spirit of our restaurant a.o.c. to life and to celebrate it. Honestly, I felt a little guilty that our second-born didn't have a book like the first-born! Our wonderful and devoted regular clientele inspired me as well, because they were always asking for recipes and wanting to know more about the details that went into the food. It felt good to put it all down on paper and really document it.

What's the easiest recipe in the book? Would you share it with us?

SG: Well, the *easiest* recipe in the book is actually my daughter's recipe—she wrote it when she was six! Another simple favorite of mine is Grilled Arctic Char.

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The full recipes can be found at www.previewsinsideout.com/goodtaste.



PHOTO BY RYAN FORBES, AVABLU.COM

NEUTRAL TERRITORY

BY DRESDEN SCOTT

David Kleinberg may be a master of color, but he is also a master of neutrals. (Whether you place neutrals in the “color” category is another discussion entirely.) The Manhattan-based decorator’s 30-year body of work spans from a movie mogul’s chic Manhattan apartment to a super yacht in Europe—but all point to his delicate and nuanced hand in layering texture, scale, detail and, often, a neutral palette.

Kleinberg refined his design approach through experience, travel and a lifetime of collecting. After graduating from Trinity College in 1976, he spent much of his career exploring the New York design world and his favorite city, Paris, where he later fed his obsession for French mid-century antiques. He trained his eye at respected firms Denning & Fourcade and Parish-Hadley, making his mark with projects such as an expansion of Conyers Farm (which has had a handful of famous owners—the most recent being director Ron Howard, who sold it for \$27.5 million in May). In 1997, he launched his own firm, David Kleinberg Design Associates, garnering industry praise for his first assignment: a daring Park Avenue apartment done in a “symphony of whites.” Success quickly followed his firm, which is documented in the 2011 monograph, “Traditional Now: Interiors by David Kleinberg.”

To this day, Kleinberg’s interiors manage to capture threads of the past with a very “now” quality. They give us a view into a contemporary life that is as nuanced as Kleinberg himself: elegant yet comfortable, beautiful yet approachable, distinct yet relevant to our time. Architectural Digest once noted that Kleinberg is a believer in Billy Baldwin’s dictum that “suitability always overrules fashion,” and it is true. There is a timeless quality to a David Kleinberg room. And what could be more timeless than neutrals? Kleinberg answers our most pressing questions about the color palette that never quite seems to go out of style.



PHOTO BY PIETER ESTERSOHN



PHOTO BY PIETER ESTERSOHN

“THERE IS A TIMELESS QUALITY TO A DAVID KLEINBERG ROOM. AND WHAT COULD BE MORE TIMELESS THAN NEUTRALS?”



What is your motto when designing with a neutral palette?

Neutrals are second nature to me, so I don't really have a motto. But when working with neutrals, it is important to introduce interesting textures and finishes with interesting furniture silhouettes. Neutral rooms need to be layered and nuanced. Otherwise, a room becomes flat.

Your mantra has been “Beauty meets quality of life.”

How do you create beauty and quality of life when, say, a client doesn't want any color in her house?

Color does not always need to be a literal interpretation. Color can emerge through quality of materials and a combination of interesting shapes and through a mix of art.

In your opinion, what is the one danger when designing with neutrals?

Neutrals can become uninspired when there is a lack of variation in textures and surfaces.

How do you avoid that?

By employing techniques such as glazed porcelain, hand-rubbed woods and beautiful plaster finishes. People often associate texture only with fabrics; in fact, all materials have texture. Rugs are another way to introduce texture.

What are your favorite neutral colors to work with?

I am drawn to neutrals that are linen, taupe, gray and beige in tone, as opposed to those that are more yellow based, because I find they blend better with other colors. Those that are more buttery take on too much personality of their own. My two favorite paint colors are Benjamin Moore's "Fog Mist" and Farrow & Ball's "Elephant's Breath."

What are your some of your favorite neutral fabrics, textures and objects to use?

Larsen silk, Belgian linen and just about anything from Rogers & Goffigon, from chenille to linen. I have two rug collections with Patterson, Flynn & Martin. The first is very geometric and modern in sensibility. The second is in the vein of traditional now and is largely inspired by Portuguese needlepoint rugs.

And what about materials?

I love the tactile quality of bronze; it's one of the few neutrals that exude warmth.

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PHOTO BY PIETER ESTERSOHN

Where do you stand on metallics in the context of neutrals?

Metallics can provide a “wow” moment in a room. They are like beautiful cuff links, adding punctuation without needing to be the focal point.

Are there certain rooms that naturally seem to call out for neutrals compared to others, for you?

The master bedroom would be the most obvious, as you typically want your bedroom to have a Zen-like quality. I also find that most men do not want to sleep in a room that is too peach or pink.

You are known for mixing antiques, fabrics, textures, finishes, art and objects in the rooms you design. Can you give us a picture of how you would mix these things in, say, a neutral-hued living room?

By way of example, for a client’s Park Avenue living room, we began by establishing a strong dialogue between 18th- and 19th-century antiques and French mid-20th-century furniture. Because so much mid-20th-century furniture is based on 18th-century models, mixing periods kept the room from becoming static. We hung an ornate baroque 18th-century Venetian mirror above a 19th-century English Regency mantel. The walls were lacquered in a high-gloss pumice color to maximize light and provide a clean backdrop for artworks by Andy Warhol, Ellsworth Kelly and Willem de Kooning. We limited all pattern to the rug.

When it comes to your curatorial process, you’ve said that your overriding principle is that “there is no overriding principle.”

Exactly. I simply select things that I like in a space. It may seem like happenstance, but it’s a measured process. I don’t think of myself as a cutting-edge person. I think of myself as a classical person...but in a modern world.

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 Read more about David Kleinberg’s neutral approach at www.previewsinsideout.com/davidkleinberg.



PHOTO BY MATT HRANEK



TRENDS TO WATCH


RICHARD MILLE

If you've joined the exclusive club of luxury watch collecting, then you know this much is true: your timepiece is the ultimate statement of individuality. It is a declaration of who you are and what your personal "theme" is, whether it's flying, diving or a high-impact sport like tennis. Two watches from Swiss watchmaker Richard Mille take this last theme to shocking limits, quite literally: the Tourbillon RM 27-01 and RM 35-01. Designed in collaboration with Spanish tennis star Rafael Nadal, both challenge the notion that lightweight elegance, mechanical mastery and toughness are mutually exclusive.



◀ **TOURBILLON RM 27-01**
Price: \$740,000

Inspired by suspended civil engineering infrastructures, the RM 27-01 has a baseplate attached to the case by four braided steel cables just 0.35 mm in diameter. This structure combines strength and flexibility to protect the movement, and weighs just 3.5 grams, thanks to the use of grade 5 titanium for the baseplate and tourbillon carriage, and of aluminum lithium for the barrel bridges and gear-trains. Designed to stay in suspension inside its case, this exceptional caliber can withstand accelerations of over 5,000 g.



◀ **TOURBILLON RM 35-01**
Price: \$120,000

The RM 35-01 is a manual winding wristwatch that combines the spirit of the RM 027 family of timepieces with a case created using the company's proprietary carbon technology. The RMUL3 caliber used in the RM 35-01 offers exceptional impact resistance, thanks to the use of grade 5 titanium throughout the highly skeletonized movement design, combined with black PVD surface treatment. Richard Mille in Les Breuleux put the RMUL3 caliber to the ultimate test, applying extreme shocks to the movement exceeding 5,000 g.

Southern Charm

Two Atlanta real estate leaders reveal the secrets behind their city's luxury renaissance.

BY ALYSON PITARRE

There is a tendency to believe that the South moves at a slower pace. Not so, when it comes to a city like Atlanta.

Fresh off of Forbes' No. 12 ranking on its Top 20 America's Fastest-Growing Cities List, "The Big Peach" is ripe with wealth and promise these days. The city has risen to the top of the national luxury real estate landscape. Atlanta ranked No. 10 among the top U.S. cities with the highest number of luxury home listings priced over \$1 million, according to the Spring 2014 Luxury Market Report published by **Coldwell Banker Previews International**®. The most recent report released in September ranked the city at No. 8. Atlanta also happens to be home to Buckhead, an affluent enclave known as the "Beverly Hills of the East."

Two Atlanta real estate experts, Debbie Sonenshine and Robin Blass, have watched their precious town blossom into the diverse luxury metropolis it is today. Sonenshine, the top real estate agent in the Coldwell Banker Metro Atlanta company, has over 33 years of real estate experience and a record of home sales totaling \$47 million in 2013. (Sonenshine also holds one of the nation's most expensive listings right now: the \$48 million Chestnut Hall estate, featured on page 28). Robin Blass, a top agent in Coldwell Banker's Dunwoody office since 1992, has 33 years of experience and a record of home sales totaling \$37 million in 2013.

Together, you might say they represent the belles of Coldwell Banker Metro Atlanta. They share their insights on the hot Atlanta marketplace and what is truly behind the city's luxury renaissance.



Looking back on the Atlanta luxury real estate market of 30 years ago, compared to today, what has been the most significant shift?

Debbie Sonenshine: Thirty years ago, luxury homes were primarily found only in Buckhead. In the late 1980s, many new gated country club communities were developed in areas that were once considered rural. Corporate executives were drawn to the estate-sized homes and the amenities that came with a country club community. Recent years have brought the shift back to the closer-in suburbs and more infill homes, where one could buy a home on a lot with mature landscaping closer to work.

Robin Blass: Yes, the luxury home market 30 years ago was basically in the Buckhead area (which is inside the beltway). Now, there are many different suburbs outside the beltway area. All of the metro suburbs have luxury homes, which they did not back 30 years ago.

How has population growth impacted the overall luxury market?

DS: I have seen a lot more music and film industry people coming into the city. Atlanta is becoming known as the "Hollywood of the South." With major recording studios and film production companies coming in, we have seen big corporate executives living and working here.

FACES OF PREVIEWS

RB: It is truly becoming the “Hollywood of the South”! Leading studios like Pinewood Studios, Tyler Perry Studios, Triple Horse Studios and EUE/Screen Gems Studios have come into the city. The Atlanta metropolitan area is also home to the world headquarters of corporations such as Coca-Cola, Home Depot, AT&T Mobility, UPS, Delta Air Lines, Turner Broadcasting and Newell Rubbermaid. Atlanta has definitely matured into a more international city.

And how has that impacted the real estate market?

DS: Well, we’re seeing more luxury condo development, for one thing.

Why do you think that is?

DS: I think the demographics are driving the luxury condo market, with empty nesters deciding to change their lifestyle to maintenance-free in a more urban, walkable setting. Plus, there is a large number of wealthy young singles who travel frequently.

So does that mean that luxury buyers in Atlanta are moving away from the suburbs?

DS: It depends on what you mean by “suburbs.” Downtown Atlanta is still a ghost town at night. There is very little retail and little nightlife...it is mostly office- and government-focused with almost no residential. Hopefully, that will change. So, most affluent buyers today tend to look in enclaves like Sandy Springs, Buckhead and Midtown—these neighborhoods are convenient to the centers of business, major hospitals, excellent private schools, upscale shops and restaurants, while being less than 30 minutes away from the world’s busiest airport.

RB: Unlike most cities, where luxury properties are only found in a specific area close to the city center, Atlanta’s luxury homes are spread across the region. Luxury buyers are looking for the perfect house and often aren’t as concerned about finding something in a specific area, so they don’t limit their search. You can find luxury properties in Dunwoody and Sandy Springs, on Lake Lanier and the Chattahoochee River, in Duluth, Johns Creek and Gwinnett gated communities, and in country clubs all across the region.

Are there new luxury retail developments that are attracting affluent buyers?

DS: Buckhead Atlanta (formerly known as the streets of Buckhead) will be opening soon, with upscale retail such as Hermès, Christian Louboutin, Helmut Lang, Jimmy Choo, Tod’s and Moncler.

Is there enough inventory for luxury homebuyers in Atlanta right now?

RB: Yes, although certain areas move more quickly than others, depending on supply and demand.

“*I have seen a lot more music and film industry people coming into the city. Atlanta is becoming known as the ‘Hollywood of the South.’*”

Debbie Sonenshine

What price ranges are the most competitive?

RB: Today, sales for homes priced \$1 to \$2 million are trending up, and prices are holding steady. Luxury homes are priced more realistically today compared with the higher pre-recession prices. Luxury buyers will never be able to own a home for less. They can get into prestigious areas where they might have been priced out previously, prior to the recession.

DS: The sweet spot seems to be between \$1 million and \$1.5 million in Atlanta.

How has the notion of “Southern hospitality” shifted over the years when it comes to the kind of luxury living spaces that are most in demand?

RB: People like to entertain, so the floor plan that has a keeping room kitchen is very popular, along with the den open to the kitchen. Open-air porches with outdoor living spaces are also very popular, including fireplaces, outdoor fire pits and outdoor kitchens.

DS: I’ve seen a shift toward luxury condos, as population ages. But affluent young families are still buying estate homes.

You both have a lot of experience in real estate. How have you remained competitive in the market through all of these changes?

RB: In our business, technology certainly enhances our ability to accomplish tasks more swiftly. But I value the personal connections I have with my clients. I am very hands-on with them, guiding them every step of the way.

DS: By working in diverse areas and price ranges, I am able to better serve my clients and their families, whatever and wherever their needs are. It also helps me to lessen the effect of market volatility by leveraging myself to not depend on only one price range or one area of town.

Sounds like two winning strategies. Consider us charmed.

ATLANTA, GEORGIA

THE JEWEL OF BUCKHEAD

BY ALYSON PITARRE

New York Times critic Florence Fabricant once wrote that Buckhead is “the jewel of Atlanta, an area of gracious homes, elegant hotels and shopping centers, as well as some of the best restaurants.” A jewel with its own hidden gem set right in its midst: an estate that goes by the name of Chestnut Hall. Originally built in the 1930s, the awe-inspiring, 17,000-square-foot mansion rests on over 18 acres straddling Buckhead and Sandy Springs. Yet surprisingly, few Atlantans know of its existence. If they did, they would surely want to know about its storied past—who planted its manicured lawns, who placed ancient European statuary among its formal gardens and who paved the long private driveway leading to the majestic limestone and brick residence.

The home’s current owner, an international businessman who safeguards his privacy, purchased the property in 1987—for a then-record price. He completed two renovations during his tenure, the most recent occurring from 2010 to 2012. Inspired by the mansion’s English Tudor and French Provincial architecture, he worked closely with architectural designer Eduardo Contreras to seamlessly blend Old World details with New World amenities.



“Eduardo and I collaborated extensively to incorporate Old World charm with modern living,” he says of the process. “We pored through books and photographs of the world’s finest architecture and furnishings for inspiration and traveled far and wide to acquire exquisite pieces for the house. The main objective was to bring the estate to such a standard that would capture the heart and mind of the most discriminating acquirer, and to pass on the beauty of the estate and its contents to their care.”

He surely succeeded. The result of this most recent two-year renovation culminated in a vast

residence that can accommodate a growing collection of precious antiques, antiquities and fine art from all over the world. Imposing iron doors imported from Paris reveal a spectacular foyer and art gallery with a magnificent carved-plaster ceiling, crafted by Venetian plasterers and inspired by three sources: Borromini’s gallery at the Palazzo Spada in Rome, the Braccio Nuovo at the Vatican Museum and the Hôtel de Béhague in Paris. The far end of the gallery opens to a 2,500-square-foot limestone terrace with imported Jerusalem stone floors that overlooks sweeping views of the stately grounds. Each room, one right

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after the next, is punctuated by exquisite antique lighting—a 19th-century French Neoclassical-style bronze and crystal eight-light chandelier (circa 1880), a Baccarat crystal and bronze ceiling light from a Paris hotel (circa 1920), and an impressive early 20th-century Louis XV-style gilt bronze, rock crystal and amethyst chandelier in the master suite sitting room.

Artifact after artifact graces the home. A South Arabian funerary stone stele carved with the face of a man and inscription, dating back to the 5th to 3rd century B.C. A rare chimneypiece featuring an 18th-century George II statuary mounted with white fleur Sienna marble and yellow scrolls made from ancient Roman ruins. A mosaic from a Roman temple built in 450 A.D. Iron windows with hand-blown glass from Germany. There is even an enviable original art collection from the likes of Pablo Picasso, Henri de Toulouse-Lautrec, Kees van Dongen, Maurice Utrillo, Edouard Vuillard, Raoul Dufy, Jean Dufy, Georges Braque, Louis Valtat and others. This is all worth mentioning, of course, because it is currently being offered fully furnished.

“We had an appraiser with the Appraisers Association of America tell us earlier this year that it is one of the nation’s finest private collections under one roof,” reveals Debbie Sonenshine, the listing agent who is based in the Atlanta office of Coldwell Banker Residential Brokerage. “It is a collector’s dream. It is going to appeal to someone who wants to move into a turnkey home where everything from the furnishings to antiques and fine art has been rendered in perfect taste.”

With all the priceless paintings, tapestries and rare antiquities, it may be tempting to compare Chestnut Hall to a museum. However, both the owner and Sonenshine insist it is “warm and inviting,” and very much designed for contemporary family living. The residence features seven bedrooms, eight full baths, three half-baths and a 2,400-square-foot master suite with a bedroom, sitting room, his-and-her custom closets, and an elaborate bathroom featuring Herbeau fixtures, an onyx bath tub, and custom-designed waterjet marble floors. (Even the lady’s closet is dripping with elegance, thanks to Swarovski crystal hardware embellished by a jewelry designer.) You can practically picture a family enjoying the magnificent library, 16-seat dining room, 1,700-square-foot fitness center, luxurious spa, children’s playroom and outdoor playground. Says Sonenshine: “It’s perfect for those who are accustomed to enjoying a luxurious lifestyle, but also for those who want a showpiece for entertaining.”

For example, wine enthusiasts will appreciate the climate-controlled, 1,000-bottle wine cellar featuring mahogany racks, travertine floors and antique Parisian bronze mausoleum doors, circa 1900. Hosting dinner parties is also made easy with a Thermador 96-bottle wine cabinet in the dining room and a 46-bottle Sub-Zero wine storage unit in the kitchen. And when the party needs to be moved outdoors, there is a magical setting in the rear yard with a large saline swimming pool, pool house and a separate four-bedroom, three-bath guest/manager’s house—all kept watch over by ancient statues from Versailles, of course.

The future buyer of Chestnut Hall will no doubt find its privacy, warmth and Old World gentility precious. As precious as a jewel.

Atlanta, Georgia

7 bedrooms, 8 full and 3 half baths

\$48,000,000

Represented by: Debbie Sonenshine

Coldwell Banker Residential Brokerage

T. 404.252.4908

debbie.sonenshine@coldwellbankeratlanta.com



LUXURY WE LOVE: CREST & CO.

WHERE DO YOU SHOP WHEN YOU WANT A NECKLACE OR A WATCH THAT NO ONE ELSE ON EARTH OWNS?

Answer: Crest & Co., a new e-tailing website launched in June. The highly exclusive, members-only site offers access to the most sought-after brands and rarest products in the world—from rare crocodile handbags to unique products from merchants favored by royal families. **Previews® Inside Out** recently caught up with founder Nima Abbasi to ask him about his new shopping concept (he calls it “private clienteling”).



What's the meaning behind your name?

Our name, Crest & Co., is linked to the royal warrants. When a company gets a royal warrant, you are allowed to use the crest of the royal family next to your logo.



What is “private clienteling”?

Private clienteling means we work one on one with our members or those who have access to the site, finding them whatever they want to purchase.

You have previously said that demand for private clienteling was so high that you rolled out the service early this year. What has changed in the luxury marketplace that created such demand?

There is a certain group of people who have a higher income and are looking for the best products from around the world. They're looking for things that people don't have. And if you look at the lifestyle of these kinds of consumers, they do a lot of gifting, too. Every occasion is an excuse for gifting. They are looking for gifts that are unusual. We tap that element very well.


How is high-end gift giving different?

Our customers are always buying unique and one-of-kind things whenever they travel, with the idea that they will give them as gifts later. Often for them, it is the story and the thought behind the gift. There is a romance to gift giving.

What are some of the most popular gifts on your site right now?

The most popular gift items are fine jewelry for women and home/desktop products for men—for example, cigar boxes, drink accessories like wine decanters and whisky tumblers.

To read more about Crest & Co., go to www.previewsinsideout.com/crestandco.



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TRINIDAD & TOBAGO





FRENCH RIVIERA, FRANCE

A sumptuous property with a panoramic sea view is located in one of the most prestigious bays of the French Riviera. This 878-square-meter building is from the beginning of the century and includes a 3,000-square-meter park with 4 buildings, including a caretaker's house and 2 modern apartments. Also enjoy 5 kitchens, 4 living rooms, 2 lounges and 2 magnificent terraces. A haven of peace! Reference ZB3-033.

11 bedrooms, 7 baths | € 17,885,000 (approximately \$23,761,116)

Represented by: Charles Boukhobza | Coldwell Banker Life Wellness Properties | T. +33 06 25 90 47 95 | charles.boukhobza@coldwellbanker.fr



ISLAND OF CAVALLO, FRANCE

In one of the most exclusive places of the Mediterranean, a few steps away from the most beautiful, white, sandy beach of the Island of Cavallo, this magnificent, 425-square-meter property comprises 2 units, each one boasting the highest quality of woodcraft and stone materials. Features include a master bedroom, 4 bedrooms, a double living room, a veranda and a Jacuzzi.

5 bedrooms, 6 baths | € 3,450,000 (approximately \$4,582,980)

Represented by: Claudia June Decimoterzo | Coldwell Banker South Corsica | T. +33 6 42 03 03 34 | cjd@coldwellbanker.fr | coldwellbankerpreviews.fr



PALOMBAGGIA, CORSICA, FRANCE

Overlooking Palombaggia Bay, this unique, prestigious residence is a connoisseur's paradise. This private estate has been carefully designed in order to blend in with its 17,000-square-meter park. The 990 square meters (internal/external) of this home include 9 bedrooms, 4 kitchens, a billiards room, a hammam, 2 swimming pools and 12 terraces. A rare property in one of the most highly demanded and protected areas in Corsica. There is possibility for extension.

9 bedrooms, 12 baths | € 8,900,000 (approximately \$11,824,095)

Represented by: Claudia June Decimoterzo | Coldwell Banker South Corsica | T. +33 6 42 03 03 34 | cjd@coldwellbanker.fr | coldwellbankerpreviews.fr



ST. PALAIS SUR MER, FRANCE

Between Bordeaux and La Rochelle, just 15 minutes from the Marina of La Palmyre and the beaches of Ile d'Oleron this 16th-to-18th-century manor house is on a u-shaped property surrounded by 36,000 square meters of land with a heliport, semi-covered pool area, spa, sauna, artist studio, work shop and a games room. Your guests will arrive at the central square in the middle of beautiful Charentais walls, which leads to a parking area. The main house is about 280 square meters, plus there are 3 renovated adjacent houses that are approximately 80 square meters each. Reference QW1-470.

8 bedrooms, 6 baths | € 1,800,000 (approximately \$2,391,390)

Represented by: Francis Guillemont | Coldwell Banker Immobilière Internationale | T. +33 06 07 37 94 41 | francis.guillemont@coldwellbanker.fr



ROYAN, FRANCE

Between Bordeaux and La Rochelle, 5 minutes from the Wild Coast and pine forest, this 310-square-meter villa has many annexes in a private group of beautiful villas with a tennis court. The 1,460-square-meter plot is beautifully maintained and landscaped and includes a huge deck around the pool, 2 covered spaces and a keeper's house. The villa welcomes you with a double living room and a relaxation area with a sauna, hammam and Jacuzzi. The master suite bedroom includes a dressing room, bathroom and shower room, plus there are 5 other bedrooms with showers. Reference QW1-671.

6 bedrooms, 5 baths | € 988,000 (approximately \$1,301,778)

Represented by: Francis Guillemont | Coldwell Banker Immobilière Internationale | T. +33 06 07 37 94 41 | francis.guillemont@coldwellbanker.fr



CANNES, VALLAURIS, FRANCE

Located in one of the most sought-after locations in Cannes, this completely renovated villa was designed in a contemporary style using only the best in materials. In a private, exclusive domain with only 11 other villas, this home has panoramic sea views, huge outdoor decks, a pool, hot tub off of the master suite, home cinema, a games room, 5 bedrooms and a cooled wine cellar. Reference 2229.

5 bedrooms, 4 baths | € 3,950,000 (approximately \$5,247,772)
 Represented by: William McIntosh | Coldwell Banker Demeure Prestige
 T. +33 6 07 42 19 54 | O. +33 1 83 53 53 53 | william.mcintosh@coldwellbanker.fr



PARIS, FRANCE

Between the Champs Elysées and Faubourg Saint Honoré, this apartment has 7 rooms with a total of 252 square meters in a beautiful Haussmann building with an elevator. Enjoy 180-degree panoramic views of prestigious monuments (the Eiffel Tower, Sacré Coeur). Features include a balcony, entrance gallery, triple reception room, 1 rotunda, an office and fireplaces. Reference 2111.

4 bedrooms, 2 baths | € 3,150,000 (approximately \$4,184,460)
 Represented by: Susanna Wennerstrand | Coldwell Banker Demeure Prestige
 T. +33 6 23 71 67 63 | O. +33 1 83 53 53 53 | susanna.wennerstrand@coldwellbanker.fr





ENGHIEN LES BAINS, FRANCE

An Art Deco-style home on the banks of the Lake Enghien. The property spans over 20,000 square feet of land and offers 9,200 square feet of living space. Amenities include a cathedral-like entrance, lounge, dining room, office, a master suite with 2 baths, 4 bedrooms, a movie theater, lounge, gym, swimming pool, views of the lake and a private pier, all less than 10 kilometers from Paris. Reference 2181.

5 bedrooms, 4 baths | € 5,300,000 (approximately \$7,038,797)
 Represented by: Vanda Doncelle | vanda.doncelle@coldwellbanker.fr
 Coldwell Banker Demeure Prestige | T. +33 6 72 95 68 30 | O. +33 1 83 53 53 53



RESTIGNE, FRANCE

A castle in Loire Valley renovated with respect to many original features, including 18th-century wood paneling. It includes refurbished outbuildings, a 2-bedroom, 1-bath, 17th-century pavilion, a former wine house (17th century), vast reception room, an Orangerie (18th century), swimming pool, offices and a 1669 renovated chapel. There is a possibility to create a pool house and a spa. Reference 2123.

10 bedrooms, 10 baths | € 2,400,000 (approximately \$3,187,380)
 Represented by: John Tuygil | john.tuygil@coldwellbanker.fr
 Coldwell Banker Demeure Prestige | T. +33 6 32 18 76 19 | O. +33 1 83 53 53 53



GAVA MAR, BARCELONA, SPAIN

A seafront property in the most prestigious residential area of Barcelona. This modern house offers 1,250 square meters, a living room with double-height ceilings, a dining room, kitchen, playroom and 5 bedrooms, all of them with their own bathroom. A housekeeper's apartment, garage for 7/8 cars, a gym, swimming pool and a private spa complete this property.

5 bedrooms, 5 baths | Price upon request
 Represented by: Coldwell Banker Prestige Real Estate
 T. +34 932 413 082 | info@prestige-spain.com



MALLORCA, SPAIN

An amazing property with a breathtaking panoramic view from the sea to the mountains is on a 1,700-square-meter plot with a 760-square-meter home. Its fantastic pool is surrounded by an exuberant garden. It also has 2 wide bedrooms for guests and a wellness area with a sauna. Its exquisitely designed interior will fully satisfy the most exigent criteria.

5 bedrooms, 5 baths | €14,500,000 (approximately \$19,400,855)
 Represented by: Coldwell Banker Ebusus
 T. +34 871 966 882 | ebusus@cb-spain.es



EL MARESME, BARCELONA, SPAIN

An impressive property, only a few minutes from Barcelona, offering almost 360-degree sea views. On a 1,300-square-meter plot, the 750-square-meter villa offers an indoor swimming pool with a spa, billiards table and more than 100 square meters of living space. The 3-level villa also includes 5 double bedrooms, a service area and exterior parking for 7 cars.

5 bedrooms, 5 baths | €2,290,000 (approximately \$3,065,130)
 Represented by: Coldwell Banker Luxury LTS
 T. +34 935 407 151 | lts@cb-spain.com



LA Cerdanya, SPAIN

This family home is on a 5,000-square-meter parcel. Features include a swimming pool, excellent views and a living room with a fireplace and charming porch, plus 2 additional living rooms. Also enjoy a kitchen diner, 2 baths, a 4-car garage, 6 bedrooms suites (one with an office), 1 double bedroom and a single shared bathroom. A dream in the golf.

8 bedrooms, 9 baths | €1,850,000 (approximately \$2,475,355)
 Represented by: Coldwell Banker Vincle
 T. +34 972 884 342 | vincle@vinclecerdanya.com



SINT-GENESIUS-RODE, BELGIUM

This contemporary villa of 900 square meters, by architect André Jacqmain, is a haven of peace bathed by light, in the middle of a valley on 3,200 square meters. Built on 4 levels, it includes an entrance hall with a cloak room, an internal swimming pool, lounge, terraces, a living room with a fireplace, dining room, fully equipped kitchen, home cinema, office and a terrace. Quality materials and top-level services include an elevator, home automation, automatic blinds and more.

5 bedrooms, 5 baths | \$7,223,050 US

Represented by: Geoffrey Malherbe | Coldwell Banker Alcapa Invest | T. +33 1 47 22 03 45 | cba@caldwellbanker.fr



HUNTSVILLE, ONTARIO, CANADA

Enjoy absolutely breathtaking Muskoka views overlooking picturesque Lake Vernon with stunning Western sunsets! This executive property boasts one-of-a-kind views, gorgeous rock outcroppings with a tranquil water feature, perfectly manicured grounds and a stunning executive home tucked away with immeasurable privacy, yet minutes to town with all in-town services.

4 bedrooms, 3 full and 1 half baths | \$1,699,900

Represented by: Kayley Spalding | Coldwell Banker Thompson Real Estate | T. 705.380.2760 | kspalding@vianet.ca | kayleyspalding.com



MAHONE BAY, NOVA SCOTIA, CANADA

Conveniently located in the heart of Mahone Bay, Strum Island is a unique getaway with panoramic views and custom-built accommodations. Come experience 10 acres of serene beauty and 9,500 square feet of impressively built architecture. Visit www.strumisland.com for more information.

6 bedrooms, 6 full and 1 half baths | Price upon request
 Represented by: Mariana Cowan | Coldwell Banker Supercity Realty
 T. 902.450.5752 | mariana@supercityrealty.com | marianacowan.com



CHESTER GRANT, NOVA SCOTIA, CANADA

This custom-built home is on the glacial waters of Millet Lake, an hour from downtown Halifax. The 3.2-acre property includes a main house, 3-bedroom guesthouse, a Michael Phelps spa, two 6-car garages and a double garage. www.chestergrant.ca.

4 bedrooms, 3 full and 1 half baths | \$2,488,800 CDN
 Represented by: Mariana Cowan | Coldwell Banker Supercity Realty
 T. 902.450.5752 | mariana@supercityrealty.com | marianacowan.com



PLEASANTVILLE, NOVA SCOTIA, CANADA

This custom-designed home has been constructed of quality materials and workmanship. It is one of the most prestigious homes on the popular South Shore of Nova Scotia. This tremendous home features over 8,900 square feet of finished living space, a large wharf and a triple garage.

4 bedrooms, 4 full and 2 half baths | \$1,995,000 CDN
 Represented by: Mariana Cowan | Coldwell Banker Supercity Realty
 T. 902.450.5752 | mariana@supercityrealty.com | marianacowan.com



OAKLAND, NOVA SCOTIA, CANADA

This estate sits on 4.7 acres with panoramic ocean views of Indian Point. This custom-built home has many impressive details, including a DeCoste kitchen, 1,000-square-foot rec room and separate guest wings. The property includes 91 feet of ocean frontage and deep-water mooring.

3 bedrooms, 5 full and 1 half baths | \$1,955,000 CDN
 Represented by: Mariana Cowan | Coldwell Banker Supercity Realty
 T. 902.450.5752 | mariana@supercityrealty.com | marianacowan.com



LITTLE DIX, VIRGIN GORDA, BRITISH VIRGIN ISLANDS

A very limited number of luxury residences and estate lots are available, each providing stunning ocean and island views and access to all facilities, within the timeless Caribbean beach resort of Rosewood Little Dix Bay on Virgin Gorda. Purchase an existing luxury villa or design and build your own unique island home at Little Dix Bay and you will understand the true value of a home in the islands.

3 bedrooms, 3 baths | \$3,600,000
 Represented by: Chris Smith | T. 284.340.3000
 Coldwell Banker Real Estate BVI | chris@coldwellbankerbvi.com



TRUNK BAY, TORTOLA, BRITISH VIRGIN ISLANDS

Villa Aja has steps that lead directly to the white-sand beach of Trunk Bay, which remains an active turtle breeding beach. Comprising 2 separate pavilions connected by a central walkway and luxury infinity pool, Villa Aja is one of British Virgin Island's most successful vacation homes and combines clean lines and Art Deco colors with modern furniture.

5 bedrooms, 5 baths | \$4,800,000
 Represented by: Chris Smith | T. 284.340.3000
 Coldwell Banker Real Estate BVI | chris@coldwellbankerbvi.com

STEELE POINT, TORTOLA, BRITISH VIRGIN ISLANDS

Built atop a 90-foot rock headland, reaching all the way down to a private dock, Steele Point is timeless. It offers privacy and a dramatic 360-degree panorama of the ocean, yachts and largely undeveloped islands. A dazzling triumph of structural grace and ingenuity, it comes with a private dock and helipad.

5 bedrooms, 5 full and 1 half baths | \$15,000,000
 Represented by: Chris Smith | T. 284.340.3000
 Coldwell Banker Real Estate BVI | chris@coldwellbankerbvi.com



BACOLET, TOBAGO

Oceanfront Ohana Villa, designed by John Otway, reflects West Indian and Far East influences. Looking out across the Atlantic coast to Trinidad's northern range of hills, this home enjoys unobstructed views of the harbor and sea. Features include a bedroom wing that overlooks 2 infinity-edge pools, a gazebo, a gourmet kitchen and airy and cool living spaces. Tranquil and serene, its a paradise to behold.

4 bedrooms, 4 full and 2 half baths | \$4,000,000
 Represented by: John Edelmann & Dawn Glaisher | Coldwell Banker Residential Brokerage
 J. 202.423.6900 | D. 868.631.5233 | jedelmann@mris.com | dglaisher@gmail.com



ARDEE, COUNTY LOUTH, IRELAND

Just 1 hour from Dublin in the heart of County Louth, Knockabbey Castle sits on 30 acres. Dating back to 1399, the castle enjoys fine views over stunning gardens, impressive reception areas and rooms showcasing different architectural styles. A separate cottage and courtyard accommodation of 2 apartments are included.

11 bedrooms, 10 full and 3 half baths | \$2,500,000
 Represented by: Gary Neilson | Coldwell Banker Estates
 T. +353 01 411 0012 | gary@cbestates.ie



HANOVER, ST. JAMES, JAMAICA

Karma Bay is a stunning, newly renovated waterfront villa in The Tryall Club boasting spectacular views. Six en suite bedrooms and a media room provide Zen-like serenity. Enjoy a pool and private beach area. Amenities include an 18-hole championship golf course, beach, restaurant, Great House, spa and 9 tennis courts.

6 bedrooms, 6 baths | \$5,500,000
 Represented by: Nicola Delapenha | Coldwell Banker Jamaica Realty
 T. 876.995.8194 | ndelapenha@cbjamaica.com | cbjamaica.com



TUCKER'S TOWN, BERMUDA

In the beautiful Rosewood Tucker's Point development, this turnkey, 4-bedroom, ground-floor condominium is overlooking the 11th green with views of the golf course and the waters of Castle Harbour. Amenities include a covered veranda extending the entire front elevation, a separate garage and exclusive use of a private garden area. In the prestigious Tucker's Town area, this home has access to numerous amenities. It is available to Bermudians, PRCs and overseas buyers.

4 bedrooms, 4 baths | \$3,450,000

Represented by: Brian Madeiros | Coldwell Banker Bermuda Realty | T. +1.441.247.1801 | bmadeiros@brcl.bm | bermudarealty.com



NORTHEAST

CONNECTICUT • MAINE • MASSACHUSETTS • NEW HAMPSHIRE
NEW JERSEY • NEW YORK • RHODE ISLAND



WESTON, CONNECTICUT



CAPTURING OCTOBER HILL

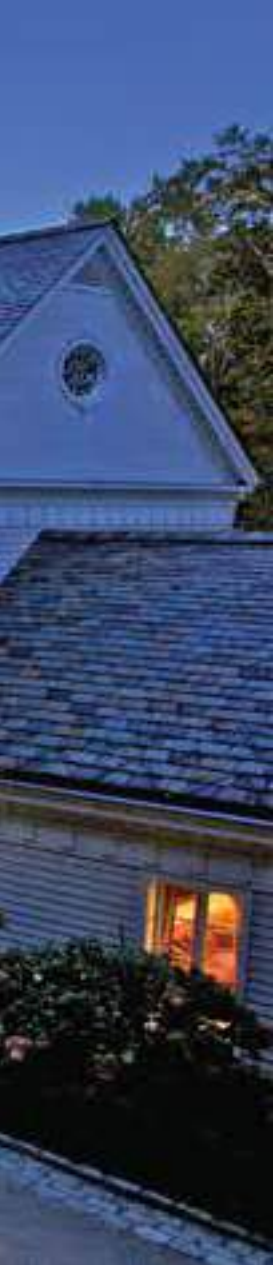
BY JAYMI NACIRI

“
*There is nothing
else like it in
Fairfield County.*
”

In Weston, Conn., there is one estate that inspires universal envy. This idyllic Georgian manor—originally built in 1963 by Swedish diplomat Frederick Testor—stretches across 10 acres, with 679 feet set along the Saugatuck River and more than 62 acres of open space surrounding it. One can see why Testor called his dream home “October Hill.” A long stand of hemlocks and evergreens runs the length of Lyons Plain Road. Colorful cherry trees dot the hillside. A river meanders through the property, calling for enchanting stone bridges to connect one swath of green to another.

The manor evokes a certain image of New England pastoral beauty—a place of seasons, the in-between and blissful expectation. It is what Thomas Wolfe describes when he writes, “All things on earth point home in old October; sailors to sea, travellers to walls and fences, hunters to field and hollow and the long voice of the hounds, the lover to the love he has forsaken.” It is the past. It is the present. It is home.

For decorator Margaret Hornung and her husband, James, October Hill has quite literally been home. The couple purchased the property in 1995 after falling in love with “the wildlife, the



acreage, the river running through it,” she told the Wall Street Journal earlier this year. They were quite content, too, to live in their own version of the in-between. The ambitious couple eventually embarked on what Hornung calls a “challenging” five-year restoration and renovation.

“I had a vision of what I wanted to do, and then other family members also had their wish lists,” recalls Hornung. “The formal rooms were grand and gracious with great bones and architectural details, but the bedrooms, kitchen, lower level and house systems all needed replacing and updating. The original house lived very formally, so we added a family room, game room and theater, which have all become the most popular rooms in the house.”

Seeing themselves as stewards of Testor’s original vision, the Hornungs commissioned architect Lillian Wolf for the renovation. They faithfully matched Testor’s existing stone façade (originally quarried and hand-cut onsite by Italian artisans) when it came time to construct the new pool terracing, staircases, house facing and stone retaining walls. They took advantage of the southern exposure and views of the river by incorporating as many windows and French doors as aesthetically possible throughout the home. They even imported their own team of artisans who could replicate original architectural details, such as the classical cobweb-patterned oval window in the living room and the

front porch columns (which were incorporated throughout the house and cabana exteriors).

“We repeatedly utilized these elements in order to maintain architectural continuity and integrity,” Hornung says. “We took painstaking efforts to replicate original details and spared no expense to ensure a seamless continuity between the original and new additions.”

She succeeded. Today, the 10,836-square-foot house lives in between old and new. The gracious foyer, with its grand staircase, welcomes guests and leads them through dramatic archways. The grand salon offers a dose of formality with custom casement mahogany windows and a French door, opening to a private, stonewalled terrace. Behind hidden panel pocket doors, there is a mahogany-paneled library with pillastered bookcases, oval coffered ceiling and marble gas fireplace. The dining hall and its parquet floors, hand-carved fireplace mantel and French doors inspire a sense of decorum—and openness. The kitchen has also been completely reimagined for a 21st-century chef with a La Cornue six-burner range and two Sub-Zero refrigerators. The six bedroom suites, too, have been thoughtfully planned out: four feature a balcony, terrace access and views of the river. And the Hornungs added every modern luxury imaginable—a movie theatre, a billiards lounge, two bar areas, wine cellar, steam showers

CONTINUED





in every en suite bathroom, all-heated marble floors and a high-tech video security system with gated entries.

“Reinventing a property of this magnitude takes incredible skill and great stewardship—two qualities Margaret and Jim have in abundance,” says Joni Usdan, co-listing agent for Coldwell Banker Residential Brokerage in Westport. “The buyer of this estate will come home to a masterpiece every day.”

Great lovers of the outdoors, the Hornungs also spent much of their time and money on creating a magical outdoor setting with their landscape architect. Updates included tiered stone terraces, an infinity-edge pool, new outdoor living spaces and lush new plantings, which ranged from Norway spruces to Cherokee princess dogwoods to espaliered pear trees. The river-fed pond, with its grandfathered stone-lined banks weaving throughout the property, makes October Hill “very special,” says Emily Gordon, who is co-listing the property with Usdan.

“The buyer of this property will own both sides of the river and will have some of the best New England trout fishing,” she says. “To own over 10 acres and over 600 feet of river frontage is very rare. The privacy is unparalleled. There is nothing else like it in Fairfield County.”

Frederick Testor would have surely agreed. He knew, as much as the current owners knew, that all things point to October Hill.

.....
Weston, Connecticut
6 bedrooms, 8 full and 4 half baths
\$8,950,000

Represented by: Joni Usdan & Emily Gordon
Coldwell Banker Residential Brokerage
J. 203.216.7654 | joni@jonihomes.com
E. 203.451.6432 | egordon3@optonline.net



COHASSET, MASSACHUSETTS

The Oaks is a private 9.41-acre peninsula with 1,800± feet of ocean frontage. The estate's 20,000±-square-foot mansion is renovated to the highest standards. An additional 4,000± square feet of outbuildings, a tennis court, swimming pool, skating pond, private beach and protected 112-foot deep-water dock create the ultimate waterfront living experience.

10 bedrooms, 7 full and 4 half baths | \$22,200,000
 Represented by: Jonathan P. Radford, Sales Assoc. | C. 617.335.1010
 Coldwell Banker Residential Brokerage | jonathan@jonathanradford.com



CHESTNUT HILL, MASSACHUSETTS

Secluded single-floor home set on a cul-de-sac offers 10-plus-foot ceilings, 6 fireplaces, custom millwork and built-ins, state-of-the-art systems, 5 en suite bedrooms, 2 offices, a gym, sauna, screened porch and a heated 8-car garage. Nearly 4 lush acres are complemented by a Zen garden, a private pond and a pool with a waterfall for a unique lifestyle.

5 bedrooms, 6 full and 3 half baths | \$18,000,000
 Represented by: Deborah M. Gordon, Sales Assoc. | C. 617.974.0404
 Coldwell Banker Residential Brokerage | deborah.gordon@nemoves.com



WESTON, MASSACHUSETTS

Custom shingle-and-stone estate set on 3-plus acres in a private south-side cul-de-sac. A masterfully designed home in which to live, entertain and exercise. Featuring a grand hall, solarium, chef's kitchen with a family room and indoor pool/spa. The walk-out lower level includes exercise studios, a media room, wine cellar and a 1950s-replica ice cream parlor.

6 bedrooms, 9 full and 3 half baths | \$11,000,000
 Represented by: Diana Chaplin, Sales Assoc. | C. 781.354.9010
 Coldwell Banker Residential Brokerage | diana@greatestestate.com



MILTON, MASSACHUSETTS

Rare and elegant custom home is set on 4 private acres with a guest cottage. Features include exquisite millwork, palatial windows, rich architectural details, a grand staircase, hexagonal dining room with butler's pantry, chef's kitchen, sumptuous master suite, state-of-the-art theater, game room, gym and an Eco-smart indoor pool.

7 bedrooms, 8 full and 4 half baths | \$7,000,000
 Represented by: Mary Joyce, Sales Assoc. | C. 617.922.3235
 Coldwell Banker Residential Brokerage | mary.joyce@nemoves.com



MARBLEHEAD, MASSACHUSETTS

“Tinkers Bluff,” a custom-designed 19-room oceanfront residence set above a semi-private beach with a deep-water mooring, is located in prestigious Marblehead Neck. The open, versatile floor plan plus wraparound porch and spacious seaside patio allow for effortless entertaining and private enjoyment of the ever-changing ocean views.

5 bedrooms, 5 full and 1 half baths | \$5,400,000
 Represented by: Mary Stewart & Heather Stewart Kaznoski, Sales Assocs.
 Coldwell Banker Residential Brokerage | M. 781.820.5676 | H. 781.576.9288



WESTON, MASSACHUSETTS

This sprawling country estate is on 3.3 acres with a pool and tennis court in a premier location. Custom-built, this home showcases the finest craftsmanship and details. European-style interiors feature 10- to 14-foot ceilings, a Christopher Peacock kitchen, limestone fireplaces, herringbone oak floors and French doors leading to the lush grounds.

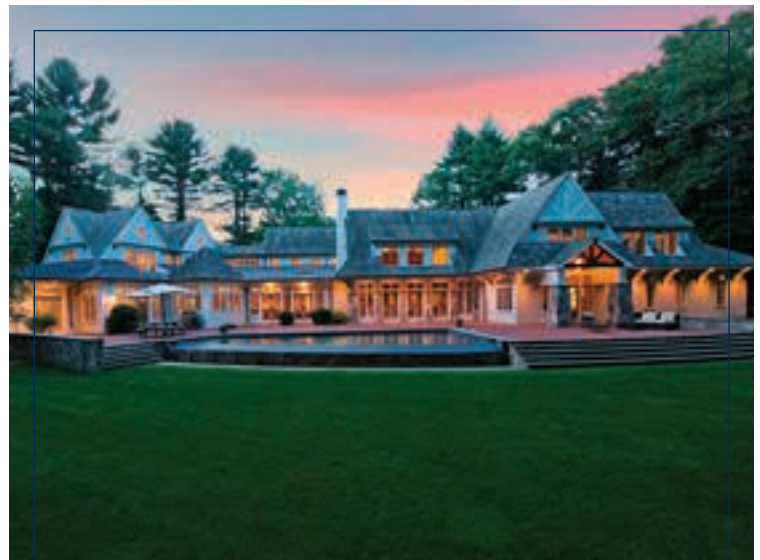
5 bedrooms, 5 full and 2 half baths | \$5,295,000
 Represented by: Rosemary McCreedy, Broker Assoc. | C. 781.223.0253
 Coldwell Banker Residential Brokerage | rosemary.mccreedy@nemoves.com



MARBLEHEAD, MASSACHUSETTS

Situated in Marblehead Neck, this harborfront estate showcases incredible views, a private deep-water dock and oversized deck. A 2-story foyer leads to elegant, harbor-facing rooms with floor-to-ceiling windows, 2 fireplaces, a chef’s kitchen and 5 en suite bedrooms. There is also a carriage house with a garage and finished suite.

5 bedrooms, 6 full and 1 half baths | \$4,995,000
 Represented by: Bill Willis, Sales Assoc. | C. 617.549.8956
 Coldwell Banker Residential Brokerage | bill.willis@nemoves.com



WELLESLEY, MASSACHUSETTS

Magnificent custom stone manor in a top estate location is sited on 2 rare acres with an infinity pool and waterfall. A sun-drenched floor plan features a chic California-style interior with a spectacular 2-story great room, chef’s kitchen, 5 bedrooms and an elevator. This home was designed for elegant indoor/outdoor entertaining.

5 bedrooms, 4 full and 2 half baths | \$4,895,000
 Represented by: Rosemary McCreedy, Broker Assoc. | C. 781.223.0253
 Coldwell Banker Residential Brokerage | rosemary.mccreedy@nemoves.com



HAMILTON, MASSACHUSETTS

Exceptional, circa-1900 estate is set on 13-plus lush acres with a sparkling pond. Lushly landscaped, this property has been superbly renovated featuring 10 elegant rooms, 6 fireplaces, 4 en suite bedrooms, a luxurious master suite, chef's kitchen, roof deck with Jacuzzi, patio, wine cellar, heated garages and a barn with stalls.

5 bedrooms, 4 full and 2 half baths | \$4,900,000
 Represented by: Philio Cushing, Sales Assoc. | C. 978.882.4194
 Coldwell Banker Residential Brokerage | philio.cushing@nemoves.com



DOVER, MASSACHUSETTS

Exquisitely designed and superbly built, this 13-year-old mansion has over 10,000 square feet with every amenity. It is set on 4 beautiful acres with lawns, patios, pool and a tennis court. Snows Hill is an enclave of private homes on large lots in a cul-de-sac neighborhood abutting conservation land. The 16 rooms include 6 bedrooms and 6 full baths.

6 bedrooms, 6 full and 1 half baths | \$3,995,000
 Represented by: Jean McDonnell, Sales Assoc. | C. 617.549.3930
 Coldwell Banker Residential Brokerage | jean.mcdonnell@nemoves.com



BEVERLY, MASSACHUSETTS

Remarkable waterfront home set in Curtis Point has breathtaking views, 68 feet of frontage and a sandy beach. Superbly renovated, it offers elegant appointments, state-of-the-art systems, a den with wood-burning fireplace, paneled living room, an intimate dining room, cherry kitchen, huge deck and a stone terrace with a fire pit.

4 bedrooms, 4 full and 2 half baths | \$4,600,000
 Represented by: John Farrell & Cindy Farrell, Sales Assocs. | C. 978.578.5203
 Coldwell Banker Residential Brokerage | farrell@bostonnorthrealstate.com



DOVER, MASSACHUSETTS

Exquisite country estate set on 5 idyllic acres with 6 garage spaces and a guesthouse. A 2-story reception hall with a palladium window leads to 15 rooms featuring mahogany floors, 9 fireplaces, coffered ceilings, built-ins, an exceptional great room, chef's kitchen, 7 en suite bedrooms, a walk-out lower level and a patio.

7 bedrooms, 9 full and 2 half baths | \$4,350,000
 Represented by: Donna Scott, Sales Assoc. | C. 781.254.1490
 Coldwell Banker Residential Brokerage | donna.scott@nemoves.com



WESTON, MASSACHUSETTS

Extraordinary English Country home nestled on 3-plus acres featuring spectacular custom design, a banquet-sized dining room, mahogany-paneled library, sunroom with walls of windows, a 2-story gourmet kitchen, massive master suite with marble spa bath, and award-winning landscaping with a pool, spa, patio and equipped guesthouse.

5 bedrooms, 5 full baths | \$4,150,000
 Represented by: Donna Scott, Sales Assoc. | C. 781.254.1490
 Coldwell Banker Residential Brokerage | donna.scott@nemoves.com



NEWTON, MASSACHUSETTS

Elegant French Country-style residence is set in an ideal commuter location. State-of-the-art amenities include a 100-inch-screen media room, dance studio/gym, wine room, Sonos audio system, hardwood flooring, impressive molding, radiant heating, a chef's kitchen, plus a sumptuous master suite with a spa bath, sauna and deck.

5 bedrooms, 6 full and 1 half baths | \$3,750,000
 Represented by: Amy Sassoon & Deborah M. Gordon, Sales Assocs.
 Coldwell Banker Residential Brokerage | A. 781.622.4504 | D. 617.974.0404



BROOKLINE, MASSACHUSETTS

Exquisite stucco Colonial home is set in a premier estate area near Boston hospitals and universities. Discover classic styling with handsome period detail and millwork throughout 14 rooms. An open main floor is ideal for entertaining, easily accessing a new pool and patios.

8 bedrooms, 5 full baths | \$3,880,000
 Represented by: Deborah M. Gordon & Jayne Bennet Friedberg
 Sales Assocs. | Coldwell Banker Residential Brokerage
 D. 617.974.0404 | J. 617.899.2111



PLYMOUTH, MASSACHUSETTS

This breathtaking, 2.7-acre waterfront estate has panoramic views of Saquish beach and Gurnet Head. Custom-crafted, this 6-bedroom home features an open floor plan, bamboo flooring, a chef's kitchen, great room with patio doors, 2 fireplaces, a home theater, wine cellar and a gym. There is a 2-car garage, barn and a deck at the water's edge.

6 bedrooms, 5 full and 2 half baths | \$3,195,000
 Represented by: Lynne A. Morey, Sales Assoc. | C. 508.789.6333
 Coldwell Banker Residential Brokerage | lynne.morey@nemoves.com



NEEDHAM, MASSACHUSETTS

Graced with soaring ceilings, balconies, custom millwork, a double bridal staircase, entertainment-sized rooms, luxurious bedrooms, black-and-white kitchen, 2-story family room and a state-of-the-art theater, this breathtaking estate is expertly crafted inside and out. Outside, enjoy a gunite pool, tennis court and adjacent town forest.

5 bedrooms, 7 full and 2 half baths | \$3,495,000
 Represented by: Lauren Corkin, Sales Assoc. | C. 617.460.3239
 Coldwell Banker Residential Brokerage | lauren.corkin@nemoves.com



NEWTON, MASSACHUSETTS

Gracious, circa-1890 Colonial Revival home is set on a lush, corner lot with a carriage house-style 3-car garage. Superb renovations feature exquisite woodwork, leaded-glass windows and doors, high beamed ceilings and generous built-ins at every turn. Discover 14 rooms, a chef's kitchen, 5 bedrooms, a patio, pool with cabana and English gardens.

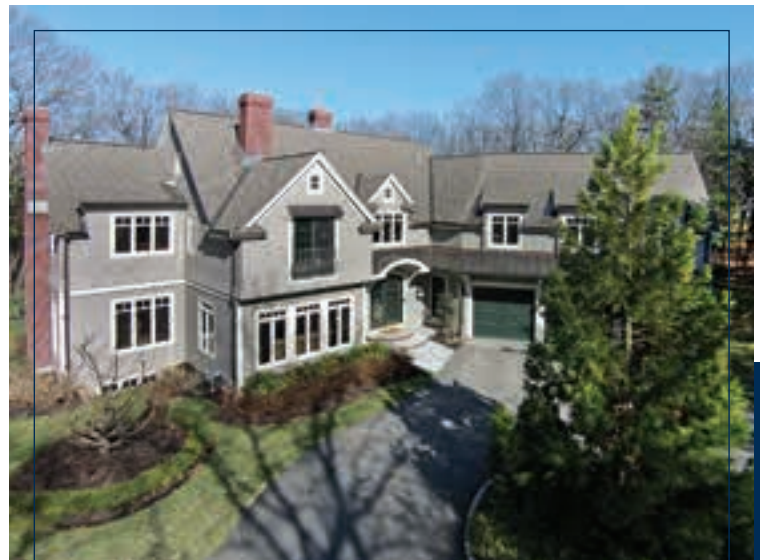
5 bedrooms, 3 full and 2 half baths | \$3,450,000
 Represented by: Sherri Quist, Sales Assoc. | C. 617.359.1191
 Coldwell Banker Residential Brokerage | quistrealstate@hotmail.com



BROOKLINE, MASSACHUSETTS

Phenomenal contemporary home is set in a bucolic estate area. An open floor plan features spacious rooms ideal for grand entertaining and everyday living. Discover a pristine kitchen, family room with a fireplace, step-down living room, formal dining room, grand master suite, patio, and a lower-level au pair suite and media room.

3 bedrooms, 4 full and 1 half baths | \$3,388,000
 Represented by: Deborah M. Gordon, Sales Assoc. | C. 617.974.0404
 Coldwell Banker Residential Brokerage | deborah.gordon@nemoves.com



WESTON, MASSACHUSETTS

This sophisticated Colonial home is set on 2 acres in Weston Golf area. Superbly crafted, it offers a versatile, open floor plan brimming with classic detail. State-of-the-art amenities include a Crestron smart system, custom built-ins, a spa-like master suite, Wolf kitchen and a soaring family room overlooking the large, level yard.

5 bedrooms, 4 full and 1 half baths | \$3,295,000
 Represented by: Jill Boudreau, Sales Assoc. | C. 617.460.3787
 Coldwell Banker Residential Brokerage | jill@jillboudreau.com



DUXBURY, MASSACHUSETTS

This spectacular waterfront estate with a private dock and private beach offers 6,500 square feet of living space, which includes fire-placed living, dining and family rooms, a library, 5 bedrooms and 3-plus baths. A porch with panoramic ocean views, lovely gardens, and a 3-car garage complete this wonderful estate.

5 bedrooms, 3 full and 2 half baths | \$3,295,000
 Represented by: Wendy Keleher & Audrey Macdonald, Sales Assocs.
 Coldwell Banker Residential Brokerage | W. 781.799.6745 | A. 617.694.6794



BROOKLINE, MASSACHUSETTS

Restored, luxuriously appointed home, close to Boston's Back Bay and historic Fenway Park, is brimming with period details. There is a gourmet kitchen with a family dining area and 4 bedrooms, highlighted by a luxurious master suite with a sitting area and dressing room. Enjoy recreation in the billiards room, bar or gym. Includes a 2-car heated garage.

4 bedrooms, 3 full and 2 half baths | \$3,290,000
 Represented by: Deborah M. Gordon & Jonathan P. Radford, Sales Assocs.
 Coldwell Banker Residential Brokerage | D. 617.974.0404 | J. 617.335.1010



WESTON, MASSACHUSETTS

This exquisite stone-and-shingle manor is set on 1.3 lush acres. A dramatic 2-story foyer leads to 13 rooms with floor-to-ceiling windows, built-ins, and stone, slate and hardwood flooring. Discover an open kitchen with a breakfast room, soaring great room, game room with wet bar, sunroom, 5 en suite bedrooms and a huge patio.

5 bedrooms, 5 full and 2 half baths | \$2,999,000
 Represented by: Kathryn Alphas-Richlen & Paige Yates, Sales Assocs.
 Coldwell Banker Residential Brokerage | K. 781.507.1650 | P. 617.733.9885



WELLESLEY, MASSACHUSETTS

Spectacular 15-room Colonial residence set in Cliff Estates offers exquisite millwork, 6 bedrooms, 7 baths, a chef's kitchen and a soaring family room with an interior balcony and fireplace. The 3-car garage, finished 3rd floor, mudroom, playroom, and a lower-level gym with bath complete this amazing property.

6 bedrooms, 7 full and 2 half baths | \$2,995,000
 Represented by: Donna Scott, Sales Assoc. | C. 781.254.1490
 Coldwell Banker Residential Brokerage | donna.scott@nemoves.com



NATICK, MASSACHUSETTS

Private, gated estate set on the Charles River has a bridge to a private island. The completely renovated grand Revival Colonial home features an elegant foyer leading to a library, gourmet kitchen, Renaissance conservatory and a luxurious master suite. Enjoy river views by the pool and renovated guesthouse, all amid 11-plus amazing acres.

6 bedrooms, 5 full and 1 half baths | \$2,795,000
 Represented by: Donna Scott, Sales Assoc. | C. 781.254.1490
 Coldwell Banker Residential Brokerage | donna.scott@nemoves.com



BROOKLINE, MASSACHUSETTS

Stunning brick Colonial home is set back on .75 of an acre of idyllic grounds with views of the Brookline Reservoir. Renovated, grand-sized rooms feature original molding, 4 fireplaces, built-ins, a chef's kitchen with a large pantry, 5 bedrooms plus 2 additional 3rd-floor rooms. Multiple stone balustrades and patios enhance the lush grounds.

5 bedrooms, 4 full and 1 half baths | \$2,890,000
 Represented by: Deborah M. Gordon, Sales Assoc. | C. 617.974.0404
 Coldwell Banker Residential Brokerage | deborah.gordon@nemoves.com



LEXINGTON, MASSACHUSETTS

Magnificent 1913 home on Meriam Hill, has been updated with 21st-century comforts. Enjoy a foyer, solarium, dream kitchen, firelit living and music rooms, a paneled dining room, coffered beams and original molding, a master suite, 4 guest bedrooms and sumptuous baths. Enjoy a terrace, gardens and .75 of an acre overlooking Granny Pond.

5 bedrooms, 4 full baths | \$2,850,000
 Represented by: Phyllis Reservitz, Sales Assoc. | C. 617.966.1919
 Coldwell Banker Residential Brokerage | phyllis.reservitz@nemoves.com



CONCORD, MASSACHUSETTS

Gracious circa-1885 landmark estate offers 16 meticulously maintained rooms with intricate, period details, a spacious living room with 2 fireplaces, a library, renovated, granite kitchen and updated baths. The level 2-acre property has gardens, a carriage house apartment and garaging for 3 cars. Near town center and commuting routes.

6 bedrooms, 4 full and 1 half baths | \$2,799,000
 Represented by: Brigitte I. Senkler, Sales Assoc. | C. 978.505.2652
 Coldwell Banker Residential Brokerage | brigittesenkler@aol.com



WELLESLEY, MASSACHUSETTS

Timeless elegance is the hallmark of this coveted property in Peirce Estates. Inspired by quintessential European manors, this 5,100-plus-square-foot residence features 12 well-proportioned rooms, stunning architectural details, 5 bedrooms and a 4-car garage. A fabulous 3rd-floor suite and lower-level playroom further enhance the home.

5 bedrooms, 5 full and 3 half baths | \$2,795,000
 Represented by: Jill Boudreau, Sales Assoc. | C. 617.460.3787
 Coldwell Banker Residential Brokerage | jill@jillboudreau.com



WESTWOOD, MASSACHUSETTS

Sophisticated, Shingle-style home is now underway in Fox Meadow. Designed by Gilbane Development Company, this home features stunning architectural details, impressive systems and master craftsmanship. Embrace 14 rooms, 7 baths, 2 fireplaces, a gourmet kitchen with breakfast room, 5 bedrooms and a flexible 3rd floor.

5 bedrooms, 7 baths | \$2,749,000
 Represented by: Tom Aaron & Betsy Breziner, Sales Assocs.
 Coldwell Banker Residential Brokerage | T. 781.248.8785 | B. 508.259.2577



NEWTON, MASSACHUSETTS

Lovingly renovated 1895 Victorian home in West Newton Hill brilliantly blends period charm with modern amenities. Discover a flowing layout, numerous updates, original period details including a parlor and sunroom, rare wood flooring, a luxurious master suite, plus a one-of-a-kind kitchen. There is also a private 3rd-floor entry.

6 bedrooms, 6 full and 1 half baths | \$2,749,000
 Represented by: Lisa Williams, Sales Assoc. | C. 617.721.9094
 Coldwell Banker Residential Brokerage | lisa.williams@nemoves.com



LEXINGTON, MASSACHUSETTS

Captivating, 5-bedroom Colonial home is set in desired Burnham Farms. Timeless architectural details blend with modern amenities, featuring high ceilings, arched doorways, French doors and superb millwork. An open layout offers a chef's kitchen with seamless family room, sunroom and gracious formal rooms. Room to expand.

5 bedrooms, 5 full and 1 half baths | \$2,395,000
 Represented by: Marina Belyea, Sales Associate | C. 617.921.0994
 Coldwell Banker Residential Brokerage | marina.belyea@nemoves.com



WESTON, MASSACHUSETTS

Stunning, Colonial residence set on 1.48 acres in a premier area. Discover 13 rooms with custom details; a chef's kitchen with birch cabinetry, tiered island and seamless family room; luxurious 1st-floor master suite; office; playroom; and a separate in-law suite. The walk-out lower level has access to a pool, patio and hot tub.

7 bedrooms, 5 full and 2 half baths | \$2,799,000
 Represented by: Kathryn Alphas-Richlen & Paige Yates, Sales Assocs.
 Coldwell Banker Residential Brokerage | K. 781.507.1650 | P. 617.733.9885



BROOKLINE, MASSACHUSETTS

Authentic, 1898 Shingle-style home set in convenient area offers incredible period details including turreted dormers, carved wooden walls, 7 fireplaces, diamond-paned windows and ornamental ceilings. An open layout allows for effortless entertaining and easy living amid 17 rooms, 3 floors, an updated kitchen and 6 en suite bedrooms.

6 bedrooms, 6 full and 2 half baths | \$2,400,000
 Represented by: Deborah M. Gordon, Sales Assoc. | C. 617.974.0404
 Coldwell Banker Residential Brokerage | deborah.gordon@nemoves.com



SWAMPSCOTT, MASSACHUSETTS

Beautifully renovated 1900s Colonial home has spectacular ocean views and beautifully manicured gardens. The impressive living and dining rooms overlook the patio and the beach, and there is a chef's kitchen with cherry floors, 4 bedrooms including a master suite with private balcony and a detached 2-car garage with office, loft and bath.

4 bedrooms, 4 full and 2 half baths | \$2,095,000
 Represented by: Christine Cowden, Sales Assoc. | C. 617.429.8877
 Coldwell Banker Residential Brokerage | christine@cowden.com



LEXINGTON, MASSACHUSETTS

Historic 1853 Greek Revival estate set on 2 acres in Lexington Center was significantly expanded and renovated and features 13 rooms, 5 fireplaces, 6 bedrooms, original quarter-sewn oak floors, a gym and a recreation area. Enjoy lush grounds complemented by deep porches, a new 3-car barn/garage and a patio with a hot tub.

6 bedrooms, 3 full and 2 half baths | \$2,385,000
 Represented by: Elizabeth Crampton, Sales Assoc. | C. 781.389.4400
 Coldwell Banker Residential Brokerage | egcrampton@aol.com



DOVER, MASSACHUSETTS

Superbly renovated, 6-bedroom Colonial home is set on lush grounds just minutes to downtown. Discover designer décor and exquisite detail, featuring entertainment-sized rooms, new designer baths, a sunroom, new state-of-the-art kitchen with breakfast room, office and a decadent master suite. The lower level has a theater and playroom.

6 bedrooms, 4 full and 4 half baths | \$2,295,000
 Represented by: Kathryn Alphas-Richlen & Paige Yates, Sales Assocs.
 Coldwell Banker Residential Brokerage | K. 781.507.1650 | P. 617.733.9885



NEEDHAM, MASSACHUSETTS

Nestled on an acre of lush, landscaped grounds amid mature trees is this elegant Colonial residence. Brimming with exquisite design at every turn, discover 10 spacious rooms, 4 fireplaces, 4 bedrooms, 5 baths, a chef's kitchen, 3rd-floor guest suite, patio, plus lower-level recreation rooms. Close to the town center and commuter routes.

4 bedrooms, 5 full and 2 half baths | \$2,280,000
 Represented by: Lisa Petrini Bell & Lynn Petrini, Sales Assocs.
 Coldwell Banker Residential Brokerage | C. 508.479.3344



WESTON, MASSACHUSETTS

Sophisticated contemporary home set on 1.8 acres bordering conservation land. Renovated to perfection, this 5-bedroom home features a living room with walls of glass, a granite kitchen with Sitka spruce cabinets and a 2-story family room with intricate lighting and ceiling design. The screened-in porch overlooks lush grounds.

5 bedrooms, 4 full and 1 half baths | \$1,995,000
 Represented by: Kathryn Alphas-Richlen & Paige Yates, Sales Assocs.
 Coldwell Banker Residential Brokerage | K. 781.507.1650 | P. 617.733.9885



DOVER, MASSACHUSETTS

This magnificent French provincial residence is brimming with flawless architectural details. Featuring a grand foyer, sundrenched living room with cove ceiling, 3 fireplaces, custom millwork, a chef's kitchen, luxurious 1st-floor master suite and au pair/guest quarters. Nestled at the crest of a circular drive amid 5 breathtaking acres, convenient to Dover center.

6 bedrooms, 4 full and 2 half baths | \$1,950,000
 Represented by: Jill Crowley, Sales Assoc. | C. 781.726.0447
 Coldwell Banker Residential Brokerage | jill.crowley@nemoves.com



PLYMOUTH, MASSACHUSETTS

Custom waterfront residence set in Ellisville Harbor has spectacular views of Cape Cod Bay. An open, versatile floor plan with multiple deck doors allows for effortless entertaining and includes a gourmet kitchen, 2-story great room, a 1st-floor master suite, au pair/guest suite and lower-level kitchen and recreation rooms. A sandy beach is nearby.

4 bedrooms, 5 full and 1 half baths | \$1,499,000
 Represented by: Lynne Morey, Sales Assoc. | C. 508.789.6333
 Coldwell Banker Residential Brokerage | lynne.morey@nemoves.com



HOLDEN, MASSACHUSETTS

Beautiful, 5-bedroom home is privately set on 16-plus acres of countryside. Handcrafted woodwork artfully graces 12 renovated rooms. An open floor plan features a gourmet kitchen with breakfast bar, office, mudroom, 1st-floor master suite and a game room. Enjoy a new roof, copper gutters, siding, windows, doors, systems and more.

5 bedrooms, 3 full and 1 half baths | \$1,300,000
 Represented by: Sara Kelleher Sears & Maureen Kelleher, Sales Assocs.
 Coldwell Banker Residential Brokerage | S. 508.635.6612 | M. 508.635.6700



WESTON, MASSACHUSETTS

Magnificent, new stone-and-shingle estate set in Weston Country Club area, offering superior craftsmanship and architectural details combined with state-of-the-art technology. Discover 17 well-appointed rooms, a luxurious master suite, designer kitchen and cathedral great room. The lower level includes a game room, theater, wine cellar, gym and spa.

7 bedrooms, 7 full and 1 half baths | \$6,500,000
 Represented by: Kathryn Alphas-Richlen & Paige Yates, Sales Assocs.
 Coldwell Banker Residential Brokerage | K. 781.507.1650 | P. 617.733.9885



WESTON, MASSACHUSETTS

New-construction, stone-and-shingle country manor on renowned Meadowbrook is in the finest estate location. It offers exquisite details and sun-flooded interiors, such as a master suite with dressing room, gorgeous kitchen, enormous family room with fireplace and a lower level with a theater, entertainment lounge and gym. On a lush, level lot.

5 bedrooms, 6 full and 2 half baths | \$5,749,000
 Represented by: Kathryn Alphas-Richlen & Paige Yates, Sales Assocs.
 Coldwell Banker Residential Brokerage | K. 781.507.1650 | P. 617.733.9885



MOULTONBOROUGH, NEW HAMPSHIRE

Historic waterfront property set on 90 acres on Lake Winnepesaukee. Composed of 3 separate lots, this property features a 4-bedroom boathouse, 20 boat slips and a sprawling mansion operating as an inn with 37 guest rooms, a dining room, convention area, 9-hole golf, tennis courts, rolling lawns and 3 cottages.

37 bedrooms, 10 full and 8 half baths | \$7,995,000
 Represented by: Susan Bradley, Sales Assoc. | C. 603.493.2873
 Coldwell Banker Residential Brokerage | O. 603.524.2255



MEREDITH, NEW HAMPSHIRE

Experience 13-plus acres of privacy, breathtaking views and a sandy beach at this custom Adirondack residence. Discover exposed beams, a 4-season porch, 5 bedrooms, sweeping decks, a 2-story great room with stone fireplace and a seamless kitchen. Included are 3 lots, 1,250 feet of waterfront, a carriage house and a boathouse.

5 bedrooms, 5 full and 1 half baths | \$6,995,000
 Represented by: Susan Bradley, Sales Assoc. | C. 603.493.2873
 Coldwell Banker Residential Brokerage | O. 603.524.2255



STRATHAM, NEW HAMPSHIRE

Custom brick-and-stone home set on 5 private acres. Generous amenities include rich architectural detail, 25-by-38-foot family room, mahogany office, 2-story great room, a chef's kitchen with 2 butler's pantries, a 4-season gazebo, luxurious master suite, home theater, gym, plus state-of-the-art systems. Close to beaches.

5 bedrooms, 5 full and 3 half baths | \$2,385,000
 Represented by: Veronica Gauvin & Martha McAuliffe, Sales Assocs.
 Coldwell Banker Residential Brokerage | C. 603.557.7417 | O. 603.334.1900



WILTON, NEW HAMPSHIRE

Rustic, contemporary estate set on 23-plus private acres features an open layout, 3 levels, 3 master suites, exquisite post-and-beam construction, a 2-story great room, chef's kitchen, huge screened porch and a deck. Enjoy a 3-car garage with an apartment, barn and fenced pastures ideal for a farm or equestrian opportunities.

5 bedrooms, 3 full and 4 half baths | \$1,000,000
 Represented by: William B. Goddard, Sales Assoc. | C. 603.566.4316
 Coldwell Banker Residential Brokerage | O. 603.673.4000



PROVIDENCE, RHODE ISLAND

Fine, historic Federal Colonial mansion sited on 1.2 acres, set amid lush gardens in prestigious College Hill, offers 18 rooms, a gourmet kitchen, 10 bedrooms and 9 fireplaces. Palladian windows, roof balustrades and curved bays enhance the home's rich architectural design. Includes a heated garage, 3 apartments and a guesthouse.

10 bedrooms, 6 full and 2 half baths | \$3,450,000
 Represented by: Nancy Lerner, Sales Assoc. | C. 401.741.0301
 Coldwell Banker Residential Brokerage | nancy.lerner@nemoves.com



WARWICK, RHODE ISLAND

Nestled at the end of a private road is this incredible 3.2-acre waterfront home with panoramic views of Narragansett Bay. Embrace open rooms, huge windows, 2 fireplaces, 5 bedrooms, a 19-by-33-foot great room, 20-by-18-foot glassed sunroom and a wraparound deck that captures the nautical setting and sunsets.

5 bedrooms, 3 full and 1 half baths | \$1,100,000
 Represented by: Pat Oliver, Sales Assoc. | C. 401.573.9970
 Coldwell Banker Residential Brokerage | patricia.oliver@nemoves.com



BOOTHBAY, MAINE

Spectacular waterfront home set on 1 acre with 274 feet of frontage on the Damariscotta River. Beautifully crafted, this spacious retreat showcases soaring ceilings, designer touches, radiant heat, 3 bedrooms and a huge stone fireplace. Lush lawns lead to the water's edge, and there is a generator, oversized garage, and private dock and mooring.

3 bedrooms, 3 full and 1 half baths | \$1,495,000
 Represented by: Kathy Ostrander Roberts, Sales Assoc. | C. 207.205.3417
 Coldwell Banker Residential Brokerage | k.ostranderroberts@nemoves.com



FALMOUTH, MAINE

Custom, Shingle-style home set on 18-plus wooded acres features pond views, energy efficiency, exposed beams, decorative columns, huge windows, a chef's kitchen, master suite with spa, 2-story great room with stone fireplace, plus custom red oak trim harvested from property grounds. Enjoy expansive decking and a 30-by-24-foot log cabin.

4 bedrooms, 3 full and 2 half baths | \$1,300,000
 Represented by: Karen Jones, Sales Assoc. | C. 207.756.1855
 Coldwell Banker Residential Brokerage | karen.jones@nemoves.com



GREENWICH, CONNECTICUT

Enjoy breathtakingly high vistas of Indian Harbor and Long Island Sound from this classic Greenwich estate, beautifully appointed and restored to museum quality with flowing formal rooms, a granite kitchen and 7 luxurious suites. There is a pool, tennis court, dock with a boathouse, plus romantic strolling gardens, woodlands and waterfalls, all close to town.

7 bedrooms, 6 full and 1 half baths | Price upon request
 Represented by: Tamar Lurie, Sales Associate | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



GREENWICH, CONNECTICUT

A premier Indian Harbor Association, with round-the-clock security and panoramic views of the sailing harbor and Long Island Sound, sets the stage for elegance and carefree waterside living. This beautiful brick, slate-capped, 5-bedroom Georgian Colonial has flowing garden terraces, sweeping lawns, a pool, private dock and majestic trees.

5 bedrooms, 6 full and 2 half baths | \$10,350,000
 Represented by: Tamar Lurie, Sales Associate | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



WESTON, CONNECTICUT

This flawlessly renovated stone manor home commands 10-plus acres on both sides of the Saugatuck River. This residence, completed in 2010, offers grand design, unrivaled craftsmanship, a majestic ballroom, 6 master suites, an infinity-edge pool, wine cellar, tiered stone terraces overlooking landscape artistry and access to some of the region's finest trout fishing.

6 bedrooms, 8 full and 4 half baths | \$8,950,000
 Represented by: Joni Usdan & Emily Gordon, Sales Associates
 Coldwell Banker Residential Brokerage | J. 203.216.7654 | E. 203.451.6432



WESTPORT, CONNECTICUT

This spectacular new beach house, built to the highest standards and sophistication, faces east across Long Island Sound. Enjoy spellbinding water, garden and pool views from a double-story veranda and interiors filled with architectural elegance, archways and high-paneled/beamed ceilings. There is an extensive wine cellar plus a finished lower level.

5 bedrooms, 7 full and 1 half baths | \$8,250,000
 Represented by: Judy Michaelis, Broker | C. 203.247.5000
 Coldwell Banker Residential Brokerage | judym@optonline.net



GREENWICH, CONNECTICUT

Incredible European-style estate on 5-plus park-like grounds. Designer Cindy Rinfret showcases custom designs throughout 10,000 square feet of dynamic, flowing space. Entertaining areas open to a koi pond and gardens. There is a state-of-the-art kitchen, 6 bedrooms, a wine cellar, martini bar, theater and billiards room. Available furnished.

6 bedrooms, 6 full and 2 half baths | \$7,875,000
 Represented by: Tamar Lurie & Mary Ann Heaven, Sales Assocs.
 Coldwell Banker Residential Brokerage | T. 203.536.6953 | M. 203.561.6915



GREENWICH, CONNECTICUT

This Georgian Revival on over 2 in-town Association acres features a marble-floored reception hall with stately columns and major rooms with exquisite millwork and French doors, opening to romantic garden-facing terraces. There is a gourmet kitchen and full wine-tasting cellar, plus 6 spacious, view-filled bedrooms, including a 1st-floor master wing.

6 bedrooms, 6 full and 1 half baths | \$6,495,000
 Represented by: Tamar Lurie, Sales Associate | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



NEW FAIRFIELD, CONNECTICUT

Amazing 10-plus-acre lakefront compound has manicured lawns, a private tennis court, heated spas and views along with the largest sandy beach on Candlewood Lake. Its 8,550-plus square feet offer award-winning design and décor, grand proportions, a chef's kitchen and a grand master suite. Less than 75 minutes from New York City.

7 bedrooms, 7 full and 1 half baths | Price upon request
 Represented by: Beverly Fairchild, Sales Associate | C. 203.948.6786
 Coldwell Banker Residential Brokerage | beverlyfairchild@gmail.com



GREENWICH, CONNECTICUT

Sophistication meets a country setting on 1.5 in-town acres. This beautiful Shingle-style home has a pool, terrace, sweeping lawns and woodlands. Architectural detail includes a remarkable double-story entry hall, tray/coffered ceilings, transom-capped windows, raised panel wainscoting, 3 family/game rooms, 5 bedrooms and a Viking kitchen.

5 bedrooms, 5 full and 3 half baths | \$6,250,000
 Represented by: Tamar Lurie, Sales Associate | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



GREENWICH, CONNECTICUT

On 1.5 acres of beautiful, former Rockefeller Estate grounds, this lovely home maintains peaceful, sunny vistas and privacy from bordering conservation land. An award-winning designer/architect team has created a signature family/entertaining home with exceptional detail, a lovely winding staircase, 11-foot ceilings and Waterworks baths.

6 bedrooms, 6 full and 2 half baths | \$5,975,000
 Represented by: Tamar Lurie, Sales Associate | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



DEEP RIVER, CONNECTICUT

Exquisite 2-acre property high on a bluff has spectacular Connecticut River views, an infinity pool, tennis court and deep-water dock. The clapboard and stone Colonial has over 8,000 square feet with lovely millwork, a double-story foyer, magnificent crystal chandelier, sunken living room, cherry-paneled library and much more.

5 bedrooms, 4 full and 2 half baths | \$5,950,000
 Represented by: Connie O'Brien, Sales Associate | C. 860.559.0742
 Coldwell Banker Residential Brokerage | connie_obrien@comcast.net



FAIRFIELD, CONNECTICUT

This gracious country home is totally renovated with a 6,000-square-foot, addition for today's lifestyles. Sweeping lawn, spectacular trees, walled gardens bordered by the Larsen Sanctuary, a pool, cabana, a post-and-beam Red Barn, all set on 4 magnificent acres.

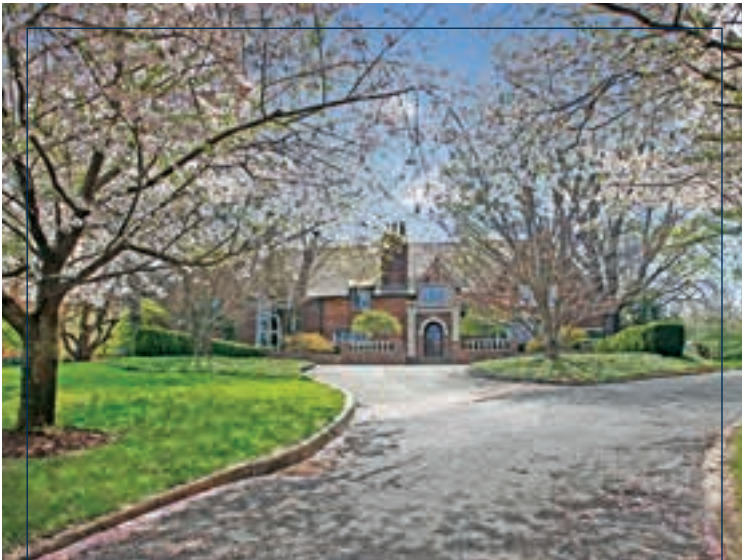
6 bedrooms, 7 full and 2 half baths | \$4,950,000
 Represented by: Doris Rowe & Tara Rowe Hawley, Sales Associates
 Coldwell Banker Residential Brokerage | D. 203.767.0920
 T. 203.331.5939 | rowehouses@aol.com | tara.hawley@cbmoves.com



GREENWICH, CONNECTICUT

Enjoy a private mid-country Association setting and 2 level acres with heated saltwater pool, Har-Tru tennis court and stunning veranda for relaxation or entertaining long into the evening. Perfect indoor/outdoor flow with elegant rooms, 7 bedrooms, 7 full and 2 half baths, a wine cellar and an award-winning chef's kitchen.

7 bedrooms, 7 full and 2 half baths | \$5,325,000
 Represented by: Sondra Banford, Sales Associate | C. 203.249.8885
 Coldwell Banker Residential Brokerage | sondra.banford@cbmoves.com



WESTON, CONNECTICUT

Masterfully renovated 7-bedroom Tudor estate on 5 picturesque acres boasts gardens, a koi pond, pool, glass-fronted pool house, guest cottage and a fabulous party barn. Richly paneled rooms showcase original leaded-glass windows and carved woodwork plus a dramatic 2-story media wing, wonderful chef's kitchen and more.

7 bedrooms, 8 full and 2 half baths | \$4,999,000
 Represented by: Joni Usdan, Sales Associate | C. 203.216.7654
 Coldwell Banker Residential Brokerage | joni@jonihomes.com



NORWALK, CONNECTICUT

Enjoy prime water views across Long Island Sound from this magnificent shingle-and-stone home. Open, bright interiors offer 11-foot ceilings, elegant millwork and French doors leading to outdoor spaces, a fabulous stone courtyard, pool and spa surrounded by natural landscaping. Entitlement to Wilson Point association beach, clubhouse, tennis, docks.

4 bedrooms, 5 full and 1 half baths | \$4,750,000
 Represented by: Emile de Neree, Sales Associate | C. 914.572.4526
 Coldwell Banker Residential Brokerage | emile.deneree@cbmoves.com



WESTPORT, CONNECTICUT

Newer, 15-room French Chateau of hand-cut natural stone with European touches. It was custom built, with meticulous attention to authentic details. Dramatic floating staircase with iron balusters, 5 fireplaces, barrel and vaulted ceilings, superb cabinetry and woodwork. Two level, riverfront acres with a pool on a quiet country lane.

5 bedrooms, 6 full and 2 half baths | \$4,495,000
 Represented by: Annette Coplit, Sales Associate | C. 203.803.9488
 Coldwell Banker Residential Brokerage | annette.coplit@cbmoves.com



GREENWICH, CONNECTICUT

Two private, mid-country acres bordering Greenwich Land Trust are home to this classic Georgian Colonial of 8,000 square feet that include a delightful self-contained guesthouse near the Glen Gate pool. It is highlighted by fine detailing, exquisite millwork, high ceilings, inlaid hardwood floors and a gourmet kitchen from Kitchens By Deane.

5 bedrooms, 5 full and 3 half baths | \$4,495,000
 Represented by: Debbie McGarrity, Sales Associate | C. 203.273.3668
 Coldwell Banker Residential Brokerage | debbie.mcgarrity@cbmoves.com



RIVERSIDE, CONNECTICUT

Enchanted, sought-after locale provides mesmerizing water views from all rooms, balconies, the terrace and deck of this Nantucket-style home. Oversized windows and high ceilings bring in wonderful sunlight as an open floor plan and a private dock offer places to relax as you watch marine life and kayaks glide in and out of the inlet on Greenwich Cove.

5 bedrooms, 4 full and 1 half baths | \$4,850,000
 Represented by: Patricia Ekvall & Suzanne Armstrong, Sales Assocs.
 Coldwell Banker Residential Brokerage | P. 203.918.9339 | S. 203.253.3952



FAIRFIELD, CONNECTICUT

Once-in-a-lifetime opportunity to own this magnificent property sitting directly on the Long Island Sound with private beach property on .53 of an acre and a jaw-dropping 9,502 square feet of luxury living. Three finished levels, radiant-heat floors and panoramic views. Absolutely stunning.

5 bedrooms, 5 full and 1 half baths | \$4,200,000
 Represented by: Mark Pires, Sales Associate | C. 203.247.2655
 Coldwell Banker Residential Brokerage | mark.pires@cbmoves.com



WESTPORT, CONNECTICUT

New England architecture at its finest blends 2 antique barns, museum-quality millwork, rustic beams, wide-plank flooring and 4 beautiful stone fireplaces into a thoroughly modern mix of 8,800 square feet. A true country estate, with a gunite pool, tennis and indoor basketball court, basking in privacy and yet close to everything.

7 bedrooms, 5 full and 3 half baths | \$3,999,000
 Represented by: Linda Skolnick, Sales Associate | C. 203.246.0088
 Coldwell Banker Residential Brokerage | linda.skolnick@cbmoves.com



OLD GREENWICH, CONNECTICUT

Relax and enjoy a seaside lifestyle in Shorelands, a private waterfront association with private beach, dock and boat slips. An oversized, level property with direct water frontage and western vistas, this young Colonial showcases spectacular sunsets across the waters of Greenwich Cove and provides access to Long Island Sound.

4 bedrooms, 3 full and 1 half baths | \$3,995,000
 Represented by: Kaye Lewis, Sales Associate | C. 203.249.9603
 Coldwell Banker Residential Brokerage | kaye@kayelewis.com



GREENWICH, CONNECTICUT

Luxury townhome by Arpaia Associates just 2 blocks from The Avenue! Boasting elegant coffered ceilings, hardwood flooring, the finest millwork and an elevator from the 2-car garage to all living spaces. Enjoy 2 exciting outdoor fireplaces, New York-style rooftop terrace and specimen garden.

4 bedrooms, 5 full and 1 half baths | \$4,150,000
 Represented by: Trish Bauer & Nancy Pastore, Sales Associates
 Coldwell Banker Residential Brokerage
 T. 203.912.6177 | N. 203.249.9114



GREENWICH, CONNECTICUT

Bordering a wildflower sanctuary with nature-wrapped views of a blue-stone terrace and pool, this beautifully updated home on 2 magnificently landscaped acres is an elegant and uniquely high-tech playground. Over 9,000 square feet include a brilliant gourmet kitchen, 5 sumptuous suites, a theater, spa/exercise room and a wine cellar.

5 bedrooms, 6 full and 1 half baths | \$3,950,000
 Represented by: Max Wiesen, Sales Associate | C. 203.253.6096
 Coldwell Banker Residential Brokerage | maxwell.wiesen@cbmoves.com



RIVERSIDE, CONNECTICUT

At the end of a quiet cul-de-sac, a hop to Riverside schools and the train, on 1 level acre with stately trees and velvety lawns, is this beautifully scaled, 6-bedroom Colonial showcasing glass pocket doors, classic hardwood flooring, linen walls and stately fireplaces. Enjoy an updated Viking kitchen featured on the Food Network.

6 bedrooms, 3 full and 1 half baths | \$3,750,000
 Represented by: Tamar Lurie, Sales Associate | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



GREENWICH, CONNECTICUT

Stone walls, a pond and nearly 1 acre of park-like grounds are the setting for this in-town Mediterranean-style residence. Old World charm and state-of-the-art amenities intertwine in each room after a thoughtful, extensive renovation. A reception hall leads to grand formal rooms accessing a covered patio, plus there is a library, gourmet kitchen and more.

5 bedrooms, 4 full and 1 half baths | \$3,285,000
 Represented by: Cynthia DeRiemer, Sales Associate | C. 203.918.1523
 Coldwell Banker Residential Brokerage | deriemer.cynthia@gmail.com



MADISON, CONNECTICUT

Enjoy breathtaking views of the tide, sunrise and sunset, the boats and the romantic lighthouse offshore from this spectacular Long Island Sound home. Gorgeous wood flooring, a superb 1st-floor master suite, large deck, sprawling lawn and 150 feet of private, sandy beach complete its perfection.

4 bedrooms, 3 full and 1 half baths | \$3,199,900
 Represented by: The Shoreline Homes Team, Sales Associates
 Coldwell Banker Residential Brokerage | C. 203.500.2212



DARIEN, CONNECTICUT

Fabulous waterfront dream home. The original Noroton Yacht club, turnkey and views that will wow you every time you open your eyes in the morning. New finishes inside and out. Part of the Noroton Bay Beach Association, this is a golf-cart friendly neighborhood. Come see what life is like living on the water.

3 bedrooms, 3 full baths | \$4,000,000
 Represented by: Mark Pires, Sales Associate | C. 203.247.2655
 Coldwell Banker Residential Brokerage | mark.pires@cbmoves.com



GREENWICH, CONNECTICUT

Fieldstone Georgian with soaring ceilings, elegant architecture, stately formal spaces great for entertaining and 6 fireplaces. Enjoy French doors to stone verandas and original custom sleeping porches, plus a new slate roof. Features 2 private acres, tremendous landscaping and waterfalls with a natural stone swimming pool.

8 bedrooms, 5 full and 1 half baths | \$3,100,000
 Represented by: Kara Cugno, Sales Associate | C. 203.912.9527
 Coldwell Banker Residential Brokerage | kara@karacugno.com



OLD GREENWICH, CONNECTICUT

Showcased on nearly half of an acre of gardens and level lawn with pool and terraces, this pre-war Colonial in a private waterfront association has deeded access to Long Island Sound. Beautiful 2014 updates bring together today's amenities throughout entertaining areas, a spacious kitchen, delightful family/game rooms and 5 en suite bedrooms.

5 bedrooms, 5 full and 1 half baths | \$3,000,000
 Represented by: Kaye Lewis, Sales Associate | C. 203.249.9603
 Coldwell Banker Residential Brokerage | kaye@kayelewis.com



OLD SAYBROOK, CONNECTICUT

Extraordinary shingle-and-stone residence in the enclave of Cornfield Point with entitlement to a sandy beach and boating. Beautiful sea gardens frame the entryway, leading from the courtyard and 3-car garage to the foyer. Thirteen rooms connected by staircases and a paneled elevator create a wonderful flow for entertaining and every day living.

5 bedrooms, 6 full and 1 half baths | \$2,995,000
 Represented by: Joel Lucas, Sales Associate | C. 860.304.9150
 Coldwell Banker Residential Brokerage | bankerbuddy@hotmail.com



RIVERSIDE, CONNECTICUT

Deep inside Indian Head Association, all the essential elements of an elegant French country villa are displayed: high-pitched rooflines, arched window tops, a stone entry tower, stucco walls, a stone patio and a fountain. French doors open to a romantic courtyard. The professional landscaping is enhanced by constant flowing perennials.

4 bedrooms, 3 full and 1 half baths | \$3,400,000
 Represented by: Mimika Blanc, Sales Associate | C. 203.979.8146
 Coldwell Banker Residential Brokerage | mimika.blanc@cbmoves.com



AVON, CONNECTICUT

Stone-and-shingle custom Colonial has 11 rooms with superb craftsmanship capturing the romance of glorious sunsets from a premier hillside setting. Light-filled interiors, formal and informal alike, showcase vaulted ceilings, 4 fireplaces, exquisite millwork, an elevator, plus an indoor lap pool with waterfalls and a heated spa.

6 bedrooms, 5 full and 1 half baths | \$2,975,000
 Represented by: Mary Jane Bannerman, Sales Associate
 C. 860.987.9084 | Coldwell Banker Residential Brokerage



MADISON, CONNECTICUT

Capturing breathtaking vistas clear across the Long Island Sound, this 10-room Colonial emerges from a top-to-bottom renovation with graciously scaled formal rooms, lovely wainscoting, a stone fireplace, a designer kitchen, family room with a heated floor and 5 view-filled bedrooms. In a premier Association and close to sandy Seaview Beach.

5 bedrooms, 3 full and 1 half baths | \$2,950,000
 Represented by: Catharina Lynch, Sales Associate | C. 203.627.2331
 Coldwell Banker Residential Brokerage | catharina.lynch@cbmoves.com



MADISON, CONNECTICUT

Truly amazing direct waterfront property inspired by its premier Long Island Sound shoreline with a long sandy beach and convenient to the Village and Madison Surf Club. Magnificent window walls, a dining porch and 4 balconies capture the scenery of surf, sand and nearby fairways. Nine sun-filled rooms for a year-round home or weekend escape.

3 bedrooms, 4 full baths | \$2,599,000
 Represented by: Sue Clifford, Sales Associate | C. 203.215.7261
 Coldwell Banker Residential Brokerage | sue.clifford@cbmoves.com



NEW CANAAN, CONNECTICUT

Enchanting 4-story Colonial on 2 level acres emerges as a beautiful blend of timeless elegance, modern technology and fabulous design with a gourmet kitchen that garnered acclaim at the New Canaan Cares Kitchen tour. Formal and welcoming family spaces, luxurious bedroom suites and a heated pool/spa add to the enjoyment.

5 bedrooms, 6 full and 2 half baths | \$2,895,000
 Represented by: Marsha Charles, Sales Associate | C. 203.904.4663
 Coldwell Banker Residential Brokerage | marsha.charles@cbmoves.com



WESTON, CONNECTICUT

This superb 7,600-plus-square-foot estate by master builder, P. Gudas, offers the ultimate in luxury. Sunlit gathering areas, a 2-story fireplace, marble kitchen and generous master suite add to the luxurious mix of a home theater, walk-in wine cellar and gym. A gunite pool with spa and spectacular pool house complete the perfection.

6 bedrooms, 4 full and 4 half baths | \$2,895,000
 Represented by: Emily Gordon, Sales Associate | C. 203.451.6432
 Coldwell Banker Residential Brokerage | egordon3@optonline.net



LYME, CONNECTICUT

Surveyed 30-acre waterfront property and compound includes an exciting 3,000-square-foot Contemporary, 2-bedroom log cabin, 3-bay barn and multi-use dock with launching ramp. This lovely house with a heated gunite pool evokes a sense of relaxed living inspired by the breathtaking vistas of the Connecticut River and Essex Harbor.

3 bedrooms, 2 full and 1 half baths | \$2,800,000
 Represented by: Joe Rhodes, Sales Associate | C. 860.227.0921
 Coldwell Banker Residential Brokerage | joe.rhodes@cbmoves.com



NEW CANAAN, CONNECTICUT

Minutes to New Canaan center, double gates open to 5 beautiful acres covered with sun-filled lawns and lush greenery. Amid the peaceful setting, this exquisite 6,000-plus-square-foot Colonial brings together formal rooms, inviting gathering spaces, 5 view-filled bedroom suites, a terraced pool with spa and an entertainer's pool house. Welcome home!

5 bedrooms, 5 full and 2 half baths | \$2,795,000
 Represented by: Katherine Markiewicz & Joseph D. Giustozzi, Sales Assocs.
 Coldwell Banker Residential Brokerage | C. 203.570.2778



FAIRFIELD, CONNECTICUT

On 3.5 acres adjoining Brett Woods hiking and riding trails, this beautiful Georgian brings together wonderful entertaining spaces, 7 wonderful suites and a fabulous sporting lifestyle for everyone to enjoy. The lovely pool has a landscaped waterslide, the heated spa has room for 10, plus a tennis court and pool house that will exceed your dreams.

7 bedrooms, 5 full and 2 half baths | \$2,695,000
 Represented by: Jonathan Deak, Sales Associate | C. 203.257.4374
 Coldwell Banker Residential Brokerage | jondeakhomes@gmail.com



STAMFORD, CONNECTICUT

This stunning Dolphin Cove home with sun-filled rooms has wonderful water views from every room, a gourmet eat-in kitchen and a family room opening to a private fenced yard with a pool and stone terrace overlooking the lagoon. Enjoy a ramp to a private deep-water dock maintained by the Yacht Club. The Club has 2 pools, tennis, docks, cabanas and more.

3 bedrooms, 3 full baths | \$2,295,000
 Represented by: Emile de Neree, Sales Associate | C. 914.572.4526
 Coldwell Banker Residential Brokerage | emile.deneree@cbmoves.com



DEEP RIVER, CONNECTICUT

Discover "Eagle Church," a Gothic Revival offering commanding views of the Connecticut River. Here, superior craftsmanship with incredible period details subtly blend with state-of-the-art luxuries. It features 5 bedrooms including 3 guest suites, formal gardens, 5 acres and is surrounded by conservation land. Close to Essex Village.

5 bedrooms, 3 full and 1 half baths | \$2,100,000
 Represented by: Nancy Mesham, Sales Associate | C. 860.227.9071
 Coldwell Banker Residential Brokerage | nancy.mesham@cbmoves.com



MADISON, CONNECTICUT

Westerly views taking in the crescent of Madison beaches and Long Island Sound are yours from this premier, 3,500-square-foot home designed for entertaining and hospitality by the water. Dramatic double-story entry, view-filled master suite, plus spacious, luxurious private guest quarters. All this, and a deeded beach.

3 bedrooms, 2 full and 1 half baths | \$2,000,000
 Represented by: The Rollins Group, Sales Assocs. | C. 203.671.0295
 Coldwell Banker Residential Brokerage | therollinsgroup@cbmoves.com



AVON, CONNECTICUT

Breathtaking vistas of the valley are seen from this Avonridge Colonial on 4 acres with velvety lawns, beautiful stone walls and gardens. There is a double-story entry, lovely passageways, exquisite millwork, a granite eat-in kitchen, plus a pampering master suite with a sitting room and impressive custom dressing room. Close to West Hartford and UConn.

4 bedrooms, 3 full and 2 half baths | \$1,795,000
 Represented by: Trish Murphy, Sales Associate | C. 860.508.2737
 Coldwell Banker Residential Brokerage | trish.murphy@cbmoves.com



SOUTH GLASTONBURY, CONNECTICUT

Magnificent custom estate with picturesque views and exquisite craftsmanship. Nestled on nearly 11 acres, this home features a gourmet kitchen, grand music room, paneled library and elegant dining room. Enjoy a home theater, separate au pair suite and a sports court with horse stable option. Ideal for entertaining. Easy commutes to major cities.

8 bedrooms, 8 full and 3 half baths | \$3,195,000
 Represented by: Wayne Horgan, Sales Associate | C. 860.978.6440
 Coldwell Banker Residential Brokerage | wayne.horgan@cbmoves.com



SOMERS, CONNECTICUT

Distinguished by 12 picturesque acres with panoramic vistas and distant valley views, this Shingle-style country home combines remarkable quality and custom appointments throughout 7,500 square feet. A post-and-beam great room with a fireplace, gourmet kitchen, 1st-floor master suite, guesthouse, saltwater heated pool and more complete this lovely home.

5 bedrooms, 6 full and 1 half baths | \$1,950,000
 Represented by: Katie French, Sales Associate | C. 860.977.3802
 Coldwell Banker Residential Brokerage | katie.french@cbmoves.com



LYME, CONNECTICUT

Create a world of serenity in the secluded community of Lyme. Residential compound features a circa-1787 Cape and additional dwellings that offer potential for multigenerational living with the assurance of privacy. Classic Connecticut at its best, on 23 acres of pastoral woodland with a guesthouse, barn, studio, tailored landscape and more.

3 bedrooms, 2 full and 1 half baths | \$1,850,000
 Represented by: Jeanne Rutigliano, Sales Associate | C. 860.460.0478
 Coldwell Banker Residential Brokerage | jeanne.rutigliano@cbmoves.com



RIDGEFIELD, CONNECTICUT

Beautifully sited in southern Ridgefield on 5 acres with a pool, waterfall and bordering open space is this renovated classic Cape Cod with wonderfully scaled interiors for entertaining; an inviting family room with fireplace opening to double-story, balconied kitchen with Viking appliances; a main-floor master suite; and staff quarters/office with separate entry.

5 bedrooms, 5 full and 1 half baths | \$1,795,000
 Represented by: Jack Baldaserini, Sales Associate | C. 203.788.4040
 Coldwell Banker Residential Brokerage | jack.baldaserini@cbmoves.com



EASTON, CONNECTICUT

Peaceful scenic setting on a cul-de-sac sets the stage for this light-filled 5-bedroom masterpiece. Sophistication and elegant country living blend with walls of windows, dramatic ceiling heights, stately fireplaces, exquisite millwork, classical columns, a sweeping architectural staircase and a fabulous gourmet kitchen.

5 bedrooms, 4 full and 2 half baths | \$1,749,000
 Represented by: Laurie Crouse & Lori Printz, Sales Associates
 Coldwell Banker Residential Brokerage | C. 203.984.8154



NORWALK, CONNECTICUT

Beautifully restored Marvin Manor Homestead. Exciting state-of-the-art interiors offer grand staircases plus an elevator, lovely antique millwork, romantic bays and a captain's turret with breathtaking Long Island Sound vistas. Formal areas showcase exquisite period fireplaces. A modern chef's kitchen leads to dynamic outdoor living spaces.

5 bedrooms, 3 full and 1 half baths | \$1,599,000
 Represented by: Stacey Kane DiDio, Sales Associate | C. 203.913.9253
 Coldwell Banker Residential Brokerage | stacey.didio@cbmoves.com



RIDGEFIELD, CONNECTICUT

Magnificent country manor is southwest of the village on 2 acres of sweeping lawns with stone terraces, a gunite pool, spa and water views. There is a superbly renovated gourmet kitchen with furniture-style cabinetry and top-of-the-line appliances; fabulous family room with an inviting stone fireplace; new office; playroom and game room.

4 bedrooms, 5 full and 1 half baths | \$1,595,000
 Represented by: Carole Cousins, Sales Associate | C. 203.241.0277
 Coldwell Banker Residential Brokerage | carole.cousins@cbmoves.com



OLD LYME, CONNECTICUT

This exquisite home showcases a sense of refinement with beautiful millwork, custom cabinetry and a gourmet kitchen. It is ideal for entertaining, with French doors leading from formal and relaxed settings to a patio and summer veranda. Association tennis courts, dock and play area are included with this in-town home.

3 bedrooms, 3 full and 1 half baths | \$1,350,000
 Represented by: Susie Kelly, Sales Associate | C. 860.389.5615
 Coldwell Banker Residential Brokerage | susie.kelly@cbmoves.com



BRANFORD, CONNECTICUT

Waterfront romance...Updated direct-waterfront Colonial with a 2-car garage for boats, potential for private boat mooring and a short walk to Pine Orchard Yacht and Country Club. Enjoy high ceilings, an open-concept floor plan with lovely formal areas, great sunroom and a wine cellar for memorable entertaining by the sea.

5 bedrooms, 4 full and 1 half baths | \$1,237,500
 Represented by: Joe Piscitelli, Sales Associate | C. 203.878.7424
 Coldwell Banker Residential Brokerage | jocoldwell@aol.com



AVON, CONNECTICUT

Panoramic views are seen from the decks, windows and doors of this beautifully appointed 5-bedroom brick Colonial on 1.5 acres. The bright and open interior has a grand foyer, living room with coffered ceiling and fireplace and elegant formal dining room served by an outfitted butler's pantry and a fabulous chef's kitchen.

5 bedrooms, 4 full and 2 half baths | \$1,225,000
 Represented by: Trish Murphy, Sales Associate | C. 860.508.2737
 Coldwell Banker Residential Brokerage | trish.murphy@cbmoves.com



OYSTER BAY COVE, NEW YORK

Magnificent Contemporary home and gorgeous guesthouse set on 5 waterfront acres. Spectacular vistas capture the beauty of the harbor, Long Island Sound and Connecticut from the light-filled interior with floor-to-ceiling windows and abundant terraces. Enjoy the 14-seat theater inspired by Radio City Music Hall, a 300-foot dock, pool and more.

7 bedrooms, 7 full and 3 half baths | \$18,800,000
 Represented by: Susan Campagna, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 516.316.4592 | O. 516.621.4336



BROOKVILLE, NEW YORK

This gated oasis is a dream come true on 6 private acres (Jericho Schools). Bold, Contemporary, yet traditionally elegant, this is a masterpiece of design, space and comfort. An indoor saltwater pool is the central focus with views from the living room, dining room and chef's kitchen. The lower level has a theater, gym, sauna and indoor basketball court.

8 bedrooms, 10 full and 2 half baths | \$14,998,000
 Represented by: Robin Bender, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 516.578.7831 | O. 516.621.4336



RYE, NEW YORK

Spectacular waterfront home overlooking Kirby Mill Pond and Long Island Sound offers wonderful entertaining, multiple terraces and breathtaking water views. Superb renovations, elegant rooms, a chef's kitchen and 4 bedrooms. Manicured grounds, an infinity pool and well-equipped, 2,000-square-foot guesthouse create a truly remarkable oasis.

4 bedrooms, 4 full and 2 half baths | \$10,900,000
 Represented by: Sula Pearlman, Assoc. Real Estate Broker | C. 914.393.4104
 Coldwell Banker Residential Brokerage | sula.pearlman@cbmoves.com



MAMARONECK, NEW YORK

Spectacular Shingle home with pool, spa and private boat dock captures the calming inspiration of this quiet Long Island Sound inlet. Eight thousand square feet, beautifully arranged public and private rooms, a gourmet kitchen and 6 bedroom suites with transom-capped French doors opening to a pergola-draped terrace and breathtaking water views.

6 bedrooms, 6 full and 2 half baths | \$8,995,000
 Represented by: Sula Pearlman, Assoc. Real Estate Broker | C. 914.393.4104
 Coldwell Banker Residential Brokerage | sula.pearlman@cbmoves.com



BEDFORD, NEW YORK

This magnificent estate boasts 10,000 square feet of luxurious living with a dramatic reception hall with double-curved staircase, 10-foot ceilings, a gourmet kitchen and exceptional property. A multi-tiered bluestone patio overlooks a 60-foot pool, 3 waterfalls and a hidden spa. Bordering the Mianus River Gorge with spectacular views of the Long Island Sound.

6 bedrooms, 6 full and 1 half baths | \$6,350,000
 Represented by: Cindy Gayle, Assoc. Real Estate Broker | C. 914.234.3647
 Coldwell Banker Residential Brokerage | cindy.gayle@cbmoves.com



BAY SHORE, NEW YORK

Graced by spectacular views, this 14,000-square-foot waterfront home sets the standard for luxury with grand main rooms and custom details. Amenities include a gourmet kitchen, 5 fireplaces, an elevator, theater, 8-car garage, racquetball court, gym, 2 pools, a beach and a dock.

6 bedrooms, 8 full and 2 half baths | \$5,990,000
 Represented by: Katherine Ferraro & Karin Hendricks
 Assoc. Real Estate Brokers | Coldwell Banker Residential Brokerage
 C. 631.235.8470 | O. 631.331.9700



RYE, NEW YORK

Dramatic Contemporary Long Island Sound has fabulous outdoor living spaces, a stone terrace, pool with spa, shared dock and private beach. Spellbinding harbor views inspire in the 5,000-plus-square-foot home close to schools, clubs and a marina. www.4PhilipsLane.com

7 bedrooms, 4 full and 1 half baths | \$4,999,999
 Represented by: Michele C. Flood, Assoc. Real Estate Broker
 Coldwell Banker Residential Brokerage
 C. 914.420.6468 | michele.flood@cbmoves.com



RYE, NEW YORK

This Milton Point Colonial on 1 acre has gracious rooms, including a living room with fireplace, den with built-in bar, eat-in kitchen with breakfast room and family room with cathedral ceiling and windowed cupola. Enjoy partial water views, a terrace and pool. www.2WarristonLane.com

5 bedrooms, 3 full and 1 half baths | \$3,950,000
 Represented by: Michele C. Flood, Assoc. Real Estate Broker
 Coldwell Banker Residential Brokerage
 C. 914.420.6468 | michele.flood@cbmoves.com



IRVINGTON, NEW YORK

Amid 1.25 acres of greenery, this magnificent circa-1907 Colonial Revival mansion overlooking the Hudson River boasts sunset views. Enjoy a formal dining room with original hand-crafted plaster molding, a chef's kitchen, 5 bedrooms each with fireplace, a wine room, theater and more.

5 bedrooms, 4 full and 2 half baths | \$3,925,000
 Represented by: Pamela Eskind, Assoc. Real Estate Broker
 Coldwell Banker Residential Brokerage
 C. 914.260.2054 | pam.eskind@cbmoves.com



RYE, NEW YORK

This Williamsburg Colonial built by renowned builder Marcelle Mezzullo is surrounded by 20 acres of protected land. This home offers dramatic interior detailing carefully restored with state-of-the-art amenities. Enjoy English gardens, terraces leading to a pool, a slate roof and 1.8 acres.

7 bedrooms, 6 full and 1 half baths | \$3,350,000
 Represented by: Debra Strati-Padawer, Real Estate Salesperson
 Coldwell Banker Residential Brokerage
 C. 914.419.0101 | debra.padawer@cbmoves.com



IRVINGTON, NEW YORK

This sophisticated Contemporary exudes tranquility and luxury. Completely redesigned and rebuilt in 2000, this exceptional home is surrounded by 1.5 acres with gardens, a koi pond, saltwater pool with spa and patio area. This special home, so lovingly cared for, is a true sanctuary.

4 bedrooms, 4 full and 1 half baths | \$3,300,000
 Represented by: Rebekah Fiorito, Real Estate Salesperson
 Coldwell Banker Residential Brokerage
 C. 914.523.5951 | becky.fiorito@cbmoves.com



BEDFORD CORNERS, NEW YORK

Stone-and-shingle 12-room Colonial is elegantly sited on 5 acres in a gated area in the heart of the village. Beautifully scaled and detailed with sophistication and comfort, there are high ceilings and wonderful entertaining spaces opening to outdoor living spaces, including a stone terrace with kitchen, fireplace and future possible pool and pool house.

5 bedrooms, 6 full and 1 half baths | \$2,995,000
 Represented by: Margo Lancia, Real Estate Salesperson | C. 914.588.4379
 Coldwell Banker Residential Brokerage | margo.lancia@cbmoves.com



RYE, NEW YORK

This 7,000-square-foot home offers a step-down living room, eat-in gourmet kitchen with Wolf appliances, 6 fireplaces, a romantic master suite and a 2,000-square-foot lower level. The beautiful landscape includes an outdoor living area with a fireplace and bluestone patio.

5 bedrooms, 4 full and 2 half baths | \$2,750,000
 Represented by: Susan O'Brien, Real Estate Salesperson
 Coldwell Banker Residential Brokerage
 C. 914.420.5461 | sue.obrien@cbmoves.com



PURCHASE, NEW YORK

This meticulously renovated Colonial showcases a dramatic Carrara marble entry with a hand-carved floating staircase, a Christopher Peacock kitchen, outdoor kitchen and fabulous lower-level living spaces. All set in a gated community with security, concierge and tennis.

6 bedrooms, 6 full and 1 half baths | \$2,725,000
 Represented by: Debra Strati-Padawer, Real Estate Salesperson
 Coldwell Banker Residential Brokerage
 C. 914.419.0101 | debra.padawer@cbmoves.com



LAUREL HOLLOW, NEW YORK

This gracious Manor home on 4 breathtaking acres boasts an attached cottage, koi pond, greenhouses and English gardens. There is a chef's kitchen, 5 fireplaces, an elegant living room, formal dining room, an elevator and a generator. Located in Cold Spring Harbor school district No. 2.

5 bedrooms, 5 full and 1 half baths | \$2,495,000
 Represented by: Aileen Murstein, Assoc. Real Estate Broker
 Coldwell Banker Residential Brokerage
 C. 516.317.6007 | O. 516.621.4336



RYE, NEW YORK

On a beautiful half acre, this stunning 5-bedroom Colonial boasts a front-to-back marble reception hall, light-filled rooms and a fabulous great room with an open flow. A superb master suite, bonus room and slate terrace to the level lawn add to its perfection. www.9SummitAvenue.com

5 bedrooms, 4 full and 1 half baths | \$2,599,000
 Represented by: Michele C. Flood, Assoc. Real Estate Broker
 Coldwell Banker Residential Brokerage
 C. 914.420.6468 | michele.flood@cbmoves.com



RYE, NEW YORK

Timeless grace abounds in this circa-1890 Colonial with 9-foot ceilings, vintage hardwood floors, exceptional formal rooms, a glassed sunroom, home office, garage with attic, renovated kitchen and tiered deck. Very close to the station, village and schools. www.5RalstonStreet.com.

6 bedrooms, 4 full and 1 half baths | \$2,495,000
 Represented by: Michele C. Flood, Assoc. Real Estate Broker
 Coldwell Banker Residential Brokerage
 C. 914.420.6468 | michele.flood@cbmoves.com



PURCHASE, NEW YORK

Exquisite molding, crystal chandeliers, Waterworks tiles, 4 fireplaces, and a new gourmet kitchen on 1 acre in an extraordinary gated community. New bluestone terrace and velvety lawns blend with 7,000 square feet of superbly designed, renovated interiors.

6 bedrooms, 6 full and 1 half baths | \$2,350,000
 Represented by: Debra Strati-Padawer, Real Estate Salesperson
 Coldwell Banker Residential Brokerage
 C. 914.419.0101 | debra.padawer@cbmoves.com



BEDFORD, NEW YORK

Exquisitely renovated Colonial features nearly 5 estate-like acres with gunite pool/spa, a stunning new gourmet kitchen with Wolf and Sub-Zero, new marble baths, generous entertaining spaces and a grand cherry-paneled library. In perfect move-in condition with new mechanicals. Just a convenient and short stroll to historic Bedford Village.

4 bedrooms, 3 full and 1 half baths | \$2,400,000
 Represented by: Margo Lancia, Real Estate Salesperson | C. 914.588.4379
 Coldwell Banker Residential Brokerage | margo.lancia@cbmoves.com



NORTHPORT, NEW YORK

Enjoy dramatic unobstructed Sound views from nearly every room of this 1-acre waterfront Contemporary with expansive windows and spacious rooms. Highlights include a gourmet kitchen and a master suite with sumptuous bath. An observation deck overlooks the pristine sandy beach and bulkhead at this prime, sought-after location.

4 bedrooms, 4 full and 1 half baths | \$2,399,000
 Represented by: Jamie Marcantonio, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | O. 631.754.4800 | C. 631.680.2305



ARMONK, NEW YORK

Approached by a gated, heated drive, this country Colonial showcases 5 acres, rare perennials, flowering fruit trees, a garden terrace and a heated pool. The 6,800-square-foot interior features a magnificent chef's kitchen, exciting game room and a professional-style theater.

4 bedrooms, 4 full and 2 half baths | \$2,195,000
 Represented by: April Gasparino, Assoc. Real Estate Broker
 Coldwell Banker Residential Brokerage
 C. 914.804.4779 | april@aprilgasparino.com



AMAWALK, NEW YORK

This 6,500-square-foot Colonial is on 2 acres in the sought-after enclave of Country Hollow. Exceptional detail is displayed in high tray ceilings, inlaid hardwood floors, gorgeous millwork and a top-notch kitchen. An exciting garden level with recreation areas leads out to the lawn, a terrace with full outdoor kitchen, heated pool and custom-built skate park.

5 bedrooms, 5 full and 1 half baths | \$1,850,000
 Represented by: Dana Ruggiero, Real Estate Salesperson | C. 914.263.8465
 Coldwell Banker Residential Brokerage | dana.ruggiero@cbmoves.com



IRVINGTON, NEW YORK

Historically significant, this grand 8,000-square-foot Victorian emerges beautifully updated and restored for today's fine living with a chef's kitchen, exquisite millwork, 8 fireplaces and high ceilings. Nearly 2.5 acres in prestigious Ardsley Park featuring velvety lawns, stately trees, scenic hilltop vistas plus a swimming pool.

8 bedrooms, 4 full and 1 half baths | \$4,100,000
 Represented by: Therese Militana Valvano, Assoc. Real Estate Broker
 Coldwell Banker Residential Brokerage | C. 914.715.2715



BROOKHAVEN, NEW YORK

Nearly 3 acres envelope this home with close proximity to the Hamptons. Bright, charming interiors are accented by beautiful updates, French artistic influence and a floor plan for entertaining. Multiple decks and windows present sweeping views of the bay, creek and preserve.

4 bedrooms, 4 full baths | \$1,700,000
 Represented by: Maureen Stoll & Joseph Bonomo, Assoc. Real Estate Broker/Real Estate Salesperson | Coldwell Banker Residential Brokerage
 C. 516.384.4954 | O. 631.422.5511



CROTON-ON-HUDSON, NEW YORK

Enjoy breathtaking views of historic Croton Dam and Reservoir. Entertaining is perfectly orchestrated in this wonderful 10-room Colonial with marble foyer, formal areas, a great room with fireplace, gorgeous gourmet kitchen, plus finished garden level and wine cellar. Its 3 acres with saltwater pool are completely private, yet so close to everything.

4 bedrooms, 3 full baths | \$1,499,000
 Represented by: Helen Badt, Assoc. Real Estate Broker | C. 914.874.7138
 Coldwell Banker Residential Brokerage | helenbadt@aol.com



NEW CITY, NEW YORK

This spectacular Frank Lloyd Wright-inspired estate offers many features for entertaining and relaxing. Enjoy a 2-story foyer with a 60-foot sky-lit gallery; walls of windows; a state-of-the-art kitchen; au pair/guest suite; lower level with a great room, office and gym; a terraced patio; and pool.

5 bedrooms, 4 full and 2 half baths | \$1,495,000
 Represented by: Phyllis B. David, Assoc. Real Estate Broker
 Coldwell Banker Residential Brokerage
 C. 845.304.3327 | O. 845.634.0400



BRIGHTWATERS, NEW YORK

This beachfront estate with walls of windows and panoramic Great South Bay views is accentuated by European-style craftsmanship. Enjoy soaring ceilings, custom molding and built-ins, 2 fireplaces, a gourmet kitchen, great room, wet bar, fitness room, dock, beach rights and more.

4 bedrooms, 4 full baths | \$1,410,000
 Represented by: Deanna ten Hoopen & Dawn Benson, Real Estate Salespersons | Coldwell Banker Residential Brokerage
 C. 631.645.6333 | O. 631.422.5511



HARRISON, NEW YORK

Mediterranean with great center-hall floor plan on an acre-plus setting with terraces, waterfall and a pool. Old World integrity is found in an updated 13-room interior, featuring a romantic marble entry, plaster molding, high ceilings and an exciting chef's kitchen. A pub, gym and spa, master bedroom and 6 additional bedrooms extend warm hospitality.

7 bedrooms, 6 full and 2 half baths | \$2,695,000
 Represented by: Susanna Cronin, Real Estate Salesperson | C. 914.450.4398
 Coldwell Banker Residential Brokerage | susanna.cronin@cbmoves.com



SADDLE RIVER, NEW JERSEY

This 26-room stone estate on 4.85 acres was inspired by the castles of Europe and is distinguished by its exquisite architectural details. A gated entry reveals a porte cochere-anchored courtyard. Highlights include a wine cellar, tasting room and home theater. Magnificent grounds offer a pool, pool house, basketball/tennis courts and a chipping green.

6 bedrooms, 8 full and 4 half baths | \$16,500,000
 Represented by: Laurie Schragen, Broker Sales Assoc. | C. 201.788.1619
 Coldwell Banker Residential Brokerage | O. 201.825.7700



FRANKLIN LAKES, NEW JERSEY

This opulent Mediterranean offers a palatial setting for today's discriminating buyer. The Russian Empire-inspired interiors create an atmosphere of ethereal beauty and luxury throughout approximately 20,000 square feet. The grounds offer amenities reminiscent of a fabulous European resort.

7 bedrooms, 9 full and 4 half baths | \$15,000,000
 Represented by: Ronald "Ronnie" Aiosa & William "Bill" Boswell, Broker Sales Assoc./Sales Assoc. | Coldwell Banker Residential Brokerage
 C. 973.600.3262 | O. 973.838.9300



ALPINE, NEW JERSEY

This French Chateau, designed and built by renowned architect and builder David Lawrence Brown, offers elaborate entertaining and comfortable everyday living. Grand interiors reveal extraordinary craftsmanship and design, with custom elements and deluxe amenities throughout. Highlights include a lower level offering a theater, gym and game room.

7 bedrooms, 8 full and 1 half baths | \$9,700,000
 Represented by: Juan Rivera, Branch Vice President
 Coldwell Banker Residential Brokerage | O. 201.461.5000



SUMMIT, NEW JERSEY

A breathtaking historical masterpiece, La Fetra by Henry Bacon, designer of the Lincoln Memorial, offers 10,000 exquisite square feet. Grand, formal main rooms mingle with distinctive spaces, creating an atmosphere that is elegant and relaxed. A cozy porch, balcony and grand piazza terrace observe nearly 1 acre of park-like grounds.

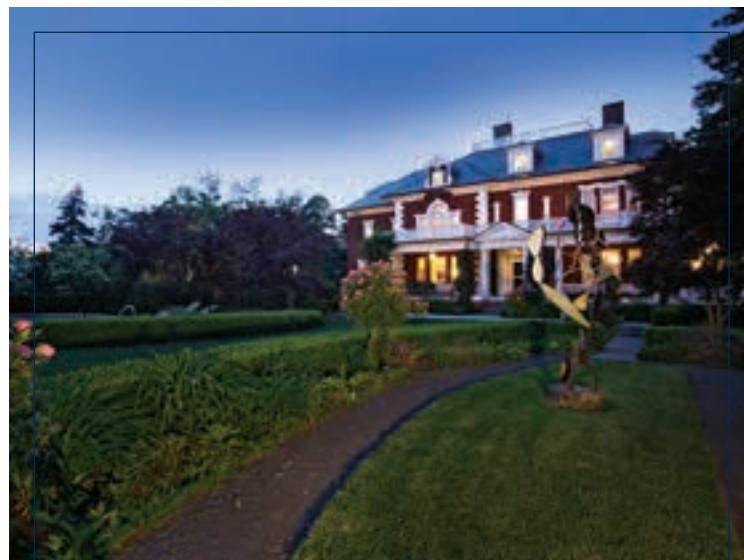
9 bedrooms, 6 full and 2 half baths | \$6,900,000
 Represented by: Rain Rosenfeld, Sales Assoc. | C. 201.375.8300
 Coldwell Banker Residential Brokerage | O. 201.461.5000



LITTLE SILVER, NEW JERSEY

Designed in 1929 by renowned architect Roger Bullard, the Harts-home Mansion is an unparalleled brick Tudor gracing 4.46 acres on the Shrewsbury River. Chestnut beamed timbers and 11 hand-carved fireplaces are among the extraordinary design features throughout 11,000 square feet. Enjoy a tennis court, a pool and a dock with riparian grant.

8 bedrooms, 9 full and 2 half baths | \$4,495,000
 Represented by: Sarah Pomphrey, Sales Assoc. | C. 732.841.8913
 Coldwell Banker Residential Brokerage | O. 732.842.3200



LITTLE SILVER, NEW JERSEY

Old World craftsmanship and turn-of-the-century architecture combine with modern conveniences in this meticulously restored, Georgian-style estate in a waterfront setting. A magnificent columned veranda showcases this historic home with 7 fireplaces, rich molding, a gourmet kitchen, pool, riparian lease and an absolutely stunning 3rd level.

6 bedrooms, 4 full and 1 half baths | \$3,950,000
 Represented by: Sarah Pomphrey, Sales Assoc. | C. 732.841.8913
 Coldwell Banker Residential Brokerage | O. 732.842.3200



FRANKLIN LAKES, NEW JERSEY

This timeless 12,000-square-foot European manor was designed to captivate those who cherish the finest craftsmanship and design. Entertain in ultimate style with banquet-style formal areas, a chef's kitchen, cherry study, spa-inspired baths and a walk-out lower level with a bar.

5 bedrooms, 6 full and 1 half baths | \$3,799,000
 Represented by: Ronald "Ronnie" Aiosa & William "Bill" Boswell, Broker Sales Assoc./Sales Assoc. | Coldwell Banker Residential Brokerage
 C. 973.600.3262 | O. 973.838.9300



MIDDLETOWN, NEW JERSEY

Perched on a serene hillside setting with river views from many rooms, this spectacular custom home offers many luxuries and comforts, including a gourmet kitchen, Brazilian cherry hardwood floors, a wine room and a multi-level outdoor space with balconies, patios, a covered porch, a heated pool with waterfall, a cabana and so much more.

5 bedrooms, 7 full and 1 half baths | \$3,200,000
 Represented by: Lynda Griffith, Sales Assoc. | C. 732.713.1943
 Coldwell Banker Residential Brokerage | O. 732.842.3200



RUMSON, NEW JERSEY

Resonating with English character, this expanded ranch on nearly 2 acres enjoys a tranquil waterfront setting. Beautifully maintained and updated throughout, highlights include a fabulous gourmet kitchen, beveled glass sunroom, au pair suite, large wine cellar and a sumptuous master suite with a fireplace. Amenities include a pool with waterfall and a private dock.

8 bedrooms, 7 full and 1 half baths | \$3,499,000
 Represented by: Margaret "Gretchen" Stevens, Sales Assoc.
 Coldwell Banker Residential Brokerage | C. 732.213.7475 | O. 732.449.0093



FRANKLIN LAKES, NEW JERSEY

This estate features extraordinary craftsmanship, fabulous rooms and architectural details throughout more than 10,000 square feet. Highlights include a great room with soaring ceiling and wall of windows, and a lower level with an amazing home theater, bar, gym, sauna and guest suite. The 1.8 acres offer a terrace, a pool and a cabana with kitchen.

5 bedrooms, 8 full and 1 half baths | \$3,450,000
 Represented by: Donna Dever, Sales Assoc. | C. 201.747.2434
 Coldwell Banker Residential Brokerage | O. 201.891.6700



OLDWICK, NEW JERSEY

Southern comfort welcomes at this Georgian-style custom estate on 10-plus farm-assessed acres with an 800-foot brick privacy wall. Hospitality and grace combine to allow for entertaining in the barrel-ceiling, mahogany-paneled bar and billiards room, 2,500-bottle wine cellar, theater, expansive patio with outdoor kitchen, screened gazebo and pool.

6 bedrooms, 7 full and 2 half baths | \$3,299,000
 Represented by: William Landesman, Sales Assoc. | C. 908.797.9424
 Coldwell Banker Residential Brokerage | O. 908.766.2900



WAYNE, NEW JERSEY

Sophisticated, distinctive design underscore this lakeside home. A superb illustration of classic modern architecture, its rooms feature custom millwork, soaring ceilings and walls of glass that create bright, open spaces. Set within one of the region's most sought-after private communities.

3 bedrooms, 2 full and 2 half baths | \$3,250,000
 Represented by: Ronald "Ronnie" Aiosa & William "Bill" Boswell, Broker
 Sales Assoc./Sales Assoc. | Coldwell Banker Residential Brokerage
 C. 973.600.3262 | O. 973.838.9300



MENDHAM, NEW JERSEY

Revel in the many luxurious details of this stunning stone-accented estate on 7-plus bucolic acres in a quiet enclave. Enjoy 3 levels of finely crafted living space with 5 fireplaces, a cherry-paneled library, chef's center-island kitchen, 5 en suite bedrooms, a finished walk-out lower level with media and exercise/rec rooms and more!

5 bedrooms, 6 full and 2 half baths | \$3,250,000
 Represented by: Cynthia Mistretta, Sales Assoc. | C. 973.886.3616
 Coldwell Banker Residential Brokerage | O. 973.543.2552



TENAFLY, NEW JERSEY

This 19th-century Georgian estate on 2.25 private acres, only minutes from NYC, graciously accommodates intimate gatherings or grand-scale affairs. Entertainment-sized rooms offer traditional elegance and the finest amenities. There is also a guest cottage, a saltwater pool, 5 fireplaces and a regulation-sized tennis court.

7 bedrooms, 5 full and 1 half baths | \$3,100,000
 Represented by: Tami Rapaport, Sales Assoc. | C. 201.665.5558
 Coldwell Banker Residential Brokerage | O. 201.567.7788



HARDING, NEW JERSEY

Privacy awaits in this custom, Colonial-style estate in one of the most desirable areas of Harding Township. Landscaped gardens lead to a layout perfect for family living and elegant entertaining. Enjoy 4 fireplaces, 2 kitchens, a finished basement with a theater, 1st-floor master suite, pool and more.

5 bedrooms, 7 full and 2 half baths | \$2,999,999
 Represented by: Brenda Russell & Edward Butera, Sales Assoc./Broker
 Sales Assoc. | Coldwell Banker Residential Brokerage
 C. 973.452.6318 | O. 973.377.4444



WESTFIELD, NEW JERSEY

This architectural masterpiece was built using period materials, master craftsmanship and an exquisite attention to detail throughout its 17 rooms. Modern luxury is seamlessly combined with Old World elegance, while porches overlook the 2-plus landscaped acres, complete with a new pool/spa and tennis court. Near shopping and NYC transportation.

7 bedrooms, 4 full and 3 half baths | \$2,995,000
 Represented by: Kimberley Haley, Sales Assoc. | C. 908.377.7174
 Coldwell Banker Residential Brokerage | O. 908.233.5555



MENDHAM, NEW JERSEY

Set on 2-plus acres near the village center, this 1804 farmhouse underwent extensive renovations, transforming it into a stately, sophisticated Colonial Revival home. It features spacious, inviting rooms with charming details, gracious décor, deluxe amenities and a 2-room apartment. Picturesque grounds offer walkways, gardens, patios and a pool.

5 bedrooms, 5 full and 2 half baths | \$2,699,000
 Represented by: Flor de Maria Thomas, Sales Assoc. | C. 973.214.7553
 Coldwell Banker Residential Brokerage | O. 973.543.2552



WATCHUNG, NEW JERSEY

This young, custom, brick home is distinguished by meticulous details and use of exceptional materials. Beautifully appointed rooms feature extensive wainscoting and molding and include a custom cherry library and a fully equipped gourmet kitchen. A walk-out lower level includes a fabulous wet bar and wine room. A bluestone patio overlooks 1.5 acres.

6 bedrooms, 6 full and 2 half baths | \$2,600,000
 Represented by: Cherie Berger, Sales Assoc. | C. 908.410.0931
 Coldwell Banker Residential Brokerage | O. 908.754.7511



WEEHAWKEN, NEW JERSEY

Top-of-the-line modern amenities artfully blend with the historic integrity of this majestic 6,000-square-foot English brick Tudor on a triple lot just minutes from NYC. The 4 breathtaking floors feature 5 fireplaces; grand-sized rooms; a chef's kitchen with granite, custom cabinetry and stainless steel appliances; solarium; spa-inspired baths; and more.

6 bedrooms, 5 full and 1 half baths | \$2,575,000
 Represented by: Francesco Mazzaferro, Sales Assoc. | C. 201.410.3020
 Coldwell Banker Residential Brokerage | O. 201.798.3300



SCOTCH PLAINS, NEW JERSEY

Entertain on a grand scale or relax in luxury at this stunning estate offering outstanding amenities and world-class details. Enjoy a gourmet kitchen with cherry and granite; hexagonal conservatory; 3 fireplaces; marble baths; a walk-out basement; and an outdoor oasis with multi-level Ipe decking, English gardens, a fountain, pool, lanai and more!

6 bedrooms, 5 full and 1 half baths | \$2,500,000
 Represented by: Hye-Young Choi, Sales Assoc. | C. 908.938.9248
 Coldwell Banker Residential Brokerage | O. 908.233.5555



MENDHAM TOWNSHIP, NEW JERSEY

Set on a quiet cul-de-sac, this home is spacious and elegant. Custom interiors are distinguished by a flexible floor plan with high ceilings, architectural details and extraordinary craftsmanship. The master suite is one-of-a-kind. A lower level features a wine cellar, exercise room and recreation room, while 3-acre grounds offer a pool, hot tub and more.

7 bedrooms, 4 full and 2 half baths | \$2,499,999
 Represented by: Flor de Maria Thomas, Sales Assoc. | C. 973.214.7553
 Coldwell Banker Residential Brokerage | O. 973.543.2552



BASKING RIDGE, NEW JERSEY

This private, gated country retreat is only 40 miles from NYC. The custom, 3-level, 20-room residence is filled with natural light and features a spectacular indoor pool pavilion with a sauna and kitchenette. Outdoor space showcases expansive gardens, a lighted outdoor paddle court and stone patios.

4 bedrooms, 7 full and 1 half baths | \$2,295,000
 Represented by: Nan Reil & Vincenza Montrone, Sales Assocs.
 Coldwell Banker Residential Brokerage | C. 908.672.5076 | O. 908.766.2900



WYCKOFF, NEW JERSEY

Distinguished by striking period details and contemporary amenities, this newer home exemplifies Arts & Crafts style in the modern era. Throughout 6,800 square feet is an open floor plan accented by custom built-ins and architectural columns, 2 master suites, a gourmet kitchen with top appliances and a great room with a soaring stone fireplace.

5 bedrooms, 5 full and 1 half baths | \$2,295,000
 Represented by: Carol Moran, Sales Assoc. C. 551.265.3493
 Coldwell Banker Residential Brokerage | O. 201.445.9400



MOUNTAINSIDE, NEW JERSEY

This magnificent center hall home offers fabulous amenities, including an elevator. Sophisticated interiors feature a formal living room with a fireplace, 2-story great room with a fireplace and a spacious dining room. A deluxe master suite offers a sitting room and sumptuous bath. The lower-level has a recreation room, exercise room and kitchenette.

6 bedrooms, 4 full and 3 half baths | \$2,000,000
 Represented by: Mary McEnerney, Sales Assoc. | C. 908.578.8198
 Coldwell Banker Residential Brokerage | O. 908.233.5555



WESTFIELD, NEW JERSEY

Set on nearly 1 acre, this gracious Nantucket-style Colonial offers many deluxe amenities and upgrades. Charming interiors are distinguished by impeccable details and exceptional woodwork and architecture, with gorgeous molding, columns and distinctive ceilings. The Stoneleigh Park location is sought-after and convenient. Close to town and trains to NYC.

7 bedrooms, 3 full and 1 half baths | \$2,300,000
 Represented by: Virginia Garcia, Sales Associate | C. 201.259.8291
 Coldwell Banker Residential Brokerage | O. 908.233.5555



MIDDLETOWN, NEW JERSEY

Architecturally distinctive with truly inspired designs in this 5,636-square-foot custom home. Dramatic ceilings enhance the spaciousness, while walls of windows fill rooms with natural light and offer gorgeous water views. Set on 1.4 private acres, this special home enjoys 600 feet of reservoir frontage amid mature shade trees.

6 bedrooms, 5 full and 2 half baths | \$1,899,000
 Represented by: Donna Bruno, Sales Assoc. | C. 732.995.3040
 Coldwell Banker Residential Brokerage | O. 732.946.9600



WESTFIELD, NEW JERSEY

Featured in Design NJ, this majestic Colonial sits on a beautiful maintained half of an acre and offers bright, spacious rooms featuring dramatic elements, including architectural columns and granite flooring. The lower level has a recreation area and wine cellar, while a newer addition reveals a unique indoor lap pool with a bridge to an outdoor deck.

4 bedrooms, 4 full and 1 half baths | \$1,595,000
 Represented by: Frank D. Isoldi, Broker Sales Assoc. | C. 908.787.5990
 Coldwell Banker Residential Brokerage | O. 908.233.5555



WHITEHOUSE STATION, NEW JERSEY

Entertain with ease and relax in the luxurious comforts of this magnificent stone custom estate. Featuring 4 fireplaces; designer wood, carpet and stone floors; a Leonardis chef-inspired kitchen; au pair suite; finished walk-out basement with stone wine cellar; and outstanding stone patios. In the desirable Stanton Golf and Country Club location.

6 bedrooms, 6 full and 2 half baths | \$1,500,000
 Represented by: Celeste Amann, Sales Assoc. | C. 908.229.4897
 Coldwell Banker Residential Brokerage | O. 908.782.6850



READINGTON TOWNSHIP, NEW JERSEY

River Ridge Farm, built circa-1850 on over 50 acres, has been totally renovated, while retaining its original farmhouse. An open floor plan reveals fabulous updates with spacious rooms and luxurious amenities. Highlights include a gourmet kitchen and magnificent great room. Beautiful grounds feature a pool, spa and full equestrian facilities.

4 bedrooms, 5 full and 1 half baths | \$1,500,000
 Represented by: Deborah "Debbie" Tice, Sales Assoc.
 Coldwell Banker Residential Brokerage | C. 908.507.7239 | O. 908.782.6850



DELAWARE TOWNSHIP, NEW JERSEY

A horse-lover's dream, this first-class 20-acre horse farm includes a 12-stall barn, outdoor and indoor rings, fenced paddocks, an office, apartment and an impeccably crafted home with a resort-style pool and patio.

3 bedrooms, 2 full and 1 half baths | \$1,675,000
 Represented by: William Landesman, Sales Assoc. | C. 908.797.9424
 Coldwell Banker Residential Brokerage | O. 908.766.2900



KINNELON, NEW JERSEY

Nestled amidst one of Kinnelon's most desirable neighborhoods, this stunning estate offers a rare blend of privacy, quality and spaciousness. The home and 3.7-acre property offer luxury living and entertainment space. Enjoy the breathtaking free-form pool with a spa and large yard.

6 bedrooms, 5 full and 1 half baths | \$1,345,000
 Represented by: Ronald "Ronnie" Aiosa & William "Bill" Boswell, Broker
 Sales Assoc./Sales Assoc. | Coldwell Banker Residential Brokerage
 C. 973.600.3262 | O. 973.838.9300



GREEN POND, NEW JERSEY

Enjoy luxurious lake living at its finest in this spectacular log-sided home on NJ's cleanest lake, only 1 hour from Manhattan. This year-round sanctuary offers impressive architecture, 3 stone fireplaces, a chef's kitchen, media room, den with bar, and multi-level decks all on a deep-wooded lakefront property with sunset views.

3 bedrooms, 2 full and 1 half baths | \$1,395,000
 Represented by: Marilyn Lapham, Sales Assoc. | C. 973.725.0868
 Coldwell Banker Residential Brokerage | O. 973.838.1157



CRANFORD, NEW JERSEY

Graced by 19th-century period details, this center hall Colonial, originally built circa 1880, has been beautifully and extensively updated to offer spacious rooms and deluxe amenities. Antique charm remains in the custom cabinetry, carved fireplace mantles and intricate woodwork. Over a half-acre of property includes a guest cottage.

6 bedrooms, 3 full and 1 half baths | \$1,350,000
 Represented by: Frank D. Isoldi, Broker Sales Assoc. | C. 908.787.5990
 Coldwell Banker Residential Brokerage | O. 908.233.5555



TEWKSBURY TOWNSHIP, NEW JERSEY

Graced by breathtaking views of the surrounding countryside, mountains and Round Valley Reservoir, this custom-built, 9,000-plus-square-foot country manor's fabulous rooms include a gourmet kitchen, cherry-wood library and a great room with soaring ceilings and dual-sided fireplace. Views abound from a spacious rear deck and balconies.

5 bedrooms, 4 full baths | \$1,299,000
 Represented by: Marion Kyberd, Sales Assoc. | C. 908.229.7309
 Coldwell Banker Residential Brokerage | O. 973.543.2552



SPARTA, NEW JERSEY

Relax or entertain in style in this classic, custom lakefront home with incredible space, panoramic lake views and traditional charm perfectly blended with modern details. Enjoy walls of windows; a center-island chef's kitchen; 3 fireplaces including a floor-to-ceiling stone one in the dining room; walk-out lower level; a deck with sunset views; and more.

3 bedrooms, 4 full baths | \$1,147,500
 Represented by: Julia "Julie" Killen, Sales Assoc. | C. 973.670.5467
 Coldwell Banker Residential Brokerage | O. 973.729.6111



MONTCLAIR, NEW JERSEY


This chic, architectural masterpiece is set in a private enclave of 16 units on 8 acres. Four levels of interiors reveal a dramatic floor plan with open, sunlit rooms and a double staircase. Highlights include a gourmet kitchen, master suite, living room with soaring ceilings, 2-story fireplace and floor-to-ceiling windows and a wraparound deck with NYC views.

5 bedrooms, 5 full and 1 half baths | \$1,100,000
 Represented by: Susan Blodgett, Broker Sales Assoc. | C. 973.214.4636
 Coldwell Banker Residential Brokerage | O. 973.378.8300

MID-ATLANTIC

DISTRICT OF COLUMBIA • MARYLAND
PENNSYLVANIA • VIRGINIA





CHALFONT, PENNSYLVANIA

IN THE *Garden* OF
Earthly Delights

BY JAYMI NACIRI

“
*The quality of the
construction and
well-thought-out details
are what
put this property
in a class by itself.*
”

In the quintessentially Italian coastal hamlet of Capri, an unimaginable electric blue hue illuminates a 50-meter cave. This famed Blue Grotto may seem to have been placed there by geographical happenstance; however, anyone who has seen it knows its purpose: to surprise, delight, transform and leave an indelible memory.

Approximately 150 miles due east in the region of Abruzzo, builder Nick Braccia’s family lineage inspired an equally majestic sight—and one that is just as uniquely placed, in the heart of Chalfont, Penn. In this town filled with dainty, English-inspired Victorians and classic American colonials sits a glorious Mediterranean manor, at once inspired by its serene, Italian country-like surroundings and juxtaposed against the more traditional architecture of the area.

The 7,000-square-foot villa’s distinctive qualities begin at first blush, where the magnificent front entry gates open to verdant grounds and a long circular driveway leading up to the Old World “rock face” white brick and stone exterior.

“Because of my Italian heritage, a home is extremely important to me,” says Braccia in his faint Italian accent. “I was always very fond of having an ostentatious home. The house is my own style and my own liking. It is truly one of a kind.”

Inside, authentic Mediterranean details mingle with contemporary updates—the result of a whole-house, \$500,000 renovation completed in 2010. Almost every room was touched in the remodel, nowhere more obvious—or more sublime—than in the \$150,000 gourmet kitchen.

“The world-class kitchen was started completely from scratch and created as the ultimate gourmet hub for the everyday gourmet and the lavish entertainer,” says listing agent Cookie Plenzick-Stead, who is based in the Blue Bell office of Coldwell Banker Residential Brokerage. “The cabinetry was even handcrafted by the Amish. The quality of the construction and well-thought-out details are what put this property in a class by itself.”

Here, as in every space of the home, incomparable beauty and gracious ease of use blend. The cherry cabinetry creates a spectacular framework for exotic granite countertops, a generous island and commercial appliances, including a Dacor six-burner range, a 48” Sub-Zero refrigerator and an Electrolux double convection oven. Next door is a light-filled breakfast room with a raised-hearth fireplace—just one of four masonry fireplaces featured throughout the home.

Another is the centerpiece of the two-story sunken living room, an impressive masterwork of stone extending to the ceiling and framed by soaring gallery catwalks. On the other side, a sweeping butterfly staircase comes complete with a vision of daughters—and granddaughters—descending on their wedding day.

The master suite is scaled for luxurious enjoyment, with expansive sleeping and seating areas, another handsome fireplace, an adjoining gym or lounge and a private outdoor covered patio. In the master bath, artistry, elegance and the finest materials combine for a spa-worthy experience, featuring a tumbled marble bath with platform whirlpool tub, a frameless spa shower and custom cabinetry.

This remarkable residence also features four large secondary bedrooms, a first-floor office, two side entrance garages, and a host of recent technology and home convenience updates, including a six-zone gas hot-water heating system and five-zone central air and radiant heat under all the tile floors.

Downstairs, Braccia used the renovation as an opportunity to create incomparable entertainment potential with an entire level suited for large gatherings.

“The basement took more than a year to complete,” he says. “It offers 2,200 square feet of ceramic tile, a see-through fireplace, a \$40,000

Amish cherrywood bar and a fully equipped kitchen. We had approximately 300 people in the basement for our annual Christmas parties in this room. It can accommodate large gatherings.”

The entertainment potential is equally impressive outside, with nearly four acres encompassing a covered back porch, multiple patios, stone pathways, wide green lawns, a gazebo with barbeque, a gorgeous wisteria and a lighted volleyball sand court.

The adjoining land cocoons the property in 51 acres of parklike grounds—the result of Braccia’s sale of a large portion of his original land purchase to the township as protected open space. And thus, another parallel to the region that inspired the creation of this magnificent Mediterranean estate in the heart of Victorian Chalfont: the Abruzzo region is known as the “Greenest Region in Europe.”

It’s just one more point of interest in a property that surprises almost as much as it enchants. One that, much like other Mediterranean marvels, leaves an impression that won’t soon fade away.

.....
Chalfont, Bucks County, Pennsylvania
5 bedrooms, 4 full and 2 half baths
\$2,100,000

Represented by: Cookie Plenzick-Stead
Coldwell Banker Preferred
O. 215.641.2727 | C. 610.368.7931 | cplenzick@cbpref.com





SEWICKLEY, PENNSYLVANIA

Beautifully remodeled historic estate, surrounded by majestic gardens and total privacy. A new gourmet kitchen, butler's pantry and marble master bath are some of the quality living features throughout the 3-level, architecturally designed home. Enjoy 9 fireplaces, formal entertaining in the living and dining rooms, a 1930 library and a fitness room.

5 bedrooms, 6 full and 1 half baths | \$4,400,000
 Represented by: Cynthia Ingram & Ken Clever, Sales Assocs.
 Coldwell Banker Real Estate Services | C. 412.818.5810 | O. 412.363.4000



PHILADELPHIA, PENNSYLVANIA

Center City residence offering incredible views of City Hall and newly opened Dilworth Park, 3,084 square feet, artisan millwork, mirrors, custom closets, a master suite and a custom kitchen. The residence includes a deeded parking space, house car, access to a fitness center and world-class hotel amenities, common deck areas, a media center and more.

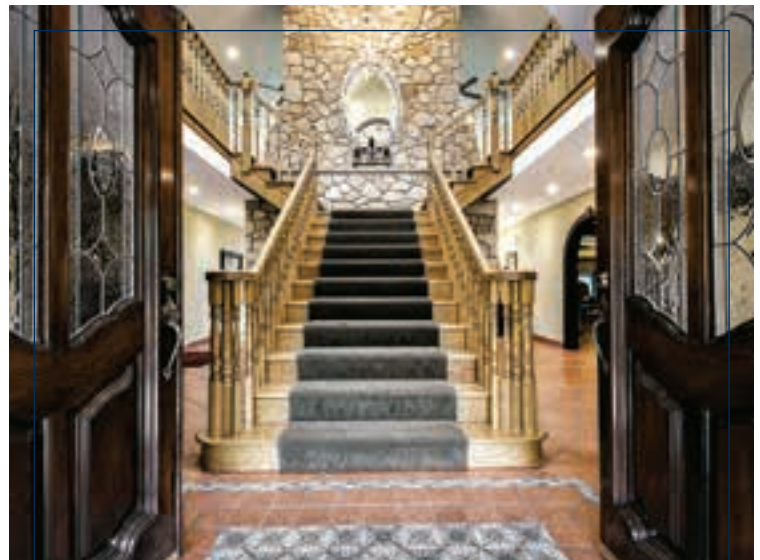
3 bedrooms, 4 full and 1 half baths | \$2,399,999
 Represented by: Ronald Blum, Sales Assoc. | C. 215.900.7360
 Coldwell Banker Preferred | O. 215.546.2700



PHILADELPHIA, PENNSYLVANIA

Enjoy this stunning townhome's fabulous location in Logan Square with 4 levels of lavish living, an elevator, hardwood floors, 2 fireplaces, a custom master suite, gated entrance, large heated garage and parking for up to 4 cars. The gourmet kitchen, gorgeous entertaining rooms and a deck with views are designed for an upscale lifestyle.

4 bedrooms, 4 baths | \$2,295,000
 Represented by: Joe Herzog, Sales Assoc. | C. 215.990.1956
 Coldwell Banker Preferred | O. 215.923.7600



CHALFONT, PENNSYLVANIA

This captivating gated Mediterranean villa with exquisite craftsmanship is situated on almost 4 acres of park-like property and features world-class handcrafted cherry cabinets and a granite countertop, a butterfly staircase and a lower level with a 2-sided fireplace and a 2nd kitchen. The 1st-floor master suite has a dressing room, gym and opulent bath.

5 bedrooms, 4 full and 2 half baths | \$2,100,000
 Represented by: Cookie Plenzick-Stead & Danielle Conroy, Sales Assocs.
 Coldwell Banker Preferred | C. 610.368.7931 | O. 215.641.2727



GLENMOORE, PENNSYLVANIA

This beautiful home boasts architectural upgrades at every turn, including exquisite millwork and molding and unique built-ins. The flowing floor plan is designed for entertaining and features a gourmet kitchen, open family room, living room with fireplace and walk-out lower level. The vast property features a pool and lush, landscaped grounds.

5 bedrooms, 4 full and 1 half baths | Price upon request
 Represented by: Kathy Gagnon, Sales Associate
 Coldwell Banker Preferred | C. 610.304.9421 | O. 610.363.6006



MURRYSVILLE, PENNSYLVANIA

Entertain with ease or relax in the serenity of this luxurious, spacious, custom, Waldec Homes estate. Enjoy a grand 2-story entry, Brazilian cherry floors, 4 fireplaces, a chef's designer kitchen with morning room, sunroom, spa-inspired owner's bath, walk-out basement, Omni stone hardscape with gas fireplace, professional gardens and more.

5 bedrooms, 4 full and 1 half baths | \$1,100,000
 Represented by: Cheryl A. Harchuck & Dick Reid, Sales Assocs.
 Coldwell Banker Real Estate Services | C. 412.298.7555 | O. 724.327.0123



SQUIRREL HILL, PENNSYLVANIA

Welcome inside this elegant and grand Revival home featuring a sweeping staircase, large center hall, renovated kitchen with butler's pantry, handsome millwork and molding throughout and gorgeous stained glass. Updated baths, incredible closet space and beautiful hardwood floors showcase the home's fine architectural design.

7 bedrooms, 4 full and 1 half baths | \$1,050,000
 Represented by: Linda DiBucci, Sales Assoc. | C. 412.519.5800
 Coldwell Banker Real Estate Services | O. 412.487.0500



ADAMS TOWNSHIP, PENNSYLVANIA

This extraordinary brick Provincial, nestled on 6 acres in the premier community of Lakeland Estates, offers over 6,000 square feet and an open floor plan graced by natural light flowing through oversized windows. Highlights include spacious entertaining areas, top-grade updates, custom millwork and a large, newly finished lower level.

4 bedrooms, 6 baths | \$1,000,000
 Represented by: Kim Marie Angiulli, Sales Assoc. | C. 412.398.0128
 Coldwell Banker Real Estate Services | O. 412.366.1600



WASHINGTON, D.C.

A once-in-a-lifetime opportunity to own a John Russell Pope-designed residence and a Waddy Wood mansion. Both perfectly sited on a 34,125-square-foot lot that spans from S Street to Decatur Place Northwest. These 2 properties have just under 27,000 square feet of interior space with beautiful formal gardens and lawns that grace the south side of the homes.

10 bedrooms, 8 full and 6 half baths | \$22,000,000

Represented by: Sylvia Bergstrom, Joseph Zorc & Marin Hagen | Coldwell Banker Residential Brokerage
S. 202.471.5216 | J. 202.741.1813 | M. 202.471.5256 | cbmove.com/dc8108676



ROCKVILLE, MARYLAND

The most admired home in Flower Valley boasts a 3-car garage, indoor pool, a master suite with a steam shower, whirlpool, wet bar, a sitting room and a kitchen with Sub-Zero appliances, all in over 7,000 square feet. The finest quality materials were used to create this home. Skylights and expansive windows offer natural light.

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

Represented by: Joseph Zorc | Coldwell Banker Residential Brokerage
T. 202.741.1813 | jzorc@cbmove.com | cbmove.com/mc8328159



BETHESDA, MARYLAND

A spectacular masterpiece! Perfect for the entertaining type, this almost 7,000-square-foot home has attention to detail and uses the highest quality materials. Interior details include 10-foot ceilings; a floating, 3-level atrium staircase; solid 8-by-10-inch doors; 18-inch crown molding; coffered ceilings and a stone, floor-to-ceiling fireplace.

5 bedrooms, 5 full and 1 half bath | \$2,079,000

Represented by: Joseph Zorc | Coldwell Banker Residential Brokerage
T. 202.741.1813 | jzorc@cbmove.com | cbmove.com/mc8418274



ALEXANDRIA, VIRGINIA

With original hardwood floors and gorgeous woodwork throughout, this Federal-period end townhome boasts soaring ceilings, sun-filled entertaining rooms and a 2-story gazebo. Off-street parking for 6 cars further enhances this home in an exceptional Old Town location.

4 bedrooms, 3 full and 1 half baths | \$2,995,000
 Represented by: John Ronveaux | Coldwell Banker Residential Brokerage
 O. 703.518.8300 | D. 703.625.7617 | jronveaux@cbmove.com



WASHINGTON, D.C.

This charming Forest Hills home features classic architectural details. First-level rooms include a chef's kitchen with top-grade appliances and an eat-in pantry. Ideal for entertaining, the home offers a 1,300-square-foot great room and a fabulous indoor pool.

5 bedrooms, 3 full and 3 half baths | \$2,375,000
 Represented by: Erich Cabe | Coldwell Banker Residential Brokerage
 O. 202.387.6180 | D. 202.320.6469 | erichcabe@gmail.com

ALEXANDRIA, VIRGINIA

This elegant 9,000-square-foot masterpiece overlooks the Potomac River. With 4 finished levels and 5 fireplaces, this beauty promotes fine living and boasts a banquet-sized dining room and a gourmet kitchen perfect for grand entertaining. Enjoy a gorgeous pool, hot tub and private apartment over the 3-car garage.

6 bedrooms, 5 full and 1 half baths | \$2,375,000
 Represented by: Cindee Jackson | Coldwell Banker Residential Brokerage
 O. 703.518.8300 | D. 703.625.7667 | cindeejackson@hotmail.com



ALEXANDRIA, VIRGINIA

History and elegance highlight this charming, light-flooded 18th-century home. Its exquisite garden was featured on the Alexandria historic garden tour. It showcases period details, including heart of pine floors and exquisite millwork. In a premier Old Town location.

4 bedrooms, 3 full and 1 half baths | \$1,950,000
 Represented by: Liz Bucuvalas | Coldwell Banker Residential Brokerage
 O. 703.518.6163 | D. 703.626.8400 | lizpg@aol.com



CHEVY CHASE, MARYLAND

Gorgeously designed, this entertainer's delight boasts a folding glass wall that expands gathering space from interior to the exterior. It features a sleek gourmet kitchen, advanced media system, custom master suite, lower-level family room and an au pair en suite.

5 bedrooms, 4 full and 1 half baths | \$1,875,000
 Represented by: Erich Cabe | Coldwell Banker Residential Brokerage
 O. 202.387.6180 | D. 202.320.6469 | erichcabe@gmail.com



ALEXANDRIA, VIRGINIA

Just a short stroll to Old Town Alexandria, this brick Colonial boasts period charm throughout. Ideal for entertaining, the open floor plan features a gourmet kitchen, a sunroom and a stately library. The lovely setting includes towering trees and a large brick patio.

5 bedrooms, 3 full and 1 half baths | \$1,795,000
 Represented by: Donnan Wintermute | O. 703.518.6156
 Coldwell Banker Residential Brokerage | D. 703.608.6868
 donnanwintermute@aol.com



FALLS CHURCH, VIRGINIA

This spectacular lakefront home boasts captivating water views and a private dock. The open floor plan offers a gorgeous sun room, entertaining spaces, a walk-out lower level and 2 patios. Located just 6 miles to Washington, D.C., and all the city has to offer.

4 bedrooms, 2 full and 1 half baths | \$1,500,000
 Represented by: Ken Trotter & Cameron Dunlop | D. 703.863.0650
 Coldwell Banker Residential Brokerage | O. 703.524.2100
 ken.trotter@cbmove.com | cdunlop@cbmove.com



MCLEAN, VIRGINIA

This beautiful brick Colonial nestled on 2 quiet acres is just minutes from commuting roads to Washington, D.C. Three finished levels offer hardwood floors, a gourmet kitchen, custom-built-ins, a handsome library and a large deck overlooking a creek and serene woods.

5 bedrooms, 4 full and 1 half baths | \$1,650,000
 Represented by: Bonnie Rivkin | Coldwell Banker Residential Brokerage
 O. 703.518.8300 | D. 703.598.7788 | bonnie.rivkin@cbmove.com



WASHINGTON, D.C.

This gorgeous Palisades contemporary features skylights, walls of windows, a gourmet kitchen with adjoining family room, walk-out lower level, double-sided fireplace and an expansive glass addition that is great for entertaining. Located just a short walk to restaurants and shops.

4 bedrooms, 3 full and 1 half baths | \$1,499,000
 Represented by: Erich Cabe | Coldwell Banker Residential Brokerage
 O. 202.387.6180 | D. 202.320.6469 | erichcabe@gmail.com

ALEXANDRIA, VIRGINIA

Designed with contemporary flare and elegantly appointed with custom millwork and crown molding throughout, this chic townhome with a 2-car garage boasts over 3,700 square feet. Enjoy this fantastic location, close to Old Town and the Metro.

4 bedrooms, 3 full and 2 half baths | \$1,049,000
 Represented by: Nancy Perkins | Coldwell Banker Residential Brokerage
 O. 703.518.8300 | D. 703.402.5599 | nancy.perkins@cbmove.com



TRAPPE, MARYLAND

This idyllic waterfront estate spans 100 acres with a pool, private pier with boat lift and a tennis court. With over 9,000 square feet of exquisite quality, the open floor plan is elegantly appointed with walls of windows, custom built-ins and exquisite millwork throughout. A sportsmen's paradise, only 10 miles to Easton airport and 75 miles to Washington, D.C.

4 bedrooms, 4 full and 1 half baths | \$5,495,000
 Represented by: Patti Moriarty | T. 410.507.0080
 Coldwell Banker Residential Brokerage | pmoriarty@cbmove.com



HARWOOD, MARYLAND

Stunning Arts and Crafts-style home, with an open design and soaring ceilings, is on 35 gorgeous acres with a pool, waterfront pier and 3 boat slips. Enjoy an elevator to 3 finished levels, with 8,000 square feet designed for elegant living and grand entertaining. Highlights include a spectacular great room, kitchen and 2 master suites.

5 bedrooms, 6 full and 1 half baths | \$3,750,000
 Represented by: Florence Calvert | T. 443.995.6625
 Coldwell Banker Residential Brokerage | fcalvert@cbmove.com



ANNAPOLIS, MARYLAND

Set along the South River, this truly unique waterfront estate is an entertainer's dream. This charming home offers a private and tranquil setting with expansive western-facing sunset views. A large patio observes sweeping grounds and a private pier. Enjoy an easy commute to Washington, D.C., and Baltimore.

6 bedrooms, 6 full and 1 half baths | \$3,395,000
 Represented by: Kelly Joyce & Ray Alexander | T. 410.570.7115
 Coldwell Banker Residential Brokerage | kellyjoyce@mris.com



ANNAPOLIS, MARYLAND

Private drive leads to this captivating waterfront home, offering beautiful views of Whitehall Creek from balconies, porches and dozens of windows. With 238 feet of water frontage and 2 private piers, this retreat promotes a resort lifestyle. The open floor plan boasts a gourmet kitchen and wonderful entertaining spaces.

5 bedrooms, 6 full and 3 half baths | \$3,200,000
 Represented by: Betsy Dunigan & Florence Calvert | T. 443.994.1239
 Coldwell Banker Residential Brokerage | bdunigan@cbmove.com



ARNOLD, MARYLAND

This private retreat enjoys 13 acres of quiet woods, rolling pastures and picturesque waterfront. The property includes a horse stable and large barn with renovated studio. The home's waterfront has a large boathouse with 2 slips, a boat lift and moorings. The private beach has a deep-water dock and a private pier.

3 bedrooms, 3 full and 1 half baths | \$2,700,000
 Represented by: K. Ann Chumney | T. 410.693.4880
 Coldwell Banker Residential Brokerage | kchumney@cbmove.com



CENTREVILLE, MARYLAND

Reminiscent of a New England retreat, this property boasts over 650 feet of waterfront enjoyment, a generous porch with gorgeous views, and lawns that stretch to a beach. Designed by an award-winning architect, this stunning home offers 4,700 square feet of gorgeous space with high ceilings and an open floor plan.

4 bedrooms, 4 full and 2 half baths | \$2,450,000
 Represented by: Jennifer West | T. 410.533.8990
 Coldwell Banker Residential Brokerage | jenniferwest@cbmove.com



ANNAPOLIS, MARYLAND

Set in a natural paradise, this gorgeous and private waterfront home in St. Margarets borders an agricultural preserve and offers captivating views from every window. Highlights include a boat dock, pool and stone patio with fire pit. Inside, the open floor plan boasts exquisite millwork, soaring ceilings and wonderful entertaining rooms.

5 bedrooms, 4 full baths | \$2,100,000
 Represented by: Denise Smith | T. 410.991.6851
 Coldwell Banker Residential Brokerage | denises@mris.com



ARNOLD, MARYLAND

This architectural masterpiece with 1.27 waterfront acres boasts expansive Magothy River and Dobbins Island views, a boat pier and lift. The light-flooded, open floor plan features vaulted ceilings and 3 fireplaces. The screened porch and walk-out lower level add opportunities for entertaining.

4 bedrooms, 3 full and 1 half baths | \$1,950,000
 Represented by: Betsy Dunigan | T. 443.994.1239
 Coldwell Banker Residential Brokerage | bdunigan@cbmove.com



ANNAPOLIS, MARYLAND

Picture-perfect, in-town, waterfront, classic Nantucket-style home with Coastal Living interiors. Protected 8-foot MLW with pier on Weems Creek. Wood floors, custom molding, a gourmet kitchen, screened porch and master suite with fireplace, balcony and spa bath. Ideal location; walk to West Annapolis shops, restaurants and Navy games.

4 bedrooms, 2 full and 1 half baths | \$1,345,000
 Represented by: Sandra K. Libby & Betsy Dunigan | T. 410.353.2306
 Coldwell Banker Residential Brokerage | sklibby@cbmove.com



HARWOOD, MARYLAND

This gorgeous retreat spans more than 5 acres and is a nature-lover's paradise with 2 ponds, mature trees, a greenhouse and fenced property with an in-ground pool. The stunning residence boasts hardwood floors, open and bright rooms, 7 bedrooms, a gourmet kitchen, finished lower level, fantastic entertaining spaces and a large deck with views.

7 bedrooms, 6 full and 1 half baths | \$1,279,000
 Represented by: Connie Goliheh | T. 443.871.6021
 Coldwell Banker Residential Brokerage | cgoliheh@aol.com



COCKEYSVILLE, MARYLAND

Six private acres surround this beautiful all-brick custom residence designed for fine family living. The gorgeous main level offers cathedral ceilings, a gourmet kitchen, a stunning great room with home theater, and a pristine master suite with built-ins and a spa bath. The wraparound deck shows off the resort setting, which boasts a pool and a patio.

4 bedrooms, 3 full and 1 half baths | \$1,000,000
 Represented by: Karin Batterton | T. 410.218.2566
 Coldwell Banker Residential Brokerage | kbatterton@cbmove.com



ANNAPOLIS, MARYLAND

Three waterfront decks offer picturesque views of Annapolis Harbor. The gorgeous remodeled home has an open floor plan and sophisticated amenities, such as a new kitchen and bathrooms with granite counters, new carpet, hardwood floors and 2 parking spaces. This wonderful downtown Annapolis location is convenient to all the town offers.

3 bedrooms, 2 full and 1 half baths | \$1,000,000
 Represented by: Warren Prins | T. 410.991.1344
 Coldwell Banker Residential Brokerage | warren@annapolishomes.com



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MIAMI BEACH, FLORIDA

VILLA d'ESTE

BY DRESDEN SCOTT

If you have ever had the pleasure of staying at Villa d'Este on Lake Como, then you already know that the name denotes a certain level of grandness. The palatial 152-suite hotel is divided between two historic mansions, affording its guests the kind of luxuries befitting of royalty—plus the most breathtaking waterfront views in all of Italy.

Across the Atlantic, another Villa d'Este exists in equal grandeur. This three-story Mediterranean wonder, originally built in 2005 along 156 feet of deep waterfront on Miami's Sunset Island, matches the commanding waterfront allure of the Lake Como hotel with 9,696 square feet of residence on a 27,300-square-foot lot. Gilles Rais of Coldwell Banker Residential Real Estate in Florida, who is co-listing the property with The Jills®, says the double lot makes the home a rare find in Miami.

"It is the perfect waterfront home," he says. "There aren't many newly constructed waterfront homes that can accommodate a megayacht."

And so, whoever owns this home must be comfortable with grandness. He lives boldly and fearlessly, making no apologies for wanting the most exquisite finishes, furnishings and accessories money can buy. After all, it takes *coraggio* (as the Italians say) to own a home named after one of the world's finest hotels—and bring it into the modern era as these owners tastefully did in 2012. Working with Astrid M. DeGuiceis of BellaLucia Interiors, they updated the classic Mediterranean to reflect a transitional style with décor by Fendi Casa.

"The caliber of décor found in this home is exquisite," says co-listing agent Jill Hertzberg. "We are calling this home a 'Modern Mediterranean,' since it has all of the features of a modern home—high ceilings, a Sonos whole-house control system and a master suite to envy."

From the moment you enter through the home's privacy gates, you realize you are in the presence of something special. A dramatic foyer greets you with an imperial double staircase. (Perhaps you're picturing listening to a sonata here?) A clubroom,

as well as the formal living and dining rooms—each touched with arched French doors opening to the pool and beyond to the waterfront—immediately invite visions of luxe indoor/outdoor entertaining. A chef's kitchen, too, has been fully outfitted to serve intimate gatherings or large parties with Miele appliances, a Sub-Zero refrigerator and Wolf six-burner stove plus grill and convection oven. (You might also appreciate the custom wine storage.)

"This spectacular home is ideal for either grand or intimate entertaining," says Jill Eber, also a co-listing agent. "You can end your day with cocktails on the rooftop terrace, viewing the magnificent sunsets. This is Miami living at its best!"

Of course, all of this is done in the presence of impeccable style. European craftsmanship and elegant detailing range from marble and hardwood floors to six custom-made Fendi Casa chandeliers. The owner thought of everything—even expanding the master suite to comprise half of the second floor. The decadent suite features views from every angle inside the bedroom, sitting area and his-and-her bathrooms.

“

*You can end your day
with cocktails on the
rooftop terrace, viewing the
magnificent sunsets. This is
Miami living at its best!*

”





But it's her master closet—converted from a bedroom—that steals the show. Concludes Rais: "You have to experience it to believe it." Additionally, there are six other bedroom suites (all with walk-in closets and bathrooms), a playroom/fitness room and a VIP guest suite.

Outside, the home offers nods to Lake Como's beloved hotel with its perfectly manicured grounds—the result of an enormous recent investment in property landscaping. "The grounds outside are beautifully manicured, reminiscent of a grand Italian villa," adds Eber. Outdoor entertaining may continue in the "inner sanctum" courtyard garden, replete with center fountain, or on the covered terrace on first and second floors with cascading steps to pool area and beyond to the dock.

Villa d'Este, Miami style. A modern Mediterranean masterpiece on the waterfront.

Miami Beach, Florida
7 bedrooms, 8 full and 2 half baths
\$19,000,000

Represented by: Jill Eber & Jill Hertzberg, The Jills®
with Gilles Rais
Coldwell Banker Residential Real Estate
T. 305.915.2256 | jille@thejills.com
T. 305.788.5455 | jillh@thejills.com
T. 954.527.5900 | gilles.rais@floridamoves.com



MIAMI BEACH, FLORIDA

A modern masterpiece built by Todd Michael Glaser rests on a 30,740-square-foot lot. Enjoy 186± feet of waterfront on a wide bay, with direct downtown Miami views. The interior features 13,000 square feet, an elevator, gourmet kitchen, a marble master bath, rooftop deck, a 95-foot pool, private dock and a 1-bedroom, 1-bath waterfront guest cabana.

8 bedrooms, 8 full and 2 half baths | \$37,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



FORT LAUDERDALE, FLORIDA

This 17,037±-square-foot, 2-story estate on 3 lots (2 point lots) is in the guard-gated "The Harborage," a private community. On a 60,000-plus-square-foot corner Intracoastal lot, features include double staircases, a rotunda ceiling, marble and Brazilian walnut floors, high windows, a movie theater, plus 505 feet of waterfront and dockage for large yachts.

6 bedrooms, 7 full and 2 half baths | \$32,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This bi-level residence at the Continuum, with panoramic views of the ocean, Government Cut, Fisher Island, downtown and Miami Beach, features 3 units that have been expertly combined to create this incredible showplace in the sky. This offer includes impeccably designed open living, family and dining areas, a movie theater and expansive terraces.

7 bedrooms, 6 full and 1 half baths | \$29,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Enjoy 170 feet of water frontage and spectacular views from this exceptional resort-like and newly constructed home, built by acclaimed architect Kobi Karp and builder Bart Reines on exclusive North Bay Road. Built in tropical modern design and according to Feng Shui specifications, this custom home showcases Balinese and Chinese influences.

7 bedrooms, 7 full and 2 half baths | \$29,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Build your dream estate on this bayfront site measuring 2± acres on private, guard-gated Indian Creek Island. This parcel of land boasts 200 feet of waterfront with unobstructed wide bay views. A large private dock to accommodate a yacht completes this property. The island is home to 35 waterfront estates and a private country club with an 18-hole golf course.

\$26,000,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This French Neo-classical masterpiece is in the exclusive, guard-gated Indian Creek Island. On 1.25 acres with 137 feet of waterfront, this estate features over 8,500 square feet of interiors, manicured gardens and a looking-glass pool. A twin staircase, 26-foot domed ceilings, a sumptuous master suite, resort-style pool and a large dock complete this estate.

6 bedrooms, 6 full and 2 half baths | \$19,800,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Villa D'Este, on Sunset Island 3 is a Mediterranean home on a double lot with 156 feet of deep-water frontage. Renovated in 2012, entertain in style, from the formal living and dining rooms to the club room. Serve vignettes from the custom wine storage and take an elevator to the rooftop. The master suite has a terrace, his and hers baths and steam showers.

7 bedrooms, 8 full and 2 half baths | \$19,000,000

Represented by: The Jills, Jill Hertzberg, Jill Eber & Gilles Rais
T. 954.305.1579 | Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

The 2-story, waterfront home on North Bay Road boasts 8,865 square feet of living. Features marble and rich hardwood floors, a grand living room, billiards room, a master suite and a chef's kitchen. The outdoors boasts covered terraces, a summer kitchen/bar, an infinity pool, 100 feet of water frontage and a dock. Enjoy open bay and downtown views.

6 bedrooms, 7 full and 1 half baths | \$16,495,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
Coldwell Banker Residential Real Estate | thejills.com



GOLDEN BEACH, FLORIDA

This exquisite mansion offers 300± feet on the wide open Intercoastal. The home offers a dock and lift for boat aficionados. This property also offers a tennis court adjacent to a cabana bathroom, 2 covered patio areas with 2 outdoor summer kitchens, 2 outdoor bars and 2 outdoor dining and sitting areas with a sun deck.

7 bedrooms, 9 baths | \$15,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Enjoy 100 feet of water frontage and spectacular views in this newly built home in gated Palm Island. The contemporary, Balinese-designed home consists of 3 structures joined by loggias, featuring exotic woods and stones, an imported grand staircase, soaring ceilings, marble-clad pool, outdoor bar, dock with 2 lifts and a lavish master suite with a large terrace.

8 bedrooms, 8 full and 2 half baths | \$14,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



NORTH MIAMI, FLORIDA

At "Palazzo di Mare," enjoy stunning views of Bal Harbour, Indian Creek Island and Miami Beach from this tri-level estate, boasting 16,446 square feet of interior living space, an interior courtyard, balconies overlooking the vanishing-edge pool and 343 feet of waterfront. The 2nd floor of the main house connects to the 2-bedroom, 2-bath guesthouse.

8 bedrooms, 11 full and 3 half baths | \$14,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



GOLDEN BEACH, FLORIDA

Inspired by Versailles, guests are greeted by marble columns and a double marble staircase. This 9,116-square-foot home offers 2 master suites with private sitting rooms, a vanity area and a terrace. The pool area offers a covered patio and enjoys over 190 feet of water frontage. Also find a marble cabana bath, summer kitchen and a Jacuzzi spa.

5 bedrooms, 6 full and 1 half baths | \$13,000,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Your opportunity to own one of the finest penthouses to ever come on the market! World-class finishes and views. The residence boasts 4,379 square feet plus 2,000 square feet of outdoor spaces. Highlights include a zero-edge stainless steel hot tub and pool, flamed limestone floors, 2 fireplaces, Poliform kitchen and breathtaking 22-foot ceilings, plus amenities.

3 bedrooms, 3 baths | \$12,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Villa Elena, built by Florida's renowned architect Maurice Fatio, is a Mediterranean waterfront estate. Commissioned in 1936 for Samuel H. Bowman and restored in 2006, this 6,911-square-foot home includes a heated pool and spa, deep-water dockage, a double Jet Ski lift and a Jack Nicklaus-designed golf course. Enjoy 135 feet of waterfront.

6 bedrooms, 6 full and 1 half baths | \$12,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



CORAL GABLES, FLORIDA

This original estate by Walter De Garmo is a beautiful restoration of a historic 1926 home, featuring Old World grandeur and style, original finishes throughout and views of the Biltmore Golf Course. The floor plan features inlaid marble floors, wood-beamed soaring cathedral ceilings, arched windows and doorways and a grand room with pool views.

8 bedrooms, 6 full and 1 half baths | \$12,500,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND, FLORIDA

This ground-floor, oceanfront residence in Villa Del Mare was completed with the finest materials and appointments in the most prime and private location. It boasts 5,600± square feet of interior fresco walls and entries. The 2,500±-square-foot terrace stretches the length of the residence. Enjoy direct ocean and beach views and the beach, just steps away.

4 bedrooms, 4 full and 1 half baths | \$11,750,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

A true masterpiece on prestigious Sunset Island I. This estate has 100+ feet of water frontage and features a mosaic infinity pool, a majestic foyer capped with a backlit, stained glass dome; a 13-seat theater; billiards room; chef's kitchen; wine cellar; solid marble archways and columns; inner courtyard; master en suites and professionally appointed grounds.

5 bedrooms, 5 full and 3 half baths | \$10,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Ocean and sunrise views await you in this cutting-edge oasis in the heart of Miami Beach. Spanish Mediterranean design and a foyer welcome you to a circular staircase. Interior features of this 9,042-square-foot, 3-story home include a chef's kitchen with marble counters, an entertainment room, private elevator and a deep golden-wood wine cellar.

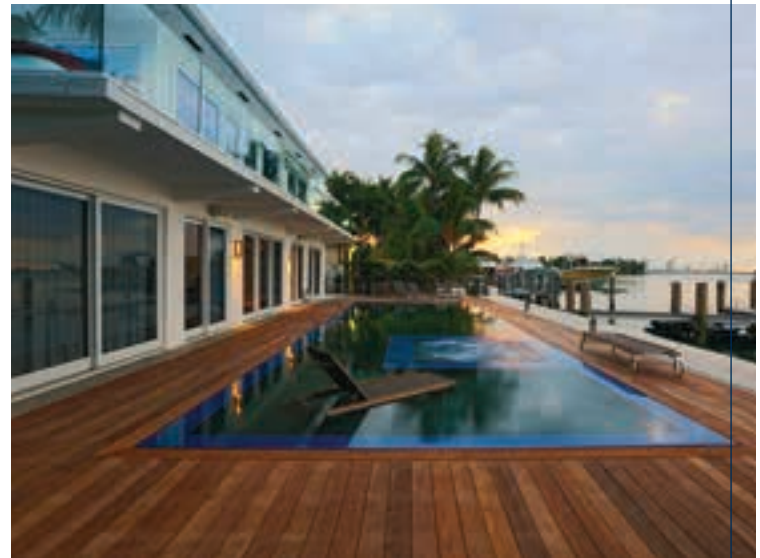
6 bedrooms, 7 full and 1 half baths | \$10,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA

Enjoy sunrise and sunset views from this 3-story penthouse in Jade Beach, encompassing the 49-51st floors. Designed by world-renowned architect Carlos Ott, the 14,001 square feet boast ocean and city views, a Jacuzzi, white-glass marble floors, a private elevator, custom-designed details, built-in closets and superior amenities.

6 bedrooms, 7 full and 1 half baths | \$10,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This 2-story, renovated contemporary, Mediterranean estate on North Bay Road is on a 20,500-square-foot lot. Features of the home include a state-of-the-art kitchen, library and sumptuous master with a marble bath overlooking the bay. Outdoors, find an infinity-edge pool, lush landscaping, open bay views and 100 feet on the water with a private dock.

6 bedrooms, 7 full and 1 half baths | \$9,900,000
 Represented by: The Jills, Jill Eber, Jill Hertzberg & Alyssa Brinegar
 Coldwell Banker Residential Real Estate | thejills.com | T. 305.915.2556



MIAMI BEACH, FLORIDA

This beautiful 2-story, waterfront, Italian Villa on the Venetian Islands boasts 6,287 square feet of interior space on a 17,500-square-foot lot. Features a guest cabana, 100 feet of waterfront and a private dock. Indoors, enjoy a family/media room, sumptuous master suite, beamed and groin-vaulted ceilings and exquisite marble and hardwood floors.

6 bedrooms, 6 full and 2 half baths | \$9,400,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This estate features an elegant foyer entry and sophisticated entertainment and living areas. The pool area features a heated salt/freshwater pool surrounded by landscaping, a marble cabana bathroom with an outdoor shower, numerous sittings areas and a gazebo. The home also features a large dock with 100 feet on the water and easy ocean access.

5 bedrooms, 5 full and 1 half baths | \$9,230,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

An opportunity to build a bayfront estate on gated Hibiscus Island in Miami Beach. The existing multi-family building consists of 9 condo units on an impressive 12,249±-square-foot lot. Enjoy bay views, 80± feet of water frontage and a private dock. The building rises 20 feet higher than any existing structure on the island.

\$8,790,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



CORAL GABLES, FLORIDA

This penthouse has mesmerizing bay, ocean and city views. This smart home residence includes a Grecian-inspired master bedroom, a home office, staff quarters, a full-service kitchen with a butler's pantry and custom finishes in all bedrooms, powder rooms and living areas. The 6,920-square-foot home includes over 2,000 square feet of balconies.

5 bedrooms, 6 full and 1 half baths | \$8,600,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA

Enter this 6,261-square-foot palace in the sky on the top 2 floors of the Trump Royale, one of the most sought-after oceanfront residences, through glass doors framed in mahogany. The formal living and dining rooms feature 20-foot ceilings with macassar ebony built-ins and Italian rocky river marble floors in the social areas.

6 bedrooms, 4 full and 1 half baths | \$8,500,000
 Represented by: The Jills, Jill Hertzberg, Jill Eber & Sara Ludmir
 T. 305.788.5455 | Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This 2-story Mediterranean Villa on Palm Island offers amazing views of the Miami skyline. Impeccably decorated, features include 7,100± square feet of open living areas, fine art fixtures, a carriage house and a master suite with a private terrace and marble bath. The rooftop terrace has a Jacuzzi, 3 vanishing-edge pools and 80 feet of waterfront with a dock.

5 bedrooms, 5 full and 2 half baths | \$8,450,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This brand-new home with private dock and 160 feet of waterfront has an array of architectural details, from arched entrances and curved walls, to a different style of ceiling in every room. The interior is primed for creative design input. By combining contemporary, Mediterranean style with a tropical waterfront setting, the property is as comfortable as it is stunning.

7 bedrooms, 8 full and 1 half baths | \$7,975,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This Mediterranean home on 17,674 square feet of land is on the tip of gated Palm Island. The residence contains 3,821± square feet of living area, including a separate guesthouse. Custom architectural features include arched doorways and windows and built-ins. A pool with a Jacuzzi and a dock complete this offering with 120± feet on the water.

5 bedrooms, 3 full and 1 half baths | \$7,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Stunning views of the Bay and downtown Miami. Set behind gates, the brick driveway leads you through landscaping to the home. The kitchen features stainless steel appliances, a cooking island and a butler's pantry. The master suite boasts a balcony, den and a walk-in closet. Additional features include full maid's quarters, summer kitchen and a 2-car garage.

6 bedrooms, 7 baths | \$7,450,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



CORAL GABLES, FLORIDA

This luxurious tower suite in the exclusive, waterfront towers of The Gables Club spans 2 floors for a total of 11,500 square feet and 6 terraces. Features include 6 assigned parking spots, a private elevator, library, a grand master bedroom with double-high ceilings and walls of glass. Residents have access to a full-service, on-site club with a restaurant.

6 bedrooms, 6 full and 1 half baths | \$6,900,000
 Represented by: The Jills, Jill Hertzberg, Jill Eber & Elyse Rosenberg
 T. 305.788.5455 | Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND, FLORIDA

An ultimate island getaway awaits in this fully renovated Island Oceanside condo that spans 3,140 square feet. With spectacular direct beach access and ocean views, the spacious layout features an oversized living room and dining area. Enjoy the views of the cruise ships down Government Cut from your expansive, wraparound terrace.

4 bedrooms, 3 full and 1 half baths | \$6,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



BISCAYA ISLAND, FLORIDA

On Biscaya Island, this 2-story, ultra-modern masterpiece was built in 2009 on a 15,000-square-foot lot. Impeccably designed, this home features open living, family areas, formal dining area and Italian limestone floors, plus impressive 22-foot-high ceilings, a 2nd-floor master, a glass-edge pool, cabana and dock, all on 75 feet of waterfront with bay views.

6 bedrooms, 7 full and 1 half baths | \$6,750,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Enjoy 80± feet of waterfront on Hibiscus Island. On the Eastern tip of the island, this residence enjoys views of the bay and Star Island from the wall of windows. Featuring marble floors throughout, an oversized balcony off the master and a pool deck with a summer kitchen. The outdoor space is bordered by lush landscaping. Centrally located to all Miami has to offer.

6 bedrooms, 4 full and 2 half baths | \$6,750,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND, FLORIDA

This coveted southeast corner unit with unobstructed beach and ocean views is stunning. The 3,580 square feet of open living space features living, dining and family rooms; a large kitchen with a breakfast area; spacious master suite with a walk-in closet; a private terrace; a bath with a Jacuzzi tub; and a beautiful wraparound terrace.

3 bedrooms, 3 full and 1 half baths | \$6,200,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This 2-story South Beach condo offers a private foyer entry. Floor-to-ceiling glass provides views of the ocean, bay and city. The lower level offers a master suite with his and hers walk-in closets and baths, plus 2 more bedrooms. On the upper level, find an eat-in kitchen with stainless steel appliances, a staff bedroom, office, living and dining rooms plus a den.

3 bedrooms, 4 full and 1 half baths | \$6,000,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This 2-story, country-style, 3,153-square-foot home is on a 15,309-square-foot lot in Sunset Island. Skylights throughout give the home an open, bright appearance. The living room boasts a gas fireplace, arched ceilings and custom molding. An eat-in breakfast area, gas stove and commercial hood make the kitchen a chef's dream.

5 bedrooms, 3 baths | \$5,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

A 4,443-square-foot residence boasts Intracoastal views, 75 feet of waterfront, a covered patio, outdoor kitchen, boat dock, pool with terrace space and a private service entrance. Ideal for entertaining, interior features include marble floors and a chef's kitchen with a Sub-Zero refrigerator. This treasure is in the heart of Miami on a 11,954-square-foot lot.

4 bedrooms, 4 full and 1 half baths | \$5,200,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND, FLORIDA

This condo unit offers views to the ocean, beach and Government Cut, boasting 3,134 square feet with open living and dining areas, limestone floors and a large chef's kitchen. Features include a master suite with terrace access, his and hers walk-in closets and an en suite bath with a sunken Jacuzzi tub. A full wraparound terrace completes this home.

3 bedrooms, 3 full and 1 half baths | \$5,100,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



BAL HARBOUR, FLORIDA

This Bellini Condominium residence is move-in ready, featuring 3,800 square feet of interior, flowing living room, a study and a wraparound terrace with ocean and city views. Impeccably decorated, enjoy antique Jerusalem stone floors, a chef's kitchen and granite counters, plus a master suite with terrace access, custom closets and an Onyx Alabaster bath.

3 bedrooms, 3 full and 1 half baths | \$4,900,000
 Represented by: The Jills, Felise Eber & Jill Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA

This beautiful upper penthouse is in the Sayan, a boutique building with only 90 units. This residence features direct ocean and city views, a grand entry hall, an open living room, formal dining room and a study. Enjoy a modern-island kitchen with state-of-the-art appliances and a master suite with a sitting room and his and hers closets. Luxury living in the sky.

5 bedrooms, 5 full and 1 half baths | \$4,690,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



CORAL GABLES, FLORIDA

This award-winning property in Snapper Creek Lakes is a family treasure. Reminiscent of the English countryside, this home features French doors and 2 separate wings with stairways. The main stairway leads to the master, which features oversized his and hers walk-in closets. A beautiful outdoor patio completes this 57,499-square-foot property.

6 bedrooms, 5 full and 1 half baths | \$4,650,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This penthouse at the Capri is SoBe living at its finest. Features include 2,165 square feet with marble floors, open living and dining areas, a gourmet kitchen and private balconies with views over South Beach, the ocean and bay. With a private rooftop terrace with a summer kitchen, this home is just minutes from Lincoln Road, beaches, restaurants and shops.

3 bedrooms, 3 baths | \$3,895,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



BAL HARBOUR, FLORIDA

A most desirable southwest corner unit in the Bellini condos features 2,918 square feet with upgrades, open living, dining and family areas, a custom chef's kitchen and marble and hardwood floors. All bedrooms have en suite baths and there are 2 master suites. An expansive wraparound terrace boasts ocean, city and Intracoastal views.

4 bedrooms, 4 full and 1 half baths | \$3,775,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Enjoy direct ocean views from this one-of-a-kind penthouse with a private rooftop with a grill and summer kitchen, perfect for entertaining. The fully furnished smart home has an inside and out Control 4 system. The master boasts a private balcony, soaking Jacuzzi and a walk-in California Closet. Natural lighting shows off top-of-the-line finishes and upgrades.

2 bedrooms, 2 full and 1 half baths | \$3,695,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

A penthouse with 7,300± square feet of living offers panoramic views of the ocean and city. On Millionaire’s Row, part of the Alexander Hotel Condominium Residences, this residence enjoys security, valet parking, 2 heated swimming pools, a fitness center, 2 restaurants and a Shabbat elevator. A private elevator whisks you to the rooftop terrace and cabana.

5 bedrooms, 4 full and 1 half baths | \$3,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This unit, in Miami’s Millionaire’s Row, offers modern luxury. Enjoy courtyard views from over 500 square feet of terraces. Other highlights include 10-foot ceilings, cherry-wood floors, a media room, maid’s room with a full bath, a formal dining room, glass showers and marble finishes in the baths and a chef’s kitchen with Miele and Sub-Zero appliances.

4 bedrooms, 4 full and 1 half baths | \$3,395,999
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This new Mediterranean waterfront home, completely rebuilt from top to bottom, features an elegant foyer, living and dining rooms with bay views, a state-of-the-art kitchen, soaring ceilings and fine marble and Brazilian wood floors throughout. The 2nd-floor master suite has a private veranda and Onyx bathroom. Outside, enjoy the patio area, huge pool and dock.

4 bedrooms, 3 full and 1 half baths | \$2,950,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Casa Bahia, a 2-story residence built in 1925, is being completely rebuilt from the ground up. The new home will boast almost 3,000 square feet on an oversized 11,388-square-foot corner lot. Upgrades will include new electrical, plumbing, impact windows, 2 air-conditioning units, a master, kitchen, rooftop terrace and a pool maintaining its original charm.

4 bedrooms, 4 full and 1 half baths | \$2,950,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND, FLORIDA

This bay-view condo on exclusive Fisher Island is a must-see. Features include fine marble floors throughout, an open chef's kitchen, flowing living and dining areas and a master suite with a walk-in closet and en suite bath. A private terrace completes this property with unobstructed wide-bay and downtown skyline views and mesmerizing sunsets.

3 bedrooms, 3 full and 1 half baths | \$2,850,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

A 2-story townhouse at Sunset Harbor features flowing living and dining areas, imported stone and rich hardwood floors. The open gourmet kitchen has top-of-the-line appliances and granite counters. An upstairs master boasts a walk-in closet and a private terrace over the Intracoastal. A backyard terrace and dock with bay access complete the home.

4 bedrooms, 3 baths | \$2,700,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This 2-story home with over 4,318 square feet of interior offers 4 bedrooms and can be easily converted to 5. Features include marble floors downstairs, hardwood floors upstairs and a renovated kitchen. The setting includes a sparkling pool and lush landscaped grounds with the prestigious La Gorce Golf Course as a backdrop.

4 bedrooms, 4 full and 1 half baths | \$2,495,000
 Represented by: The Jills, Felise Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Built by Carl Fisher, this 2-story Mediterranean home is on an oversized corner lot with fabulous golf course views. Features include a beautiful gourmet kitchen, Italian stone floors on the 1st floor, Brazilian cherry-wood floors on the 2nd, a heated pool and hurricane-resistant windows, all in 4,640± square feet of living area.

5 bedrooms, 5 full and 1 half baths | \$2,495,000
 Represented by: The Jills, Felise Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

A 1929, 2-story Mediterranean Villa with a guesthouse. Contemporary architecture combines with a renovation that features a tiled terrace overlooking the pool; a chef's kitchen; original Quarry tile floors; a dining room and a den/office. The separate, 2-story guesthouse boasts 2 bedrooms, 2 baths and a kitchen. Enjoy a mosaic pool with a fountain and a hot tub.

4 bedrooms, 5 full and 1 half baths | \$2,495,000
 Represented by: The Jills, Felise Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Landscaping and coral limestone guide the way to Villa Serena, an enchanting 2-story estate on prestigious North Bay Road. On an oversized lot, this home boasts large windows, a chef's kitchen with a gas stove, wine fridge, stainless steel appliances and custom cabinetry.

5 bedrooms, 4 full and 1 half baths | \$2,300,000
 Represented by: The Jills, Danny Hertzberg & Jill Hertzberg
 T. 305.505.1950 | Coldwell Banker Residential Real Estate | thejills.com



MIAMI, FLORIDA

Spanish and Mediterranean details accentuate this historic villa, in the guard-gated community of Morningside. Spanning 3 lots, this 4,450-square-foot home features a Zen garden with a koi pond, pool and an oversized backyard on a 18,922-square-foot lot. Features include original marble fireplaces, Cuban tile floors and artisan-crafted wall décor.

4 bedrooms, 3 full and 1 half baths | \$2,299,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This fully renovated home was just completed by Francisco Elias and featured in Architectural Digest Magazine's June 2013 Issue. The property features a new kitchen with stainless steel appliances and a chef's island, a waterfall shower, marble floors in the master bath and more! The living area boasts hardwood floors and a wall of windows.

5 bedrooms, 3 full and 1 half baths | \$2,295,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This newly renovated Lakeview home features top-of-the-line finishes and an open layout. Oversized hurricane-impact windows and doors provide views of the pristine pool and backyard. Natural light shines throughout the home, creating a bright and warm atmosphere.

3 bedrooms, 4 baths | \$2,100,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This renovated, contemporary Venetian Island home features European baths, 20-foot ceilings and a chef's kitchen with top-of-the-line appliances. A state-of-the-art garage boasts showroom-worthy flooring and storage. Outdoors, enjoy a private garden, large koi pond and a 1,000-square-foot hardwood deck.

4 bedrooms, 3 baths | \$1,850,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This classic, 2-story family home has style and character with the original design elements and architectural features. The 3,557± square feet of living space boasts a living room with a fireplace, formal dining area, a family room overlooking the patio, a built-in bar and Spanish tile floors. The 11,100-square-foot lot has an expansive backyard, ready for a pool.

5 bedrooms, 5 full and 1 half baths | \$1,795,000
 Represented by: The Jills, Felise Eber & Jill Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This charming Florida home rests on a 8,939-square-foot lot in Miami Beach. With 2,834 square feet of interior, features include open living and dining areas, original Cuban tile, terrazzo floors and a Florida room with views of the pool and La Gorce Golf Course. The master boasts a sitting room, kitchen with a breakfast area, Bahama shutters and more.

3 bedrooms, 3 baths | \$1,750,000
 Represented by: The Jills, Felise Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

A fully furnished, custom-designed apartment in Canyon Ranch. Enjoy sunsets, city and Intracoastal views. Features include floor-to-ceiling windows, marble floors and a kitchen with a cooking island, granite counters, Miele and Sub-Zero appliances. Enjoy amenities including a fitness/spa center, 4 pools, spa and wellness facilities, a jogging/bike path and more.

2 bedrooms, 2 baths | \$1,718,750
 Represented by: The Jills, Hillary Hertzberg & Jill Hertzberg
 T. 305.336.2210 | Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This oceanfront Bath Club apartment in Miami Beach features 2 bedrooms, 2.5 baths, a state-of-the-art Miele-equipped kitchen, marble floors and spectacular views of the ocean. This elite building offers access to a beach club, tennis courts, fitness center, a spa, pool and restaurants.

2 bedrooms, 2 full and 1 half baths | \$1,499,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI, FLORIDA

Natural light and 20-foot ceilings greet you as you enter this 2-story townhouse. Enjoy bay and city views throughout and from each oversized terrace. Features of the home include marble and wood flooring, dual staircases and a gourmet kitchen with stainless steel appliances and granite counters. The private outdoor patio is great for entertaining.

3 bedrooms, 3 full and 1 half baths | \$1,475,000
 Represented by: The Jills, Danny Hertzberg & Hillary Hertzberg
 T. 305.505.1950 | Coldwell Banker Residential Real Estate | thejills.com



MIAMI, FLORIDA

One of Bristol Tower's best units, unit #3404 enjoys views from the 900-square-foot terrace and 2,027 square feet of living space. Features of the home include a private foyer, walls of glass, 3 parking spaces, a wine room, a laundry room and marble and wood floors. Ready to move in, this unit enjoys 5-star amenities at Bristol, including tennis courts and a café.

2 bedrooms, 2 full and 1 half baths | \$1,450,000
 Represented by: The Jills, Jill Hertzberg, Jill Eber & Jon Mann
 T. 786.877.6201 | Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This breathtaking penthouse with 12-foot ceilings boasts direct ocean and city views. Features of this stunning, furnished residence include den/media/maids' quarters; liquid-nitrogen privacy glass and a Japanese soaking tub in the master suite; leather walls; crocodile-textured doors; Calcutta marble flooring; custom kitchen cabinetry; and floor-to-ceiling windows in every room. A home automation system operates the audio, visual, lighting, A/C and sun shades from an iPhone.

4 bedrooms, 5 full baths | \$19,900,000

Represented by: William P.D. Pierce | Coldwell Banker Residential Real Estate | T. 954.648.3131 | william@perfectpropertyurchases.com



PINECREST, FLORIDA

Located on a gated acre and wrapped in beautiful Tuscan architecture, this home features a flowing floor plan with high ceilings and expanses of glass that fill the interior with natural light. It includes an ergonomic gourmet kitchen with breakfast nook that overlooks the gorgeous pool and expansive backyard. An entertainer's dream.

7 bedrooms, 6 full and 1 half baths | \$2,399,000

Represented by: JoAnn Roberts | O. 305.253.2800 | D. 305.215.7653
Coldwell Banker Residential Real Estate | joann.roberts@floridamoves.com

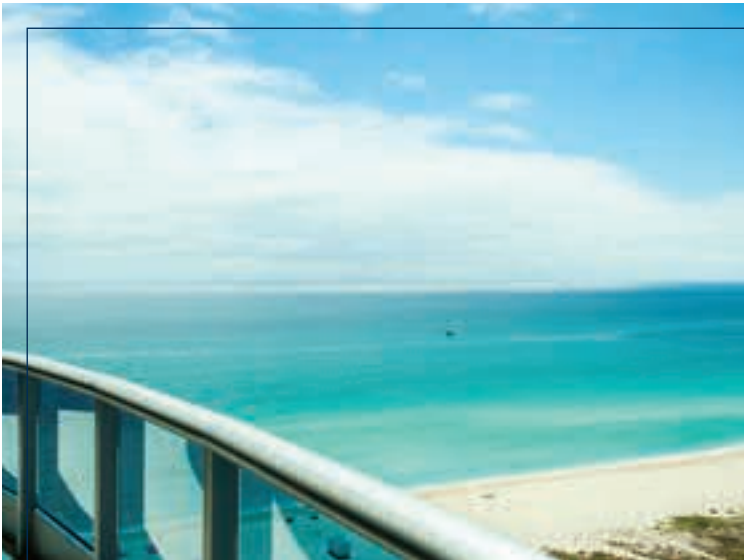


CORAL GABLES, FLORIDA

This Mediterranean bayfront home with over 15,000 square feet features a private elevator, media room, separate staff entrance, porte cochere and a 3-car garage. Includes a private dock and balcony with gorgeous water views. Enjoy all the amenities of Tahiti Beach, including a private beach and tennis and basketball courts.

7 bedrooms, 8 full and 2 half baths | \$11,900,000

Represented by: Jeffrey Lehman | O. 305.253.2800 | D. 305.970.9050
Coldwell Banker Residential Real Estate | jeffrey.lehman@floridamoves.com



MIAMI BEACH, FLORIDA

One of the most sensational units in the world-renowned Bath Club in Miami Beach combines units 1901 and 1902. This 4,631-square-foot unit offers magical 180-degree views of the ocean and downtown Miami. Glass walls let light illuminate this stunning contemporary unit. With only the finest finishes and furniture, plus a Crestron home automation system, this unit is being sold furnished.

3 bedrooms, 3 full and 1 half baths | \$6,875,000
 Represented by: Hope Fuller | Coldwell Banker Residential Real Estate
 T. 305.793.3761 | hope@hopefuller.com | hopefuller.com



PALM ISLAND, FLORIDA

Enjoy Biscayne Bay and unrivaled Miami skyline views in a tropical setting with modern design and amenities. The home has a private terrace surrounding a large master suite; a cinema room with a private wine storage/sound hub; a kitchen, which rivals a boutique restaurant; a summer kitchen with a built-in grill, pizza oven and smoker; and 2 entertaining decks with a private dock with a boat lift.

6 bedrooms, 4 baths | \$5,950,000
 Represented by: Jon Corso | Coldwell Banker Residential Real Estate | T. 305.788.4117
 jon@joncorso.com | joncorso.com





CORAL GABLES, FLORIDA

A private elevator foyer leads you into 3,100 square feet of living space with spacious terraces, 10-foot ceilings, travertine and Brazilian Ipe wood floors, custom-built glass and a mirrored bar. Enjoy a kitchen with granite counters, an eat-in breakfast area and a cook's island; custom finishes; and breathtaking bay and Miami skyline views.

3 bedrooms, 3 full and 1 half baths | \$2,450,000
 Represented by: Eva Oliver & David Sporn | E. 786.356.7213
 Coldwell Banker Residential Real Estate | D. 305.803.3283



COCONUT GROVE, FLORIDA

This magnificent apartment boasts marina, city and bay views and brings you the ultimate in sophistication with a contemporary setting. Every detail has been thoughtfully conceived, from the custom gourmet kitchen with granite counters, center island and top-of-the-line appliances to the beautifully remodeled bathrooms, custom cabinetry and separate office.

3 bedrooms, 2 full and 1 half baths | \$1,369,000
 Represented by: David Sporn | T. 305.803.3283
 Coldwell Banker Residential Real Estate | davidsporn@me.com



MIAMI BEACH, FLORIDA

Completely renovated, this sublime estate is on a guarded island, just a stroll away from the heart of South Beach. The finest finishes were carefully selected to create a cool, modern simplicity, while maintaining the original charm. With a 15,750-square-foot lot and 75 feet of waterfront, you will have a sense of expansive ease. Inside you will find marble and wood floors, a lovely fireplace in the formal living room, a formal dining room overlooking the water, a game room, a sunroom off the sparkling pool and patio, and a cozy media room. Enjoy a brilliantly designed kitchen; a true master that overlooks the waterway and has 2 huge walk-in closets; and a separate, completely private guest apartment.

6 bedrooms, 5 full and 1 half baths | \$7,500,000
 Represented by: Jeri Jenkins | Coldwell Banker Residential Real Estate | T. 305.534.4949 | jeri@jerijenkins.com | jerijenkins.com





CORAL GABLES, FLORIDA

A distinguished British Bermuda-style estate commands 9,446 square feet on 1.5 acres of stunningly landscaped lakefront. The master bedroom offers a gorgeous view of the lake's shore and the swimming pool, while the children's rooms remain separate. A separate guest-house completes this stunning estate.

5 bedrooms, 7 baths | \$4,200,000
 Represented by: Josue Lain Velilla | josue.lainvelilla@floridamoves.com
 Coldwell Banker Residential Real Estate | T. +1.305.498.6339



FORT LAUDERDALE, FLORIDA

Enjoy 175 feet on the New River in beautiful Shady Banks, minutes to downtown, the airport and beaches. A T-dock allows for a mega yacht and multiple boats. Built in 2003, this private 1-acre estate with mature landscaping offers an office, master suite with his and hers baths, cherry wood floors, a gourmet kitchen, covered porch, pool and a 3-car garage.

5 bedrooms, 6 full and 1 half baths | \$4,200,000
 Represented by: Marni Canavan & Ann Clark | M. 954.610.6668
 Coldwell Banker Residential Real Estate | A. 954.562.8425



MIAMI BEACH, FLORIDA

An updated Mediterranean villa with a pool, guest cottage and lush landscaping. On an elevated, extra-wide lot, this impeccably maintained villa was designed and built by renowned Florida architect August Geiger and boasts original Spanish tile floors, parquets and an outdoor fireplace.

5 bedrooms, 4 full and 1 half baths | \$2,449,000
 Represented by: Roberto Cuneo (*Italiano, Español, English*)
 Coldwell Banker Residential Real Estate
 cuneo.roberto@gmail.com | T. 786.597.4443



KEY BISCAIYNE, FLORIDA

Own one of the few remaining "builder's acre" lots on a wide water harbor. Perfect for a yachtsman or a developer, this 31,966-square-foot lot includes 150 feet of seawall and a 40-foot dock for multiple boats with direct access to Biscayne Bay. The Polynesian-style pool home features extensive use of Guyana Greenheart wood and coral rock.

4 bedrooms, 3 full and 1 half baths | \$12,800,000
 Represented by: Kim Reyes | Coldwell Banker Residential Real Estate
 T. 305.790.9326 | kimreyesrealtor@gmail.com



SUNNY ISLES BEACH, FLORIDA

This Jade Beach oceanfront unit on the 39th floor enjoys direct ocean, Intracoastal and city views. With smart home technology and a private elevator, the home features marble and wood flooring, Sub-Zero and Miele appliances and a master suite with a custom walk-in closet. Enjoy 2 pools, a spa/sauna, fitness center, a concierge and 24-hour security in this resort-style building.

3 bedrooms, 3 full and 1 half baths | \$2,290,000
 Represented by: Elena Christie | Coldwell Banker Residential Real Estate
 T. 954.815.0206 | elena.christie@floridamoves.com



LAS OLAS, FLORIDA

Cutting-edge design describes this new construction, contemporary, deep-water estate. Quality is shown through a tasteful combination of exotic stone, rare woods and impact glass, combining the outside and inside for a true South Florida experience. It is a boater's paradise with 112 feet of deep water.

6 bedrooms, 7 baths | \$5,875,000
 Represented by: Michael F. Rizzo & Ely Benaim | T. 954.258.2051
 Coldwell Banker Residential Real Estate | floridamoves.com/michael.rizzo



WESTON, FLORIDA

Totally remodeled, this 1-story estate features marble floors, vaulted ceilings, a 3-car garage, circular driveway and a resort-style backyard with a pool and modern waterfall. The state-of-the-art kitchen has GE monogrammed appliances and an induction cooktop. Everything is new, including the roof, impact windows, doors, air-conditioning units and air ducts.

4 bedrooms, 4 full and 1 half baths | \$1,249,900
 Represented by: Ana Rodriguez | ana@anarodriguezrealtor.com
 Coldwell Banker Residential Real Estate | T. 954.536.3929



BOCA RATON, FLORIDA

Oceanfront luxury awaits you in this gorgeous double residence with breathtaking ocean views at the Addison on the Ocean. An open floor plan welcomes you with polished granite flooring, leading you to formal living/dining rooms and a balcony with spectacular views; a sleek, contemporary, updated kitchen; an eat-in nook for casual seaside dining; a master retreat with a sitting room, wide city views, walk-in wardrobes and a spa bath with his and hers vanities; en suite bedrooms; and ample opportunities for entertaining, with a fully equipped theater room, full wet bar and comfortable space for guests. Also enjoy clever design possibilities, from an oceanfront office to a media den. A truly opulent unit with unparalleled opportunity.

4 bedrooms, 3 baths | \$2,599,000

Represented by: Mark Hansen | Coldwell Banker Residential Real Estate | T. 561.213.2616 | mark.hansen@floridamoves.com



SOUTHWEST RANCHES, FLORIDA

The Reserve at the Ranches is an enclave of new, custom homes on individually gated, full-acre homesites. There are 4 models to choose from, ranging from 5,000 to 8,000 square feet. Each will be built with the latest design features and luxury finishes.

From \$1,800,000-\$3,000,000

Represented by: Dianna & Dondi Hopkins

Coldwell Banker Residential Real Estate | T. 954.915.8011

floridamoves.com/dondi.hopkins | dondi.hopkins@floridamoves.com



PLANTATION ACRES, FLORIDA

Brookman-Fels introduces Heritage Estates, a community of 8 individually gated, 1-acre homesites. Each transitional modern home will include all the finest finishes Brookman-Fels is known for, all close to the equestrian center.

From \$1,600,000

Represented by: Dianna & Dondi Hopkins

Coldwell Banker Residential Real Estate | T. 954.915.8011

floridamoves.com/dondi.hopkins | dondi.hopkins@floridamoves.com



FORT LAUDERDALE, FLORIDA

This property is ideal for boating in the Las Olas Isles with 100 feet of deep waterfront. Attention to detail has been paid to this open floor plan home, which was made for entertaining. Enjoy a gourmet kitchen, a 2nd-floor balcony, covered loggia, a summer kitchen, a pool and gardens. Minutes to Fort Lauderdale Beach, restaurants and shops.

4 bedrooms, 5 full and 1 half baths | \$2,795,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.675.6656
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA

Perfect for the avid boater, this home has 100 feet of deep waterfront on a wide canal in the Las Olas Isles. Inspired by a tropical lifestyle, the home features an open floor plan, soaring ceilings, walls of glass, a culinary kitchen with a waterside breakfast area, elevator, family room, great room, a library, billiards room, a master suite and a waterside pool.

5 bedrooms, 5 full and 2 half baths | \$2,989,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.557.8777
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA

An urban townhome, inspired by Mediterranean design, is within 1 block of Las Olas Boulevard and steps from gourmet bistros, 5-star restaurants, shopping, night life and minutes to Ft. Lauderdale Beach. Completely walled for privacy, the residence boasts a pool, patio area, an open floor plan, kitchen, master suite, a 3rd-floor open loft and an elevator.

3 bedrooms, 3 full and 1 half baths | \$1,395,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.675.6656
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA

Inspired by one of South Florida's premier interior design firms, this one-of-a-kind condo is in the Las Olas River House, steps from restaurants, shops and nightlife. Walls of glass and 4 open balconies overlook the New River and the parade of yachts. Features include exquisite finishes, custom built-ins, unparalleled details and 5-star amenities.

5 bedrooms, 6 full and 1 half baths | \$2,195,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.557.8777
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA

Aquavita Las Olas offers new, deep-water condos with dockage and 2 garage parking spaces included. With 22 units, 4 floor plan options range from 2,644 to 6,141 square feet. Enjoy floor-to-ceiling walls of glass, waterside balconies, an Italian kitchen, saltwater pool and a fitness center in a smart-technology, pet-friendly and smoke-free environment.

Starting at \$1,030,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.675.6656
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA

The 16-unit, electric-car ready, Aqualuna Las Olas offers contemporary, deep-water condos, influenced by modern design. Three floor plan options range from 3,166 to 7,385 total square feet. Features include open floor plans, Italian kitchen cabinetry, waterside balconies, dockage, a saltwater pool, fitness center, and an optional rooftop terrace.

Starting at \$1,165,500
 Represented by: Peter Barkin & Mark Gilman | T. 954.557.8777
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA

This new construction is inspired by cutting-edge design in the Las Olas Isles. The 20-unit Aquamar Las Olas offers 3 floor plans that range from 3,038 to 4,505 total square feet. Every unit comes with deep-water dockage, a private rooftop terrace and 2 garage parking spaces that are electric-car ready. Enjoy a saltwater pool and a fitness center.

Starting at \$1,581,875
 Represented by: Peter Barkin & Mark Gilman | T. 954.675.6656
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA

Aquablu is a new, 45-unit, condominium complex on the Intracoastal Waterway, with unobstructed views of the Intracoastal and direct ocean views from every unit. With 4 floor plans to choose from, ranging from 2,514 to 5,485 square feet, enjoy open floor plans, oversized balconies, a saltwater pool and a fitness center with dockage available.

Accepting reservations
 Represented by: Peter Barkin & Mark Gilman | T. 954.557.8777
 Coldwell Banker Residential Real Estate | barkingilman.com



MELBOURNE BEACH, FLORIDA

Designer details abound in this custom Cape Cod with 150 feet of direct ocean frontage. This 2-story, 7,444-square-foot home features 4 bedroom suites, 4 fireplaces and a chef's kitchen with a dual fireplace, island with a farm sink, maple cabinets, concrete counters and an oversized pantry. Also find a family room with a wet bar, wine cellar, master suite with a balcony, ocean-view pool, 3-car garage and a pool/guesthouse with a kitchen.

4 bedrooms, 5 full and 2 half baths | \$2,985,000

Represented by: Nick Farinella | Coldwell Banker Residential Real Estate | T. 321.543.1685 | nick.farinella@floridamoves.com | nicksre.com



CORAL GABLES, FLORIDA

The front elevation of this 1920s home is a prelude to the experience that awaits upon crossing the threshold. The spaciousness of the interior is a wonderful surprise, as is the juxtaposition of vintage charm and modernist chic. The 4,271-square-foot home sits on a 12,750-square-foot lot. Photos and floor plans are available at CasaCorales.com.

5 bedrooms, 3 full and 1 half baths | \$1,999,000
 Represented by: Laura Mullaney, PA | T. 305.790.1000
 Coldwell Banker Residential Real Estate | gableshistorichomes.com



CORAL GABLES, FLORIDA

This mid-century modern home has ocean access from the private backyard dock. Features of the home include a 1,105-square-foot master suite, plus social areas that lead to a terrace overlooking the 53-foot dock and the Coral Gables Waterway. Perfect for boaters and nature enthusiasts. For floor plans, go to CoralGablesWaterfrontHome.com.

4 bedrooms, 4 baths | \$1,895,000
 Represented by: Laura Mullaney, PA | T. 305.790.1000
 Coldwell Banker Residential Real Estate | gableshistorichomes.com



SOUTH MIAMI, FLORIDA

A Greenwich, Connecticut, Architectural Digest home that features an acre of outdoor entertaining spaces is located 2 blocks west of Coral Gables, across from the University of Miami. A beautifully updated home with new impact windows and a 2-car garage. For more photos, visit 5978Miller.com.

3 bedrooms, 2 baths | \$1,425,000
 Represented by: Laura Mullaney, PA | T. 305.790.1000
 Coldwell Banker Residential Real Estate | gableshistorichomes.com



CORAL GABLES, FLORIDA

On the market for the first time in 75 years, this home was built in the 1920s as one of 5 homes in the Dutch South African Village, patterned after the 17th-century farmhouses of the Dutch settlers. This property features a main home, a separate guesthouse and a 50-foot veranda overlooking the pool and patio. For floor plans, go to DutchVillageHome.com.

5 bedrooms, 3 full and 1 half baths | \$2,175,000
 Represented by: Juliana Ramirez & Laura Mullaney, PA | J. 305.934.9203
 Coldwell Banker Residential Real Estate | L. 305.790.1000



BOCA RATON, FLORIDA

This half-acre lakefront estate, sited in the subdivision of Carlton Place in Woodfield Country Club, features a library/office, Saturnia marble floors, Fine Art features, impact glass and a patio area with a heated pool and spa. The adjoining half-acre lot (approximately), with a full-sized basketball court, is available for \$1,295,000.

5 bedrooms, 7 full and 1 half baths | \$2,750,000
 Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
 T. 561.414.4146 | claire@sheresrealty.com | sheresrealty.com



BOCA RATON, FLORIDA

A 2-story estate with golf course views is in the elegant subdivision of Coventry at the Woodfield Country Club. Custom decorated and designed by Robert Weinstein, this home features a library, large loft, gourmet kitchen, volume ceilings, crown molding, a fireplace, granite wet bar, a free-form pool and spa, summer kitchen, Fine Art fixtures and more.

5 bedrooms, 6 full and 2 half baths | \$2,695,000
 Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
 T. 561.414.4146 | claire@sheresrealty.com | sheresrealty.com



BOCA RATON, FLORIDA

This estate with lake views is in the resort-style, gated community of The Oaks at Boca Raton. Features of this home include a built-in office, theater room, a gourmet kitchen, stone fireplace, 24-inch Saturnia marble floors, a custom bannister, crown molding, a cabana bath with a steam shower, summer kitchen, a heated pool and spa, playground and more.

6 bedrooms, 7 full and 1 half baths | Price upon request
 Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
 T. 561.414.4146 | claire@sheresrealty.com | sheresrealty.com



BOCA RATON, FLORIDA

Built in 2005, this 8,000+-square-foot under-air estate is located in Devon Place at Woodfield Country Club. This home features a 3-car garage, man cave/office, theater room, a children's wing with a loft, wine room, a gourmet kitchen with granite counters, wood cabinets and stainless steel appliances, a summer kitchen, heated marble pool and more!

9 bedrooms, 10 full and 2 half baths | Price upon request
 Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
 T. 561.414.4146 | claire@sheresrealty.com | sheresrealty.com



GULF STREAM, FLORIDA

Enjoy over 220 feet on a deep-water canal. Features include vaulted cypress wood ceilings, a gourmet chef's kitchen, 2 fireplaces, a library, office and a game room. Outdoors, enjoy a loggia with a kitchen, dining area, heated pool and spa, 2 reflecting pools, Chicago brick walkways, a sitting area on the canal, electric remote-controlled boat lift and a 60-foot dock with room for up to a 100-foot yacht. Also enjoy deeded beach access. Photography by Tony Agius.

4 bedrooms, 5 full and 2 half baths | \$4,200,000

Represented by: Terry Roy | Coldwell Banker Residential Real Estate | T. 561.271.2258 | theresaroy1@aol.com



PONTE VEDRA BEACH, FLORIDA

Enjoy panoramic Atlantic Ocean views from this magnificent oceanfront home, set high on the dunes with 150 feet of beach. The private, gated estate home, built by Aurora in 2009, features approximately 8,400 square feet under roof, marble and hardwood floors, marble counters, 2 oceanfront master suites, a screened lanai and a heated pool.

\$6,500,000
 Represented by: Lyn Sappington | Coldwell Banker Premier Properties
 T. 904.635.9544 | lyn@thesappingtons.com



ST. AUGUSTINE, FLORIDA

This estate home on .73 of an acre in a golf course community boasts a very private setting embraced by an Arthur Hills-designed golf course and preserve. A long driveway lined with palm trees leads to this gorgeous, 4,500-square-foot home with a 3-car garage; screened, covered lanai; heated pool; waterfall; spa; and summer kitchen.

5 bedrooms, 4 full and 1 half baths | \$1,000,000
 Represented by: Lyn Sappington | Coldwell Banker Premier Properties
 T. 904.635.9544 | lyn@thesappingtons.com



FORT LAUDERDALE, FLORIDA

On a private, secluded street off Las Olas, this builder's dream home is a short walk to shopping and Fort Lauderdale Beach. It showcases great dockage for a large boat with 100 feet of water along the property. Even a Catamaran would fit in this wide canal. It is a fabulous piece of land in a prime location; make it your own.

2 bedrooms, 2 baths | \$1,499,000
 Represented by: Dominique Dickerson | T. 914.886.5031
 Coldwell Banker Residential Real Estate | domidickerson@gmail.com



CORAL GABLES, FLORIDA

In the heart of South Gables, a beautiful 6,100-square-foot home sits on a rare, walled and gated 21,000-square-foot lot. Features include double-volume wood-beamed ceilings, 2 kitchens, a private pool with a barbecue gazebo, covered terraces and a separate gym/possible guesthouse.

6 bedrooms, 5 full and 1 half baths | \$2,250,000
 Represented by: Helen Jeanne Nicastrì & Gloria Arango
 Coldwell Banker Residential Real Estate
 H. 305.332.4534 | G. 305.951.5245 | floridaluxuryhomes.com



PALM COAST, FLORIDA

This exceptional Le Jardin lanai residence in Hammock Dunes Oceanfront Golf Community is impeccably furnished and decorated. The penthouse-sized living areas open to the oversized lanai terraces. This upper-end, yet welcoming residence provides easy entertaining on the 685 square feet of terraces and is steps to the beach and Atlantic Ocean.

4 bedrooms, 4 full and 1 half baths | \$1,999,000
 Represented by: Judy Barnes & Rich Hottinger, Sr. | J. 386.931.5707
 Coldwell Banker Residential Real Estate | R. 386.503.0509



PALM COAST, FLORIDA

This Le Jardin oceanfront unit, beside Hammock Dunes Club, enjoys panoramic beach and ocean views. Ready for decorating, this home has a private elevator with direct access. Condominium amenities include a fitness room, an exercise pool and spa, library, roof terrace, 2-car garage, theater room, gardens and a wine cellar with private wine storage.

4 bedrooms, 4 full and 1 half baths | \$2,695,000
 Represented by: Judy Barnes & Rich Hottinger, Sr. | J. 386.931.5707
 Coldwell Banker Residential Real Estate | R. 386.503.0509



DELRAY BEACH, FLORIDA

On a private road, this 2-story home is steps away from a private, deeded beach. This 4,038-square-foot home boasts quality throughout. Features include Saturnia marble, Brazilian hardwood floors and a cook's eat-in kitchen. All rooms are large and the master has a double-door entry and overlooks the heated pool.

4 bedrooms, 4 full and 1 half baths | \$1,899,000
 Represented by: Frank Bruno | frank.bruno@floridamoves.com
 Coldwell Banker Residential Real Estate | T. 561.251.5662



NORTH MIAMI BEACH, FLORIDA

This serene lakefront home on an almost half-acre corner lot was rebuilt in the 1990s to create the palatial, over 4,800-square-foot interior it is today. Features include 2-story vaulted ceilings, 6 bedrooms in 2 wings downstairs, a master suite and study upstairs, expansive lake views and a 2-car garage. The swimmable lake and dock bring vacation living home.

8 bedrooms, 5 baths | \$1,278,000
 Represented by: Lori Fein | T. 305.336.1272 | lori@feinrealtor.com
 Coldwell Banker Residential Real Estate | searchaventura.com



ORLANDO, FLORIDA

This premier lakefront estate, in Arnold Palmer's Bay Hill Golf and Country Club, has panoramic Lake Tibet Butler views from nearly every room and 400 feet of water frontage. The 7,955-square-foot home is professionally decorated and impeccably finished with exquisite hardwood floors, a huge gourmet kitchen, an exceptional heated pool, spa and an outdoor living area.

5 bedrooms, 4 full and 1 half baths | \$2,850,000
 Represented by: Kim Arena & Andrew Beal | kim.arena@floridamoves.com
 Coldwell Banker Residential Real Estate | T. 407.701.1621



ST. PETERSBURG, FLORIDA

This one-of-a-kind, custom waterfront estate was built for family comfort and stylish entertaining. It is strategically located on a deep lot for privacy. Enjoy views of the Tampa Bay and St. Petersburg. Enter the grand center hall with an 18-foot ceiling and be amazed by the panoramic view of the open water. Unique items include beautiful woodwork, an elevator, 5-car garage and media and fitness rooms.

4 bedrooms, 4 full and 1 half baths | \$3,750,000
 Represented by: Precella Wallace | Coldwell Banker Residential Real Estate
 T. 727.710.4900 | pwallace@precellawallace.com





PALM HARBOR, FLORIDA

This custom-designed residence boasts 7,369 square feet of quality construction, including a state-of-the-art home theater, billiards room and a library. Features include a chef's kitchen with a butler's pantry, master suite with a sitting room, an enclosed sunroom, a heated pool/spa with an outdoor kitchen and a putting green overlooking a private conservation!

5 bedrooms, 6 full and 1 half baths | \$1,725,000
 Represented by: The Marcy Daniels Team | T. 727.560.8080
 Coldwell Banker Residential Real Estate | marcydaniels.com



BELLEAIR, FLORIDA

Enjoy open-water views in this Key West-style home. The open great-room floor plan features soaring ceilings and wall-to-wall windows. The home includes front and back porches, a covered boathouse, dock with a 16,000-pound lift, a pool and spa, gas fireplace and a wet bar.

4 bedrooms, 4 baths | \$1,595,000
 Represented by: Susie Jinks & Patty Rilling
 Coldwell Banker Residential Real Estate | T. 727.581.9411
 susan.jinks@floridamoves.com | patty.rilling@floridamoves.com



SARASOTA, FLORIDA

A newer home in one of the oldest and most prestigious neighborhoods in Sarasota. This 2-story, custom-designed home is set in the picturesque Cherokee Park, surrounded by mature oak trees. The features of this home exude finesse and style and include Brazilian cherry flooring, vaulted ceilings and a gourmet chef's kitchen with Thermador appliances.

4 bedrooms, 3 full and 1 half baths | \$1,877,751
 Represented by: Babette Paige | Coldwell Banker Residential Real Estate
 T. 941.587.1045 | floridamoves.com/babette.paige



ORLANDO, FLORIDA

This estate, with over 6,400 square feet on Arnold Palmer's world-famous Bay Hill Golf Course, has stunning architectural details, including antique hand-carved corbels and vintage iron chandeliers. Completely updated, features include a gourmet kitchen with Thermador appliances. The oversized lanai and pool area offer panoramic views of the 5th tee and fairway.

6 bedrooms, 6 baths | \$1,500,000
 Represented by: Randall Gill | Coldwell Banker Residential Real Estate
 T. 407.756.0071 | randall.gill@floridamoves.com



TAMPA, FLORIDA

This pool home offers deep-water open bay access, designer finishes, and ideal outdoor living spaces. Features include 4 distinct bedroom wings, a multi-camera security system, oversized 3-car garage and a dock with a lift.

4 bedrooms, 5 baths | \$2,400,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hughesshelton.com



TAMPA, FLORIDA

This spacious Beach Park waterfront pool home offers spectacular views and a dock with 2 lifts. The home features a 2-story foyer, formal living and dining rooms, a library, study and family room that opens to the tropically landscaped yard with an entertainment pergola.

5 bedrooms, 5 full and 1 half baths | \$1,895,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hughesshelton.com



TAMPA, FLORIDA

Coastal living can be yours in this custom-built Key West-style waterfront pool home. Enjoy the spacious great-room plan with stunning gourmet kitchen and all living areas overlooking the covered patio and deep-water canal. The oversized dock with a 13,000-pound boat lift completes the package.

4 bedrooms, 4 full and 2 half baths | \$1,737,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hughesshelton.com



TAMPA, FLORIDA

Style and elegance abound in this Beach Park showcase home designed and built by a locally renowned architect. Recently expanded, this 5,300-plus-square-foot pool home offers exceptional spaces from the 2-story foyer to the top-of-the-line kitchen to the private master retreat.

5 bedrooms, 4 full and 1 half baths | \$1,695,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hughesshelton.com



TAMPA, FLORIDA

This Mediterranean waterfront pool home is ideally located on a private corner lot in Sunset Park. Features include a 1st-floor master suite, 1st-floor guest suite, a loft, game room and an office. A covered lanai overlooks the pool, privacy fenced grounds and a dock with a lift.

5 bedrooms, 4 full and 1 half baths | \$1,725,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hughesshelton.com



TAMPA, FLORIDA

Quality of craftsmanship and attractive finishes are found throughout this immaculate Sunset Park home. Amenities include a 2-story foyer, 1st-floor guest suite, sparkling new pool package, lush tropical landscaping and impressive landscape lighting.

5 bedrooms, 5 full and 1 half baths | \$1,395,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hughesshelton.com



TAMPA, FLORIDA

Located in desirable Sunset Park, this traditional pool home offers an ideal floor plan with a 1st-floor master suite, inviting family room, open kitchen with an abundance of natural light, a 2nd-floor bonus room over the garage and spacious outdoor areas.

5 bedrooms, 4 full and 1 half baths | \$1,295,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hughesshelton.com



ODESSA, FLORIDA

Nestled on a 4-plus-acre lot in the gated community of Steeplechase, this pool home offers 6,421 square feet of luxury living. Amenities include a walk-in wine room, media room, 1st-floor master retreat with an office, 4-car garage, plus a screened patio and outdoor kitchen.

4 bedrooms, 5 full and 1 half baths | \$1,250,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hughesshelton.com



TAMPA, FLORIDA

This Beach Park pool home is well appointed, offering a 2-story living room with sweeping staircase, 1st-floor guest suite and 2nd-floor game room. Additional features include high ceilings, wood floors, custom cabinetry, a side-entry garage, screened patios, a pool and spa.

5 bedrooms, 4 full and 2 half baths | \$1,229,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hughesshelton.com



TAMPA, FLORIDA

Magnificent estate property is situated on 1.64 acres of golf course frontage within an exclusive community. This grand 13,189-square-foot, custom-built home offers a billiards room, media room, 2 bonus rooms, an office/library, exercise room, outside guest suite, 2 outdoor kitchens, a 6-car garage, tennis court, basketball court and more!

7 bedrooms, 7 full and 2 half baths | \$3,500,000
 Represented by: Mike & Debby Wertz | mikeanddebby.com
 Coldwell Banker Residential Real Estate | T. 813.220.4000



LAKEWOOD RANCH, FLORIDA

Enjoy private luxury with resort-quality landscaping. An immaculate home with high-end finishes throughout offers tremendous lake views, a spectacular outdoor living room and kitchen, a heated pool with a spa and a private outdoor shower. The home is complete with Viking appliances, Swarovski crystal, porcelain tile, maple floors, a home theater and more.

4 bedrooms, 4 full and 2 half baths | Price upon request
 Represented by: Tammy Garner | tammygarner@comcast.net
 Coldwell Banker Residential Real Estate | T. 941.374.4161



SIESTA KEY, FLORIDA

This gated waterfront estate on Coconut Bayou boasts a deep-water dock, deeded beach access and a coastal home on a .75-acre parcel. The professionally designed landscaping includes night lighting and a koi pond. Architectural details include 35-foot ceilings with transom windows, steel and wood beams and a floor-to-ceiling fireplace.

4 bedrooms, 4 full and 2 half baths | Price upon request
 Represented by: Tammy Garner | tammygarner@comcast.net
 Coldwell Banker Residential Real Estate | T. 941.374.4161

ST. PETERSBURG, FLORIDA

Lavish waterfront living in prestigious Yacht Club Estates! Enjoy panoramic open-water views from this extraordinary, 5,000-square-foot custom estate (over 8,400 square feet under roof). Offering a brand-new kitchen, cathedral ceilings, formal dining room, a luxurious grand master suite, stone and cherry hardwood floors throughout, this home has 137 feet of waterfront and a large dock with a lift, as well as a pool with a custom rock waterfall to create a private retreat.

5 bedrooms, 4 full and 1 baths | \$1,950,000
 Represented by: Tammy Campbell Plummer
 Coldwell Banker Residential Real Estate
 tammy@tammyplummer.com | T. 727.455.2351



TIERRA VERDE, FLORIDA

This 7,500-square-foot, gated estate has room to expand or add a tennis court! Built by Taurus Custom Homes, details include stone and hardwood floors, a grand sweeping staircase with ornamental ironwork, a gourmet kitchen with professional appliances, fabulous granite counters, gas cooking, 3 fireplaces and an infinity pool and spa. This property offers 195 feet of deep, protected waterfront on a double cul-de-sac lot — a yachtsman's paradise that can accommodate a 150-foot vessel.

4 bedrooms, 4 full and 3 half baths | \$3,250,000
 Represented by: Tammy Campbell Plummer
 Coldwell Banker Residential Real Estate
 tammy@tammyplummer.com | T. 727.455.2351



MADEIRA BEACH, FLORIDA

Spectacular Bellarte on the Gulf! Encompassing the entire floor, this direct Gulf-front, 3,180-square-foot, luxury condo lives more like a home. Direct Gulf-front views begin the moment you step through a private elevator entrance. Exquisite professional finishes and top quality craftsmanship are evident throughout. Additional features include a 2-car garage, professional quality Wolf and Sub-Zero appliances, a 137-bottle, built-in wine refrigerator and an extra-large private terrace. Resort amenities include a Gulf-front pool and spa, fitness center, a clubhouse with billiards and more!

3 bedrooms, 3 full and 1 half baths | \$1,799,000
 Represented by: Tammy Campbell Plummer
 Coldwell Banker Residential Real Estate
 tammy@tammyplummer.com | T. 727.455.2351





SARASOTA, FLORIDA

Exclusive, fully gated waterfront estate features unparalleled elegance and unsurpassed finishes. Privately situated on almost half of an acre, this home features over 7,000 square feet of luxurious indoor living space with panoramic western views across Sarasota Bay! Boating enthusiasts will love the 150 feet of bay frontage, a 50-foot dock and a 15,000-pound lift.

5 bedrooms, 6 full and 1 half baths | \$4,500,000
 Represented by: Lynne Koy | Coldwell Banker Residential Real Estate
 lkoy@coldwellbanker.com | C. 941.544.5117 | T. 941.387.1803



SIESTA KEY, FLORIDA

Antigua is a breathtaking home by Perrone Construction and architect Clifford M. Scholz, designed with a Dutch West Indies architectural concept with an emphasis on casual elegance. It is part of Spice Bay, a subdivision inspired by the Old World charm of Old San Juan, Puerto Rico, with 450 feet of bay frontage, natural foliage and 100-year-old oak trees.

3 bedrooms, 4 full and 1 half baths | \$2,449,000
 Represented by: Lynne Koy | Coldwell Banker Residential Real Estate
 lkoy@coldwellbanker.com | C. 941.544.5117 | T. 941.387.1803



SARASOTA, FLORIDA

Incredible opportunity to own a waterfront estate on Bird Key with views of Sarasota Bay and Siesta Key! On over half of an acre with canal and bay exposures, this home can be exquisitely remodeled, making the dream of owning a piece of paradise come true! The unique floor plan allows natural light to pour in, blurring the lines between inside and out.

4 bedrooms, 4 full and 1 half baths | \$1,725,000
 Represented by: Lynne Koy | Coldwell Banker Residential Real Estate
 lkoy@coldwellbanker.com | C. 941.544.5117 | T. 941.387.1803



LONGBOAT KEY, FLORIDA

Behind the gates of Bay Isles, this 3,400-plus-square-foot, 2-story pool home is on a canal that gives access to Sarasota Bay! Wonderful architectural details abound, from the burlwood columns, faux-finished walls and the vaulted ceiling with a geometric usage of space, to the contemporary wall niches with recessed lighting!

3 bedrooms, 3 full and 1 half baths | \$1,699,000
 Represented by: Lynne Koy | Coldwell Banker Residential Real Estate
 lkoy@coldwellbanker.com | C. 941.544.5117 | T. 941.387.1803



LONGBOAT KEY, FLORIDA

Own your personal piece of beachside paradise on the south end of Longboat Key at Inn on the Beach, a true condominium managed like a hotel. Owners have attractive rental opportunities with a net income from \$25,000 to \$60,000 or can choose to use it as their very own vacation paradise. The opportunities are endless.

1-2 bedrooms, 1-2 baths | Prices to \$1,295,000
 Represented by: Judy Kepez-Hays | longboatkeyluxury.com
 Coldwell Banker Residential Real Estate | T. 941.587.1700



LONGBOAT KEY, FLORIDA

The bayfront and waterfront residences at Country Club Shores offer sailboat water with docks and no bridges to the bay. At the south end of Longboat Key with beach access, there are 2,000- to 5,000-square-foot homes, just minutes to St. Armand's Circle, 45 holes of golf, \$10 million tennis facility, opera house, Ringling Museum, fine dining and fishing.

3-5 bedrooms, 3 baths | Prices to \$3,500,000
 Represented by: Judy Kepez-Hays | longboatkeyluxury.com
 Coldwell Banker Residential Real Estate | T. 941.587.1700



SARASOTA, FLORIDA

This Ritz-Carlton-managed residence is a 5-star resort on the beach offering sunrise, sunset and city light views. Residences have 60-foot wraparound terraces. Amenities of this world-class location include concierge service, a pool, fitness center, theater, social room, board room, guest suites and 2 parking spaces. Pets are welcome.

3 bedrooms, 3 full and 1 half baths | \$1,089,000 to \$5,000,000
 Represented by: Judy Kepez-Hays | longboatkeyluxury.com
 Coldwell Banker Residential Real Estate | T. 941.587.1700



LONGBOAT KEY, FLORIDA

Grand Bay is the grand finale of Arvida Developers. The 4,400-square-foot penthouse and the 2,925-square-foot Antigua model are offered with views of Sarasota Bay. Both corner residences have walls of glass; wraparound terraces; gourmet kitchens; his and hers master baths; 2 under-building parking spaces; beach access; and are pet friendly.

3-4 bedrooms, 3 full and 1 half baths | \$1,325,000 and \$2,600,000
 Represented by: Judy Kepez-Hays | longboatkeyluxury.com
 Coldwell Banker Residential Real Estate | T. 941.587.1700



SARASOTA, FLORIDA

Just steps from restaurants, shopping, night life and theater, this residence encompasses the entire 3rd floor of the historic Orange Blossom Tower. Unit #3 boasts 2 open-air, original, antique brick terraces that are unique to this 3,954-square-foot home. Be 1 of 6 residents to enjoy the ambiance of the hottest destination in downtown Sarasota.

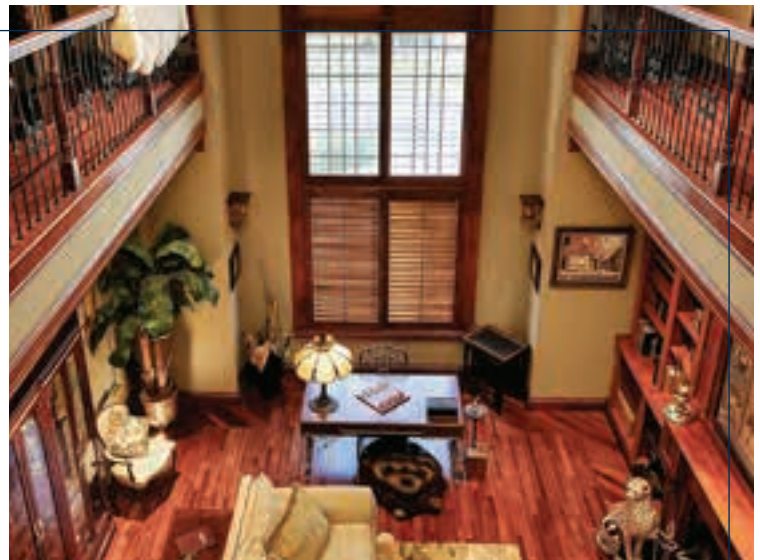
3 bedrooms, 3 baths | \$1,799,000
 Represented by: Betsy de Manio | T. 941.914.5540
 Coldwell Banker Residential Real Estate | betsydemanio.com



SARASOTA, FLORIDA

Graceful archways and stately columns in Unit #7 set the stage for breathtaking views of downtown Sarasota and the beautiful bay from the 7th floor of this historic building. Step out of the 3,954-square-foot residence and take a short walk to the opera and an array of fine restaurants.

3 bedrooms, 3 baths | \$1,799,000
 Represented by: Betsy de Manio | T. 941.914.5540
 Coldwell Banker Residential Real Estate | betsydemanio.com



FORT MYERS, FLORIDA

This estate with Gulf access has a deeded dock in St. Charles Yacht Club. Features of the home include a 3-car garage, 3 staircases, an elevator, gourmet kitchen, butler's kitchen, 4 fireplaces, a wine cellar, sunroom, fitness room, library and an outdoor kitchen. Call for a private tour or for a free market analysis on your property.

5 bedrooms, 8 baths | \$2,500,000
 Represented by: Laurie Johnstone | Coldwell Banker Residential Real Estate
 T. 239.462.1195 | lauriejohnstone@comcast.net | 13911blenheimtrail.com





NAPLES, FLORIDA

This meticulously maintained, 7,200-plus-square-foot home on over .80 of an acre is sophisticated and spacious, yet wonderfully warm and cozy. Features include a den, exercise room, media room, multiple dining areas, a state-of-the-art chef's kitchen and an extra-large master suite. Enjoy 2 covered lanais; a gorgeous, oversized pool; bubbling spa and fountain; 3-car garage; and a separate guesthouse.

6 bedrooms, 7 full and 1 half baths | \$3,650,000
 Represented by: Kathie Soller | kathiesoller@aol.com | T. 239.641.6449
 Coldwell Banker Residential Real Estate



NAPLES, FLORIDA

Enjoy a sought-after great-room floor plan with gorgeous lake, golf course and sunset views. It is offered turnkey furnished with an office/den; separate guesthouse; rich wood flooring; "full-set" marble flooring; a state-of-the-art kitchen; 2 covered, screened lanais; and an oversized pool with a raised spa and pool bath. KathieSoller.com

3 bedrooms, 3 full and 1 half baths | \$1,495,000
 Represented by: Kathie Soller | T. 239.641.6449
 Coldwell Banker Residential Real Estate | kathiesoller@aol.com



SARASOTA, FLORIDA

This 5th-floor residence in Sarasota Bay Club has one of the most stunning direct bayfront views. A beautifully appointed residence in the area's most prestigious luxury retirement condominium, this impressive enclave provides a lifestyle where residents are indulged with an unsurpassed selection of amenities and services. YourSarasotaRealEstate.com

3 bedrooms, 2 baths | \$1,150,000
 Represented by: Andree Huffine | andree@yoursarasotarealestate.com
 Coldwell Banker Residential Real Estate | T. 941.232.4053



ASHEVILLE, NORTH CAROLINA

A park-like setting beckons entry over a babbling creek, around a pond and a fountain into this stately 12,000-square-foot estate on 5 manicured acres. Built as a family compound, features include 3 kitchens, 4 fireplaces and an enclosed pool with operative panels for year-round enjoyment. Additional properties are available.

6 bedrooms, 7 full and 1 half baths | \$1,950,000

Represented by: Team Constance & Diane | Coldwell Banker King Brokerage | T. 828.216.3632 | constance.clement@coldwellbanker.com



MANASOTA KEY, ENGLEWOOD, FLORIDA

Once part of Bobby Vinton's estate, this beachfront cottage is nestled between Sarasota and Naples on the Gulf Coast. Watch sailboats, glorious sunsets and dolphins feeding while relaxing on your private lanai overlooking 100 feet of waterfront on .75 of an acre.

3 bedrooms, 2 baths | \$1,800,000

Represented by: Peggy Lewis & Lynn Robbins

Coldwell Banker Residential Real Estate | P. 941.544.8400

L. 941.376.5077 | lewispeggy@comcast.net



CAPE CORAL, FLORIDA

This custom-built home is across from Cape Harbor and is on a 150-foot-wide, Gulf-access, saltwater canal with 80 feet of water frontage and a dock to berth a 45-foot boat. Enjoy a gourmet kitchen with cherry cabinets and granite counters, 2 master bedroom suites, a balcony, gym and more. Includes a gorgeous pool, spa, LED mood lights and 3 waterfalls.

4 bedrooms, 3 full and 2 half baths | \$1,299,000

Represented by: Penny Lehmann | penelope.lehmann@floridamoves.com

Coldwell Banker Residential Real Estate | T. 239.462.8171



SUMMERLAND KEY, FLORIDA

This 15-room oceanfront estate is on 2 prime oceanfront lots. The 4,200-square-foot residence offers picturesque water views. Enjoy 4 guest bedrooms; a 3rd-story master suite with a private veranda overlooking the sea; oceanfront lanai with a pool and raised spa; and a protected canal-front dock with davits and immediate ocean access.

5 bedrooms, 4 baths | \$2,275,000
 Represented by: Lisa Ferringo | T. 305.797.1221
 Coldwell Banker Schmitt Real Estate Co. | lisaferringo@aol.com



SUMMERLAND KEY, FLORIDA

Vacation at this Glenn Gray-designed, 4-bedroom oceanfront home for a weekend of fishing and diving with Looe Key just minutes away. Features include a dock with 2 lifts, oceanfront pool, numerous decks, a well-appointed granite chef's kitchen that opens to the living and dining rooms, a waterfront lanai and 1st- or 2nd-floor master suites.

4 bedrooms, 3 baths | \$1,699,000
 Represented by: Lisa Ferringo | T. 305.797.1221
 Coldwell Banker Schmitt Real Estate Co. | lisaferringo@aol.com



SUMMERLAND KEY, FLORIDA

Enjoy island living in this 2,000-square-foot waterfront pool home in prestigious Summerland Cove Isle. Decorated by D'Asign Source, this turnkey home is highlighted by a 2-story great room, granite kitchen and large picture windows looking out to the water. Amenities include a heated pool and a concrete dock with an 8,000-pound boat lift. Offered fully furnished.

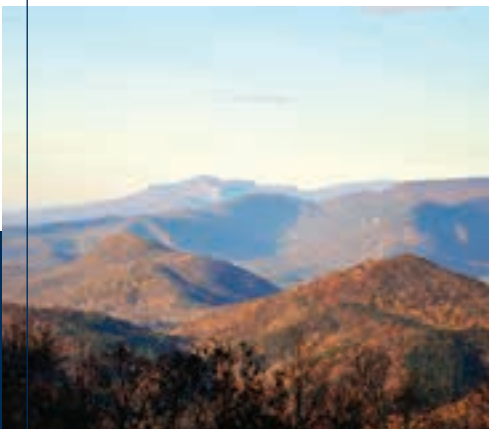
3 bedrooms, 2 baths | \$1,195,000
 Represented by: Lisa Ferringo | T. 305.797.1221
 Coldwell Banker Schmitt Real Estate Co. | lisaferringo@aol.com



KEY HAVEN, FLORIDA

This private peninsula has spectacular, unobstructed, open water views. Boasting over 33,000 square feet, it is one of the largest properties in Key West at the end of one of the most prestigious communities, Key Haven. Enjoy water on 3 sides for fishing, paddle boarding and diving.

\$1,548,000
 Represented by: Lisa Ferringo | T. 305.797.1221
 Coldwell Banker Schmitt Real Estate Co. | lisaferringo@aol.com



GREENVILLE, SOUTH CAROLINA

This exquisite and luxurious mountaintop home in the Cliffs Valley combines a warm ambiance with breathtaking views. The distinctive stonework and open floor plan intertwine the elegance of a custom-built home with the beauty of the Blue Ridge Mountains. The unique outdoor dining area paired with a well-designed kitchen offers the ideal space for entertaining. A picturesque courtyard and gated drive enhance the grand entry to this magnificent home.

6 bedrooms, 6 full and 2 half baths | \$2,100,000

Represented by: Lou Lipomi | Coldwell Banker Caine | T. 864.735.2584 | llipomi@cbcaine.com | cbcaine.com



MARIETTA, GEORGIA

Two houses for the price of one! This is a rare opportunity to own an exceptional piece of property in East Cobb, in the top-ranked Walton School District. The guesthouse features 2 bedrooms, 1 bath and a 3-car garage. The main home offers over 12,700 square feet, a finished terrace level and a fabulous pool.

8 bedrooms, 7 full and 3 half baths | \$2,950,000
 Represented by: Marsha Sell | Coldwell Banker Residential Brokerage
 T. 404.830.2000 | marsha@sellteam.com | sellteam.com



MARIETTA, GEORGIA

A rare opportunity to live in Atlanta Country Club Estates within the Walton High School District. This exceptional custom home overlooks the 10th green and fairway and is spectacular in every way. Luxurious throughout, enjoy incomparable quality at a remarkable price.

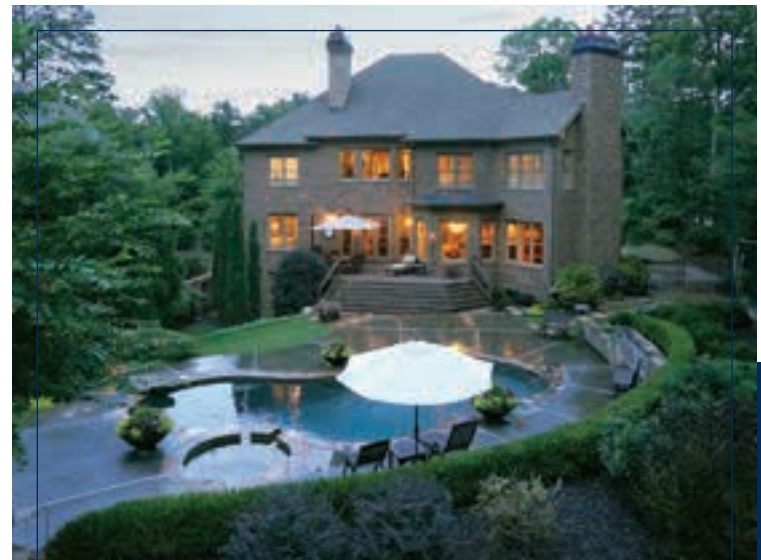
6 bedrooms, 6 full and 3 half baths | \$2,150,000
 Represented by: Marsha Sell | Coldwell Banker Residential Brokerage
 T. 404.830.2000 | marsha@sellteam.com | sellteam.com



GAINESVILLE, GEORGIA

This lakeside estate is the epitome of quality, boasting historic charm and is engineered to perfection and exquisitely designed. A reproduction of the 18th-century Winterthur estate, this 10,800-square-foot Lake Lanier home has 2 kitchens, an elevator, 5 fireplaces and a covered boat dock.

6 bedrooms, 5 full and 2 half baths | \$1,965,000
 Represented by: Tom Upton & Lisa Tipton | T. 678.414.6968
 Coldwell Banker Residential Brokerage | L. 678.772.1255
 tom.upton@coldwellbankeratlanta.com



DUNWOODY, GEORGIA

This beautifully appointed custom home features meticulous attention to detail inside and out. Specialty features include a chef's kitchen, keeping room, butler's pantry, a finished terrace, home theater and an exceptional master suite with a fireside sitting room and morning bar. Enjoy the private backyard oasis with a heated saltwater pool and spa.

5 bedrooms, 6 full and 1 half baths | \$1,385,000
 Represented by: Regan Cox | Coldwell Banker Residential Brokerage
 T. 770.617.7234 | regan.cox@cbatlanta.com



EAST COBB, GEORGIA

This spectacular estate in desirable East Cobb features superb craftsmanship on all 3 levels of living space. Amenities include 6 fireplaces, a chef's kitchen, a master suite with a steam shower, a screened-in porch, heated pool, home theater, wine cellar, guest suite and a bowling alley. This is the perfect home for those looking for the wow-factor.

6 bedrooms, 6 full and 3 half baths | \$1,299,900
 Represented by: Caren M. Acheson | T. 770.642.3653
 Coldwell Banker Residential Brokerage | carenacheson.com



PEACHTREE CITY, GEORGIA

Enjoy water views from nearly every room in this Old World-crafted home. The covered terrace overlooks the resort-style pool, cabana, waterfalls and lake. This manor home features a whole-house automation system, minutes from Pinewood Studios, Hartfield Jackson Airport and Atlanta.

6 bedrooms, 5 full and 2 half baths | \$2,299,000
 Represented by: Marc Castillo & Patrick Jones | M. 404.449.6862
 Coldwell Banker Atlanta | P. 404.680.9534
 marc.castillo@coldwellbankeratlanta.com

ATLANTA, GEORGIA

This custom-built, stone and brick manor home is in the coveted Sara Smith School District. This home features a bright kitchen with commercial-grade appliances and white counters that opens to the breakfast area and family room. The master retreat includes a sitting room, walk-in closet and a spa bath. A finished walk-out terrace level boasts a nanny suite.

6 bedrooms, 5 baths | \$1,649,000
 Represented by: Marc Castillo | Coldwell Banker Atlanta
 C. 404.449.6862 | marc.castillo@coldwellbankeratlanta.com



ALPHARETTA, GEORGIA

The ultimate equestrian estate is complete with a chateau, 13-plus acres of pastures, an 8-stall horse barn with a caretakers' apartment, corrals, a lighted riding arena and a training ring. Special features perfect for entertaining include a luxurious pool, spa, waterfall and slide, a koi pond, beach, terraces and patios.

6 bedroom, 6 full and 3 half baths | \$4,990,000
 Represented by: Katie Brinkman | Coldwell Banker Residential Brokerage
 O. 770.396.6696 | katie.brinkman@coldwellbankeratlanta.com



ALPHARETTA, GEORGIA

This home is ideal for entertaining with outdoor fireplaces, living areas and a manicured park complete with a putting green, batting cage and full-sized baseball field. The home features 4 finished levels with a romantic master on the main floor, which opens onto a private loggia with a Jacuzzi and a fireplace.

5 bedrooms, 6 full and 2 half baths | \$3,590,000
 Represented by: Marc Castillo | Coldwell Banker Residential Brokerage
 O. 404.705.1570 | marc.castillo@coldwellbankeratlanta.com



LOOKOUT MOUNTAIN, GEORGIA

This unsurpassed estate is beautifully situated on 2.8 acres in Lookout Mountain. Breathtaking panoramic views can be enjoyed from the bluff gardens, the terrace and throughout the home. This 1920s estate features a library, sunroom, gourmet chef's kitchen with an oversized butler's pantry and a breakfast room.

5 bedrooms, 6 full and 3 half baths | \$2,750,000
 Represented by: Vicki Treadwell & Sonenshine Team | Coldwell Banker Residential Brokerage
 O. 770.889.3051 | vicki.treadwell@coldwellbankeratlanta.com



MARIETTA, GEORGIA

Exquisite estate with fine details throughout offers numerous features, including a gourmet kitchen with a wood-burning pizza oven, fantastic pool with waterfall, huge backyard, media room, gym and an outdoor terrace with fireplace.

6 bedrooms, 6 full and 3 half baths | \$2,750,000
 Represented by: Marsha Sell | Coldwell Banker Residential Brokerage
 O. 770.955.0555 | marsha.sell@coldwellbankeratlanta.com



ATLANTA, GEORGIA

Steven Fuller-designed, beautifully executed home on a cul-de-sac features a conservatory and main-level master suite, as well as a kitchen and dining room overlooking beautifully planned and private grounds with a pool and gazebo. The terrace level has a game room, exercise room and a nanny suite with a separate entrance.

6 bedrooms, 6 full and 3 half baths | \$2,749,000
 Represented by: Ann Lindner | Coldwell Banker Residential Brokerage
 O. 770.955.0555 | ann.lindner@coldwellbankeratlanta.com



ATLANTA, GEORGIA

Filled with natural light in every room, this quintessential Georgian home has been transformed inside through an artful renovation that includes vast casement openings and barrel ceilings, and novel pocket French doors that open onto a spectacular rear courtyard, bringing the outside in and vice versa.

4 bedrooms, 6 full and 1 half baths | \$2,499,000
 Represented by: Sally Westmoreland | Coldwell Banker Residential Brokerage
 O. 404.874.2262 | sally.westmoreland@coldwellbankeratlanta.com



DAWSONVILLE, GEORGIA

This gorgeous 50-acre estate is suitable for a retreat or compound. Ideal for entertaining, this estate features a large banquet room with kitchen, enclosed solar-heated pool, inside racquetball/basketball court, private nature preserve with an 11-acre lake and a detached garage for a total of 11 cars.

9 bedrooms, 9 full and 2 half baths | \$2,395,000
 Represented by: Phil Baraona | Coldwell Banker Residential Brokerage
 O. 770.889.3051 | phil.baraona@coldwellbankeratlanta.com



ATLANTA, GEORGIA

This historic Druid Hills home, beautifully restored and renovated, has exquisite outdoor spaces including a swimming pool, spa, spacious guesthouse, art studio and manicured gardens. Features include 2 beautiful sunrooms and a library for reading and relaxing.

4 bedrooms, 4 full and 1 half baths | \$2,395,000
 Represented by: Doris Robinson | Coldwell Banker Residential Brokerage
 O. 404.262.1234 | doris.robinson@coldwellbankeratlanta.com



SANDY SPRINGS, GEORGIA

This fabulous French country, custom-built home is situated on the Chattahoochee River. Ideal for the entertainer, it includes a finished terrace level with a media room, kitchenette/bar, rec room, wine cellar and an exercise room with a rock climbing wall. Enjoy the private backyard with spectacular views.

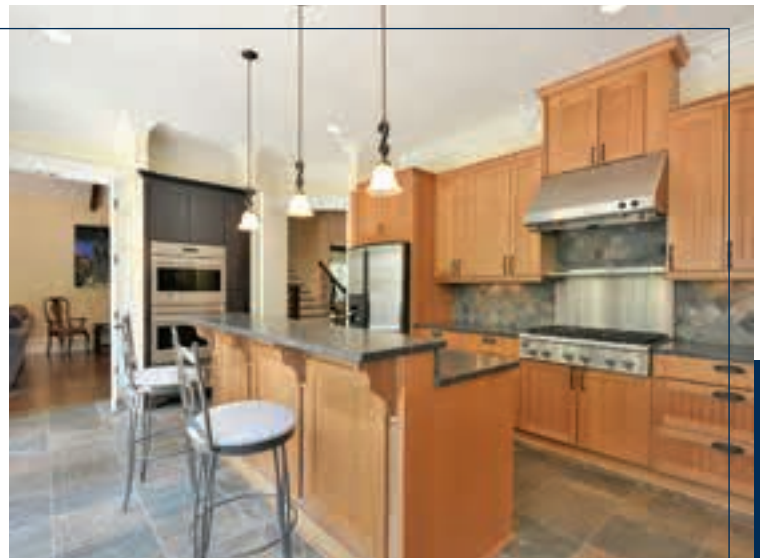
6 bedrooms, 7 full baths | \$1,300,000
 Represented by: Robin Blass | Coldwell Banker Residential Brokerage
 O. 770.396.6696 | robin.blass@coldwellbankeratlanta.com

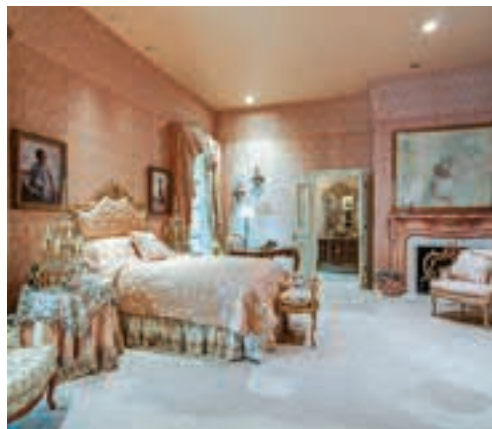


SANDY SPRINGS, GEORGIA

This amazing custom-built brick home has a warm and inviting marble entry foyer. Enjoy a formal living room with wooden beams, a family room with vaulted ceilings, a stone fireplace and a gourmet chef's kitchen.

6 bedrooms, 4 full and 3 half baths | \$1,475,000
 Represented by: Represented by: Robin Blass | Coldwell Banker Residential Brokerage
 O. 770.396.6696 | robin.blass@coldwellbankeratlanta.com





FORT WORTH, TEXAS

This opulent, hilltop Peck Shaner estate graces over 2 majestic acres of stunning views. Custom designed with exquisite details and hand-painted frescoes, grandeur extends from the magnificent reception areas to the 5 bedroom suites with private full baths. The luxurious master suite boasts a secluded gallery, Jacuzzi tub and an 1,100-square-foot boutique closet. A media room, maid quarters, expansive saltwater pool and lavish amenities complete this exclusive manor.

5 bedrooms, 5 full and 3 half baths | \$2,750,000

Represented by: Sandy Binner | Coldwell Banker Residential Brokerage | T. 817.368.1400 | sandy.binner@cbdfw.com



FRISCO, TEXAS

A one-of-a-kind estate on a creek lot enjoys plenty of privacy. This home has received multiple awards for its exceptional detail, quality and design. Featuring an eye-catching façade with a private front courtyard, this home also includes a 4-car garage and a unique sunken wine room. The natural setting boasts extensive trees and lovely creek views.

5 bedrooms, 6 full and 1 half baths | \$2,575,000

Represented by: Christina White | Coldwell Banker Residential Brokerage | T. 972.989.2010 | christina.white@cbdfw.com



MCLENDON CHISHOLM, TEXAS

Unparalleled luxury abounds in this Tudor-style masterpiece. Built with royal living in mind, this custom home features 4 fireplaces, a large gourmet kitchen, lavish master suite with spa bath, study with library, a fully equipped home cinema, exercise room, gaming room and a wine cellar with a humidor. A well-equipped outdoor kitchen, natural ozone pool with a spa, stream and bridge, and a gated motor court complete this distinctively regal offering.

5 bedrooms, 5 full and 1 half baths | \$1,420,000

Represented by: Aidan Flores | Coldwell Banker Residential Brokerage | T. 214.679.1477 | aidan.flores@cbdfw.com



FRISCO, TEXAS

This luxurious French estate on a magnificent creek lot is in a gated community. Features include ornate crown molding, palatial columns, marble, hardwood floors, a study, coffered ceiling, fireplace, unique lounge-style game room, media room with serving bar, balconies and decadent details. Beautiful grounds hold a pool and spa, greenbelt and creek views.

5 bedrooms, 4 full and 3 half baths | \$2,695,000
 Represented by: Christina White | T. 972.989.2010
 Coldwell Banker Residential Brokerage | christina.white@cbdfw.com



POETRY, TEXAS

Classically designed, this gated estate home is perfectly placed on 8-plus acres in the heart of Poetry. Luxurious amenities throughout include a Grecian pool, cabana, guest quarters, an outdoor kitchen and a living area, veranda with fire pit and gazebo overlooking a private pond with a fountain. A true oasis.

4 bedrooms, 3 full and 2 half baths | \$1,695,000
 Represented by: Kelly Crowell | T. 214.403.3949
 Coldwell Banker Residential Brokerage | kelly.crowell@cbdfw.com



DALLAS, TEXAS

Majestic Tudor manor house is the crown jewel of Swiss Avenue. Enter into a grand foyer with a sweeping staircase and etched-glass windows and into the formal rooms featuring fireplaces, oak floors and ornamental architectural details. Enjoy the versatile floor plan, 3 separate rental units, guest quarters and 2 carriage houses.

5 bedrooms, 3 full and 2 half baths | \$1,500,000
 Represented by: Elizabeth Mast | T. 214.914.6075
 Coldwell Banker Residential Brokerage | elizabeth.mast@cbdfw.com



SOUTHLAKE, TEXAS

Exquisite custom home located in the only gated golf course neighborhood in Southlake/Colleyville. Perfect for entertaining, this home features a gourmet kitchen, exceptional master retreat, secluded guest quarters, an exercise room, large game room, media room, pool, spa, 4-car garage and a lovely courtyard.

5 bedrooms, 5 full and 2 half baths | \$1,499,000
 Represented by: Teri Gray | T. 817.291.4064
 Coldwell Banker Residential Brokerage | teri.gray@cbdfw.com



CENTRAL

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LAKE FOREST, ILLINOIS

A Still Life In Lake Forest

BY DRESDEN SCOTT

Like a Cézanne painting, this château demands something of us. It challenges our traditional notions of what is new, what is old, what is “here,” “there” and “everywhere.” Where Cézanne’s magnetic planes of color and mini-brushstrokes built on each other to capture Parisian life in the late 1800s and early 1900s, this Lake Forest, Ill., manse serves as a captivating still life of its own, detail after rich detail building on itself until its Old World presence is known. Its romantic woodland backdrop—reminiscent of a rural French landscape—serves as the perfect canvas for the 10,000-square-foot château.

One can see why its current owner fell under its spell. He purchased the newly constructed estate from Bluff’s Edge Development in 2005, after being taken with its 2.23-acre setting “between Lake Michigan and town, beautiful trees and the ravine on two sides.” Coldwell Banker Residential Brokerage listing agent Marcia Rowley, who is representing the property with Sarah Rowland, says such a home near and along the lakefront is rare in Lake Forest.

“When you factor in how well built this home is and how comfortably it lives, you are looking at an unparalleled property,” notes Rowley. “No stone was left unturned in the design and construction of this European-styled home.”

No stone, indeed. Bluff’s Edge Development created a formal European ambiance that is designed to draw you in instantly—much like a Cézanne. A driveway touched by antique granite pavers and crushed bluestone pulls you toward the house with purpose. At each turn, the French-inspired estate reminds you of its harmonious relationship with nature. Framed by boxwoods, it is surrounded by painting-worthy lilies and bordering Hawthorne trees. New York bluestone slabs line the walkways; while bluestone patios and lannon stone seat walls invite you farther inside the property.

The elegance of the estate echoes throughout its three levels (each offering elevator access, of course). Formal rooms blend effortlessly with casual interior spaces, and outside living areas flow seamlessly around the home. Classic gallery-style hallways, 12-foot ceilings and arched doors lead to a living room touched with European-style plaster crown molding and a beautiful wood-paneled library on the main level. (Each main room is touched with a different plaster crown molding, as in the European tradition, generally measuring 12 inches throughout the residence.) The family room, kitchen and breakfast room areas are





flooded with natural light and views of the backyard. Eight fireplaces add a sense of refinement, some with hand-carved vintage stone mantels.

The fine craftsmanship is evident throughout the home, ranging from elegant hardware made in France to custom-designed cabinetry and elegant walnut, marble and travertine flooring. On the upper level, there are walnut flooring with raised true panel wainscot, large crown molding and four arched, barrel-topped dormers. In each of the five bedrooms, there are custom closets and built-in window seats for admiring the inspiring views of the property, of course. The lower level is equally inviting, with a family room featuring a fireplace, bar, movie theater, exercise room, wine cellar with reclaimed redwood paneling and shelving, bedroom with fireplace, and two full baths and a half-bath.

“The future buyer of this home will certainly appreciate the three levels of interior living, all finished at the same level of quality,” says Rowland. “The lower-level entertaining space especially wows everyone.”

The home’s “pleasing European flair” is reflected throughout the interior and exterior spaces. The owner completed all the exterior landscape design with Wright Landscaping in 2006. He added a pool, spa, fireplace and exterior stairs leading from the pool area to the lower level exercise/changing room and full bath. He did not shy away from adding the same level

of detail found on the inside, either: true stucco with cast stone architectural detailing, a Vermont slate roof, half-round lead-coated copper gutters, a custom-handcrafted, solid nine-foot walnut entry door, and antiqued French solid brass exterior lighting fixtures and lanterns are among the main exterior features.

The upper patio provides vistas to the lush, wooded ravine, and the built-in barbeque allows for extended use 365 days a year. The connection between the upper and lower terraces is accented by a wrought iron lighted archway and framed by two large formal pots. The heated Gunite pool provides a very private woodland retreat with a raised Gunite spa edged in black tile. The double-sided lannon stone fireplace anchors the end of the pool and has room for firewood and granite flat end caps for use as tabletops.

From the outside in, this château delights and surprises with its layers of rich detail. A beautiful canvas for luxury living.

.....
 Lake Forest, Illinois
 6 bedrooms, 6 full and 3 half baths
 \$6,200,000

Represented by: Marcia Rowley and Sarah Rowland
 Coldwell Banker Residential Brokerage
 T. 847.234.8000
 www.580woodland.info



LAKE FOREST, ILLINOIS

Private gates lead to this 11,000-square-foot French manor set on over 2 acres on Lake Forest's most sought-after street, Sussex Lane. Similar in style to the Fleur De Lys mega-mansion in Los Angeles, this estate was designed by renowned architect David Adler. Known for his meticulous and creative landscape, the home features a beautiful pool, tennis court, breathtaking botanical gardens and a dramatic terrace perfect for entertaining.

8 bedrooms, 8 full and 3 half baths | \$8,900,000

Represented by: Akos Straub & Evan Smith | Coldwell Banker Residential Brokerage | T. 312.730.8719 | akos.straub@cbexchange.com



LAKE FOREST, ILLINOIS

Unparalleled luxury is found in this custom-designed, brick-and-stone estate completed in 1998. Enjoy 10 bedrooms and 11 full and 2 half baths on 1.82 acres that include a swimming pool, spa, large gazebo, playground and a gated entry. Located in east Lake Forest, this home is a perfect 10.

10 bedrooms, 11 full and 2 half baths | \$4,995,000
 Represented by: Tom Glusic & Ann Lyon | Coldwell Banker Residential Brokerage
 T. 847.573.1142 | A. 847.828.9991 | tom.glusic@cbexchange.com | ann.lyon@cbexchange.com



CHICAGO, ILLINOIS

Sold in Lincoln Park/DePaul... 5,576 square feet. Please call for information about upcoming Middlefork Development homes for 2015. Middlefork properties integrate understated elegance, state-of-the-art functionality and environmental objectives.

6 bedrooms, 4 full and 1 half baths | \$3,450,000
 Represented by: Elizabeth Ballis
 Coldwell Banker Residential Brokerage
 T. 312.867.8166 | info@ballisgroup.com



KENILWORTH, ILLINOIS

Rarely is such a special pristine home offered in east Kenilworth. Not to be missed, charm, character and ambiance abound in this Maher vintage masterpiece, renovated for today's active lifestyle. The gorgeous property could possibly be expanded.

4 bedrooms, 2 full and 1 half baths | \$1,625,000
 Represented by: Linda Martin
 Coldwell Banker Residential Brokerage
 T. 847.275.7253 | linda.martin@cbexchange.com



LAKE FOREST, ILLINOIS

This spectacular east Lake Forest estate is exquisitely detailed throughout. Outstanding features include a charming pool house with a fireplace, a coach house and a newer Peacock kitchen and master suite.

6 bedrooms, 6 full and 3 half baths | \$6,775,000
 Represented by: Ann Lyon
 Coldwell Banker Residential Brokerage
 T. 847.828.9991 | ann.lyon@cbexchange.com



LAKE FOREST, ILLINOIS

This magnificent east Lake Forest Coburn estate with a coach house is perfectly set on 1.7 acres and blends flawless proportions, classic architectural lines and beautiful architectural details throughout.

5 bedrooms, 6 full and 3 half baths | \$5,995,000
 Represented by: Ann Lyon
 Coldwell Banker Residential Brokerage
 T. 847.828.9991 | ann.lyon@cbexchange.com



LAKE FOREST, ILLINOIS

This David Adler masterpiece is set on 3 stunning acres overlooking a beautiful ravine in east Lake Forest. Exquisitely updated and transformed to absolute perfection, it features a de Giulio kitchen and more.

6 bedrooms, 6 full and 4 half baths | \$5,950,000
 Represented by: Ann Lyon
 Coldwell Banker Residential Brokerage
 T. 847.828.9991 | ann.lyon@cbexchange.com



LAKE FOREST, ILLINOIS

This magnificent in-town Henry Ives Cobb estate is set on 1.5 acres of gorgeous, private grounds with a lap pool, a pool house and a coach house. Extensively renovated, this home features a lovely de Giulio kitchen.

8 bedrooms, 7 full and 2 half baths | \$5,475,000
 Represented by: Ann Lyon
 Coldwell Banker Residential Brokerage
 T. 847.828.9991 | ann.lyon@cbexchange.com



NEW BUFFALO, MICHIGAN

Welcome to the Grand Beach lifestyle at its finest on a private, dead-end street. This beautifully updated home is light and airy, with amazing views and extraordinary attention to detail. The coastal-inspired design includes a gourmet kitchen with natural bluestone floors and a dramatic vaulted great room with clapboard ceiling and wainscoting. The home's approximately 5,400 square feet include Kohler baths, a home theater, game room, cedar spa room, whole-house smart technology and sound system and 2 wet bars. A huge deck with glass railings showcases beautiful lake views.

6 bedrooms, 4 full and 1 half baths | \$2,500,000

Represented by: Chad Gradowski | Coldwell Banker Residential Brokerage | T. 219.241.9083 | chad.gradowski@cbexchange.com



MICHIGAN CITY, INDIANA

Beautifully maintained and decorated by a well-known Chicago designer, this traditional 1800s farmhouse is warm, welcoming and ready for you to get away from it all. The cozy, eat-in kitchen has a classic farmhouse sink and rustic-style fixtures that suit the home perfectly. Luxuriously updated baths are made for long, hot soaks in the tub. The master bedroom includes a charming sitting area with a fireplace. Ideally located just minutes from New Buffalo's beaches, casino, restaurants, harbors and shops and just an hour from Chicago.

4 bedrooms, 3 full baths | \$1,295,000

Represented by: Chad Gradowski | Coldwell Banker Residential Brokerage | T. 219.241.9083 | chad.gradowski@cbexchange.com



WILDWOOD, MISSOURI

Enjoy privacy, elegance and country-estate living, but still live close enough to all St. Louis has to offer. With over 14,000 finished square feet, this all-brick exquisite home is tucked away on 198 acres with tranquil views of its 22-acre spring-fed lake and rolling hills. Open pastures and 2- to 4-car garages are great for horse lovers and car enthusiasts.

6 bedrooms, 7 full and 3 half baths | \$6,900,000

Represented by: Nancy Prost | Coldwell Banker Gundaker | T. 314.852.3529 | nprost@cbgundaker.com



HUNTLEIGH, MISSOURI

This picturesque estate is located amid 50 private acres. The 6-plus-acre property features a stocked pond, horse-ready corral, barn and a stable with fenced-in pasture. A private drive leads to the magnificent, Maritz & Young, French-style home with 22 rooms and a detached 4-car garage. Features include a circular staircase, chandeliers, a renovated kitchen, spacious master suite and a lower level with wooden bars, movie theater seating, a fireplace and 1,000-bottle wine cellar.

6 bedrooms, 4 full and 1 half baths | \$7,499,000

Represented by: Ellen O'Brien | Coldwell Banker Gundaker | T. 314.603.3843 | selobrie@cbgundaker.com



HUNTLEIGH, MISSOURI

This 4.9-acre estate with beautiful grounds, a pool and a pond has stunning architecture rising above a flagstone terrace. The grand entry has a staircase with a fireplace, oak paneling and 10.8-foot ceiling. The owners have maintained the original architectural integrity with significant updating, such as a center-island kitchen; 5 full baths updated with granite; 3 fireplaces; a private bedroom wing; 3rd-floor billiards game room; whole-house music; and updated electrical.

8 bedrooms, 5 full and 1 half baths | \$2,499,000

Represented by: John Ryan & Mary Gentsch | Coldwell Banker Gundaker | T. 314.993.8000 | johnryan@coldwellbanker.com



HOLLAND, MICHIGAN

This 7,500-square-foot home is a true retreat year-round. Enjoy stunning views of Lake Michigan; 200 feet of pristine beachfront; almost 4 acres of magical rolling woodlands; terraced decking; a swim spa; Jacuzzi; full outdoor kitchen with a dining area and sitting area with a fireplace; 2 master suites; a professionally equipped kitchen; and inlaid hardwood floors. Truly a one-of-a-kind estate!

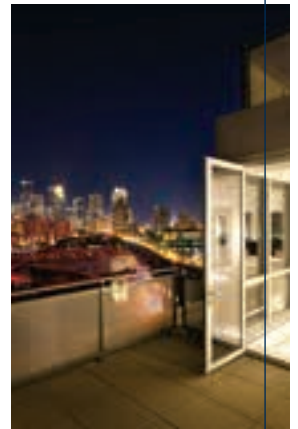
7 bedrooms, 7 full and 2 half baths | \$3,995,000
 Represented by: David Hulst | dave.hulst@cbgreatlakes.com
 Coldwell Banker Woodland Schmidt | T. 616.813.2751



LAKE SAINT LOUIS, MISSOURI

Old World charm and quality, built with today's finest. This home features extensive stonework, geothermal heating, smart technology, copper gutters, custom ironwork and an infinity pool with a waterfall and slide, overlooking Lake Saint Louis. Over 5 lush acres with 490 feet of shoreline feature the lake's largest residential dock. A one-of-a-kind estate.

4 bedrooms, 4 full and 2 half baths | \$2,200,000
 Represented by: Sandra Pogrelis, CRS/GRI | T. 314.330.2121
 Coldwell Banker Gundaker | spogreli@cbgundaker.com



MINNEAPOLIS, MINNESOTA

Located on the 17th and 18th floors of Phoenix on the River, along the banks of historic St. Anthony Falls and Main Street, this sophisticated 2-story penthouse offers the height of luxury living with sweeping uninterrupted 270-degree panoramas overlooking the downtown skyline and the Mississippi River. The architect-designed interior living spaces offer 11,777 square feet of luxury. There is private elevator access to the home, as well as its own interior elevator.

3 bedrooms, 2 full and 3 half baths | \$8,000,000

Represented by: Barry Berg & Chad Larsen | Coldwell Banker Burnet | T. 612.925.8411 | bberg@cbburnet.com

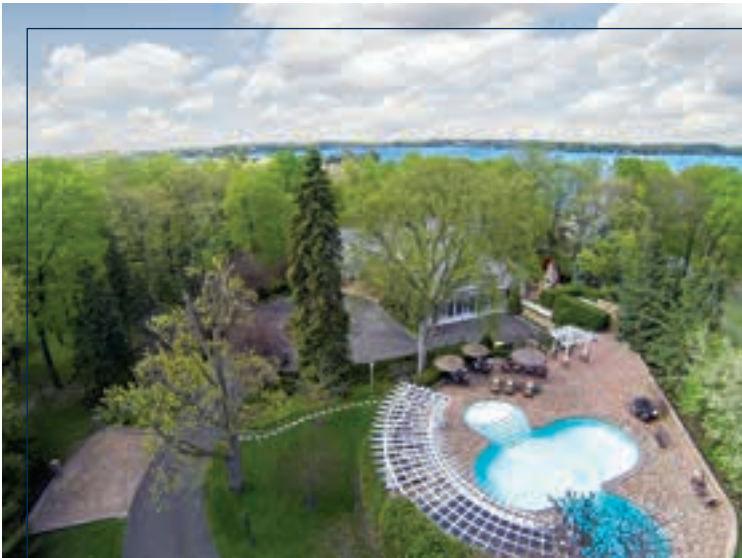


DEEPHAVEN, MINNESOTA

This property is "The Crown Jewel" of the Twin Cities' premier lake, Lake Minnetonka. This amazing estate has "epic" panoramic views and enjoys an unparalleled relationship to the water. The mid-century home is set amongst the trees on this historic site and has been impeccably updated and offers an award-winning ASID kitchen. Other amenities include docking, patios, a tennis court, pool and over 800 feet of lakeshore.

7 bedrooms, 5 full and 2 half baths | \$9,900,000

Represented by: Ellen DeHaven | Coldwell Banker Burnet | T. 952.476.3646 | edehaven@cbburnet.com



WAYZATA, MINNESOTA

Welcome to privacy, tranquility, more than 400 feet of water with docking, outdoor entertaining areas, a 4-plus-acre park-like setting and the unparalleled workmanship of this magnificent home. The estate area of Woodland enjoys easy access to downtown, yet feels far away from the hustle and bustle of the world. This 10,000-square-foot home includes an indoor spa and an outdoor pool.

6 bedrooms, 5 full and 1 half baths | \$8,950,000

Represented by: Ellen DeHaven | Coldwell Banker Burnet | T. 952.476.3646 | edehaven@cbburnet.com



EDINA, MINNESOTA

A world-class combination of timeless architectural design and master craftsmanship, this home offers over 16,000 square feet. Enjoy entertaining spaces with magnificent details and amenities. The formal, yet open concept is the perfect combination of old world elegance and modern convenience. Enjoy over 2,100 square feet of decks and balconies overlooking the pristinely landscaped gardens.

5 bedrooms, 8 baths | \$9,495,000

Represented by: George W. Stickney | Coldwell Banker Burnet
T. 952.473.3694 | gwstickney.com



ORONO, MINNESOTA

Expertly crafted, one-of-a-kind New England-inspired home set upon 2 acres in the prestigious Graham Hill Preserve neighborhood. This meticulously maintained home is complete with every luxury, including a guest apartment, award-winning master bath, home theater with stadium seating, indoor sport court with interchangeable floors and wraparound porch.

6 bedrooms, 8 baths | \$2,995,000

Represented by: George W. Stickney | Coldwell Banker Burnet
T. 952.473.3694 | gwstickney.com

ORONO, MINNESOTA

Stunning chateau perfectly sited on 143 feet of prime south-facing shoreline. This masterpiece exudes an authentic French countryside feel, while offering views of Lake Minnetonka. Features include a kitchen with top-of-the-line appliances and large butler's pantry, grand master suite and a lower-level family room, billiards room and wet bar.

4-plus bedrooms, 7 baths | \$3,795,000

Represented by: George W. Stickney | Coldwell Banker Burnet
T. 952.473.3694 | gwstickney.com



HAMILTON TOWNSHIP, OHIO

The community of Rivers Bend at TPC is back on the map as a destination. Here you'll find 800 Winding River Way, which offers some of the finest amenities available, including almost 8,000 square feet of beautifully finished space and privacy on 1.75 acres. See more at www.perrinmarch.com.

5 bedrooms, 4 full and 2 half baths | \$1,185,000

Represented by: Perrin March | Coldwell Banker West Shell | T. 513.379.2253 | perrin.march@cbws.com



BLUE ASH, OHIO

This is a rare opportunity to own this custom 4-plus-bedroom home containing over 5,000 square feet of living space overlooking Kenridge Lake. The handicap-accessible home features an elevator, hardwood floors, 2 full kitchens and a 1st-floor master suite. All found in a park-like setting.

4 bedrooms, 3 full and 2 half baths | \$1,195,000

Represented by: Greg Tassone | Coldwell Banker West Shell | T. 513.607.6400 | greg.tassone@cbws.com



DUBLIN, OHIO

Unique 8,000-square-foot home sits proudly on a lush golf course lot with outstanding views and includes a dream kitchen, high-end appliances, 2 islands, a hearth room, spacious rich den, stone entry and beamed family room. The 2nd-floor bedrooms are all spacious with custom built-ins and private bath. A wonderful master has a balcony and pond/golf course views. The walk-out level offers a media room, 2 bars, a wine cellar, game room, fitness room, craft room and a pool/garden room. Enjoy a covered porch, patios, an outdoor cook area, a beautiful pool with slide and lush landscaping.

4 bedrooms, 5 full and 2 half baths | \$1,639,000

Represented by: Mathias Marketing Team | Coldwell Banker King Thompson Realtors | T. 614.526.5638 | virgil.mathias@kingthompson.com



POWELL, OHIO

Stunning home in gorgeous Wedgewood offers 9,500-plus square feet (appraisal) with a 2-story grand entry and a double bridal staircase, new gourmet kitchen with all the bells and whistles and an expansive walk-out lower level. The 1st floor also has a family room, living room, dining room, office and reading room. Add a picturesque, 1.88-acre, wooded lot with a stream, and you have a great house for your family. The home backs up to the Safari Golf Club golf course. The open floor plan and multi-tiered deck make this home perfect for entertaining and comfortable living.

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

Represented by: Rose Copp & Jackie Groom | Coldwell Banker King Thompson Realtors | T. 614.239.0808 | jackie.groom@kingthompson.com



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HOLLADAY, UTAH

A

STORYBOOK

MANOR

BY SUSAN KLASS



Ancient stone floors, antique Italian mantelpieces, 200-year-old monastery doors. It could easily be a description for a centuries-old château set in the hills of France. Instead, these elements reside thousands of miles—and hundreds of years away—in a stunning 3.6-acre estate in Utah, just a few miles southeast of Salt Lake City. Locals have named the esteemed estate “Creek Crossing,” and it is easy to see why. Arriving at Creek Crossing is an experience in itself. Visitors must cross through the cottonwoods and Big Cottonwood Creek by bridge. The home’s Old World elegance stands gracefully on its own private lane, commanding a sense of awe by all who fall under its charms.

“The private setting and gorgeous grounds are the most magical you’ll see anywhere,” says Neil Glover of Coldwell Banker Residential Brokerage in Salt Lake City, the agent who is representing the property. “It is a one-of-a-kind home that was artfully designed and skillfully constructed with the finest authentic materials available.”

It was 1998 when architect Fred Babcock began realizing his vision for Creek Crossing. Commissioned by tech entrepreneur David Spafford and his wife, Susan, the 23,000-square-foot estate was completed in 2002 in all of its meticulous style. The Spaffords wanted the home to be a combination of “beautiful exteriors and comfortable

interiors,” rendered in the Old World tradition with the conveniences of a modern home. Designer Anne-Marie Barton delivered timeless European grace in the interior design of the home, bringing the singular warmth and distinction to the house that it so effortlessly emits. One recognizes it in the stone floors sourced from the châteaux of France, the mantelpieces from ancient homes in Italy, the European limestone fireplaces and 200-year-old doors from French monasteries and artisan chandeliers. Notes Spafford, “There are literally hundreds of these kinds of details in the home. They all root the home in tradition.”

To that end, the family of four have enjoyed many of their own traditions in the home, thanks to its flexible floor plan. They have hosted art auctions and musical concerts in the great room and on the terraces with hundreds of guests. They have also held intimate family gatherings in the master sitting room when their sons were younger.

“Most homes that are able to entertain can feel cavernous, but the home is very comfortable for a family of four,” Spafford says. “The house is very spacious, yet it flows like an intimate setting. The rooms are fun and livable.”

“Fun” rooms include the club-style game room and the art deco “Savoy” theater, complete with giant screen, stadium seating and a lobby equipped with a stocked candy counter and commercial-caliber popcorn maker. “Livable” rooms include five bedrooms, a family room, a spa with private salon, two offices, an exercise facility and a sumptuous master bedroom with a sitting room. There are also two elevators—one for the main home and one that serves the auxiliary apartment for staff or family.

Beyond the house, the grounds have a storybook quality, as Glover first noted: landscaped greenery, mature trees, a babbling brook, a full-regulation tennis court and an extended pool with two individual bathhouses, outdoor fireplaces and water features. “A fairy-tale setting,” he says, which also happens to have “an ideal valley location” within 20 minutes of downtown Salt Lake City and the resorts of Park City, the slopes of Brighton, Snowbird, Solitude and Alta.

Perhaps that is why he believes the future buyer of Creek Crossing will be “someone who is connected

“ It is a one-of-a-kind home that was artfully designed and skillfully constructed with the finest authentic materials available. ”



to Salt Lake City, who has an appreciation for architecture and the finest materials.”

For such a discerning buyer, Creek Crossing will be one very happy ending.

.....
 Holladay, Utah
 5 bedrooms, 6 full and 6 half baths
 \$12,500,000

Represented by: Neil Glover
 Coldwell Banker Residential Brokerage
 T. 801.580.7118 | neil.glover@utahhomes.com



HOLLADAY, UTAH

The property's experience begins quietly on its private lane, crossing through the cottonwoods and over Big Cottonwood Creek via its artful bridge, building to a crescendo as it enters the circular drive of the graceful stone manor. The home hearkens to its vision of the Old World, resonating a livable luxury, while also celebrating the recreation and outdoor living afforded by its Western location.

5 bedrooms, 12 baths | \$12,500,000

Represented by: Neil Glover | Coldwell Banker Residential Brokerage | T. 801.580.7118 | neil.glover@utahhomes.com



SALT LAKE CITY, UTAH

Breathtaking Villa Villagio is a newly completed and custom villa perched above the lights of Salt Lake City. The informal elegance of the home mimics the resort experience of the villas of Hawaii, coastal California and Italy. The 100-year-old oak trees, mountain shadows and breezes, and views across the valley serve as reminders of the home's approximately 2.5-acre mountainside location, yet it is only minutes from Salt Lake City's vibrant urban culture.

4 bedrooms, 5 full and 2 half baths | \$9,500,000

Represented by: Frances Hays | Coldwell Banker Residential Brokerage | T. 801.541.3858 | frances.hays@utahhomes.com

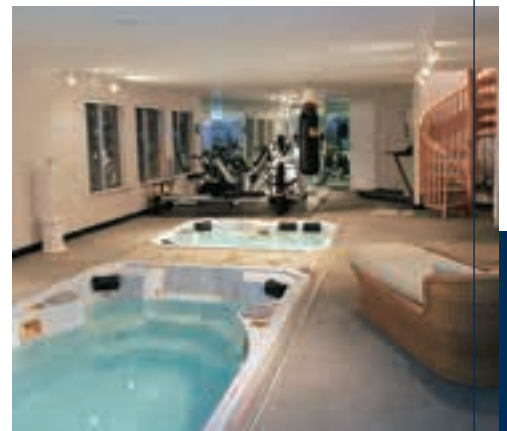


DRAPER, UTAH

This magnificent estate with incredible views is a world-class architectural masterpiece. Its grand entry has inlaid mosaic tile design and there are Brazilian cherry hardwood floors throughout. Other highlights include a luxury gourmet kitchen, lower level with 4 en suite bedrooms and a state-of-the-art theater room. Professionally landscaped and close to world-class skiing.

6 bedrooms, 6 full and 3 half baths | \$2,350,000

Represented by: The Midas Team | Coldwell Banker Residential Brokerage | T. 801.641.9400 | marcia.white@utahhomes.com



SALT LAKE CITY, UTAH

This home was the Schultz Design Winner in the Parade of Homes. This fun, easy-to-maintain luxury residence features a gourmet chef's kitchen, master bedroom with a fireplace and wet bar, second master suite with an English conservatory, basement with radiant-heated floors, home theater and an indoor lap pool, spa and sauna. Step outdoors onto the expansive covered deck. This solid home was built on slate with 2x6 foot construction.

4 bedrooms, 6 baths | \$1,299,000

Represented by: Tamra Hall | Coldwell Banker Residential Brokerage | T. 801.953.3335 | tamra.hall@utahhomes.com



CASTLE ROCK, COLORADO

This exquisite estate sits nestled among the pines with views of Mt. Evans. Architecturally important enhancements can be found throughout the interior, from the meticulous woodwork to the flawless natural stone. The elegant gourmet kitchen overlooks the breakfast nook and great room with exposed trusses. Unique to this property is the elevator that takes you to the private guest suite and lower level from the main floor.

5 bedrooms, 9 baths | \$3,650,000

Represented by: Louie Lee | Coldwell Banker Residential Brokerage | T. 303.549.6925 | louie.lee@live.com | castlepinesrealestate.com



CASTLE ROCK, COLORADO

This stunning contemporary retreat is located behind the gates of Castle Pines Village on a premium-acreage, treed site. The custom-built ranch walk-out features multiple gathering areas and approximately 2,500 square feet of outdoor living space, which includes a pool, a heated cabana and an outdoor kitchen. The lower levels include a theater and an exercise area that overlooks a fantastic indoor sport court.

4 bedrooms, 2 full and 2 three-quarters and 1 half baths | \$2,095,000
 Represented by: Alice Downie | Coldwell Banker Residential Brokerage | T. 303.520.0277 | alice.downie@coloradohomes.com | alicedownie.com



EVERGREEN, COLORADO

Located in gated Upper Bear Creek Ranch on approximately 12.9 pristine acres is this custom mountain contemporary estate with a 1-bedroom, 1-bath matching guesthouse. This property makes a statement. A porte cochere leads you to the grand entry, slate tile floors and dramatic ceilings and beams coupled with expansive windows that fill this home with natural light. Its dramatic great room with a stone fireplace is only the beginning of the luxury within.

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

Represented by: Kevin Freadhoff | Coldwell Banker Residential Brokerage | T. 303.803.6949 | kevinseilhomes@yahoo.com | mountainhomeforyou.com



ASPEN, COLORADO

Overlooking the Hallam Lake Nature Preserve, this home is on Roaring Fork Road, just steps from the Music Tent and Aspen Institute, and minutes from the gondola and downtown Aspen. Outside, cascading manicured gardens and decks, a glass and stone belvedere and meandering pathways provide for a private outdoor living environment with views of Hallam Lake, Smuggler Mountain, Independence Pass and Aspen Mountain. sanctuaryathallamlake.com.

6 bedrooms, 7 full and 1 half baths | \$20,000,000
 Represented by: Jim & Anita Bineau | T. 970.688.0609 | Chris Souki | T. 970.948.4378 | Coldwell Banker Mason Morse | masonmorse.com



SUN VALLEY, IDAHO

This stunning, one-of-a-kind home with a separate guesthouse on the Big Wood River is in prestigious Northwood. Designed by award-winning Steven Chase, features include pear-wood cabinets/doors with bird's eye maple inlay, redwood walls, custom-made Douglas fir interlocking beams imported from Germany, a sauna, hot tub, 4 fireplaces and 2 kitchens.

6 bedrooms, 7 full and 2 half baths | \$9,750,000
 Represented by: Jami Baldwin | Coldwell Banker Distinctive Properties | T. 208.721.1557
jami.baldwin@coldwellbanker.com | coldwellbankerdistinctiveproperties.com



SUN VALLEY, IDAHO

Drenched in sunlight and views, this chateau in Golden Eagle is in the gated enclave of Timber Gulch. Enjoy 3.75 acres with a circulating pond, waterfall, water rights and a custom-built manor house. There is a 960-square-foot apartment above the 3-car garage. The top-notch barn with 3 pastures is perfect for horse lovers or can be converted.

3 bedrooms, 3 full and 1 half baths | \$2,450,000
 Represented by: Team Conklin | Coldwell Banker Distinctive Properties
 T. 208.720.5326 | todd.conklin@coldwellbanker.com

EAGLE, COLORADO

This outstanding Eagle Ranch golf course home is on the 16th hole with an adjacent pond. Spacious decks and a hot tub take full advantage of the Colorado outdoor lifestyle. The luxurious home boasts custom high-end finishes and is ideally suited for the skier or golf enthusiast with a large family who enjoys entertaining.

6 bedrooms, 5 full and 1 half baths | \$1,099,000
 Represented by: Dave Elmlad | Coldwell Banker Distinctive Properties
 T. 970.376.4407 | dave@elmlad.com | davevailvalleyhomes.com



BOW, WASHINGTON

Create a lifetime of memories on your secluded 76±-acre gated campus, which includes a private lake designed for competitive waterskiing/ wake boarding, a gymnasium, soccer field, outdoor gun range, horse pasture, lodge home designed by Cihan Anisoglu AIA with guest suites, plus 2 additional homes and outbuildings. It is 60 miles north of Seattle near the world-famous Chuckanut Drive.

4 bedrooms, 5 baths | \$2,900,000

Represented by: Jean Groesbeck & Bob Blevins | Coldwell Banker Bain | J. 360.941.3734 | B. 206.999.6767
 jean@jeangroesbeck.com | jeangroesbeck.com | bobblevins@cbbain.com | bobblevins.com



ORCAS ISLAND, WASHINGTON

Author Richard Bach's (Jonathan Livingston Seagull) former home provided inspiration through the incredible sweeping views, serenity and beautiful craftsmanship of this secluded estate on 10± acres. Immerse yourself in nature, while enjoying your spectacular retreat overlooking "the emerald isle," and let your spirit soar.

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

Represented by: Jean Groesbeck | Coldwell Banker Bain
 T. 360.941.3734 | jean@jeangroesbeck.com | jeangroesbeck.com



ANACORTES, WASHINGTON

Inspired by the incredible natural beauty that surrounds it, this Frank Lloyd Wright-inspired, open-concept, waterfront home was sited to capture magnificent views and sunsets from every room. The 2-plus-acre setting includes a 2nd lot, has a natural creek and is just steps away from the community dock and private beaches.

3 bedrooms, 3 baths | \$1,200,000

Represented by: Jean Groesbeck | Coldwell Banker Bain
 T. 360.941.3734 | jean@jeangroesbeck.com | jeangroesbeck.com



SAN JUAN BAUTISTA, CALIFORNIA

SAN JUAN VISTA ESTATES is 195 acres with a tentative approved map for fourteen 5-plus-acre parcels. Enjoy beautiful, gentle, rolling hills just north of the historic mission town.

\$6,249,942
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



GILROY, CALIFORNIA

THIRTY-THREE ACRES OF PRIME FARM LAND with excellent soil and good water. It is in a great location between Morgan Hill and Gilroy with easy freeway access and visibility.

\$1,499,994
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



INCLINE VILLAGE, NEVADA

A stunning, custom home set on over an acre of land featuring sweeping, panoramic views of Lake Tahoe. Features include elevator access to all 3 levels, 8,800± square feet, a media room, wine cellar, 7 fireplaces, a butler's pantry, breakfast nook, heated driveway, a landscaped street-to-street lot and an oversized 4-car garage.

6 bedrooms, 7 full and 2 half baths | \$6,199,000
 Represented by: Cheryl A. Delehanty | T. 775.772.2945
 Coldwell Banker Select Real Estate | cheryld@cbivr.com



HOLLISTER, CALIFORNIA

EL RANCHO ESCONDIDO is 1,200 acres of Central California ranch within 50 minutes of Carmel and San Jose. Huge potential and great income just minutes from town.

\$11,888,888
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



HOLLISTER, CALIFORNIA

THE BOURDET RANCH is 195 acres of high-grade, Class II soil, currently planted to produce asparagus. This field has excellent irrigation water from 2 wells and a large San Felipe Project blue valve.

\$2,999,992
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



GILROY, CALIFORNIA

THE B AND T RANCH is a 12-acre equestrian facility with 3 dwellings, a beautiful 20-stall barn and a dressage arena with mirrors and lights. You have to see it to appreciate.

\$1,724,942
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



GILROY, CALIFORNIA

THE BOD FISH CREEK RANCH is an 11-acre horse property with 2 homes. There is a beautiful executive home with gardens perfect for weddings. It is just 40 minutes to San Jose or Monterey.

\$1,599,995
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



MONTE SERENO, CALIFORNIA

This exquisite estate has it all, a European-style residence and guesthouse, superior materials, luxury amenities, unparalleled views of the Valley up to San Francisco, and a resort-like pool and grounds. The home and guesthouse span approximately 14,000 luxurious square feet over an impeccably arranged 3-level floor plan, and each level is as expansive and breathtaking as the next. Villa Matilija is the best Monte Sereno has to offer. VillaMatilija.com

6 bedrooms, 6 full and 3 half baths | Price upon request

Represented by: Margie Formico Walsh & Marte Walsh | CalBRE# 70014337 | Coldwell Banker Residential Brokerage | T. 408.483.2179 | mwalsh@cbnocal.com



CARMEL HIGHLANDS, CALIFORNIA

The search for your timeless coastal masterpiece may begin and end with this incomparable, approximately 8,387-square-foot estate on Carmel Highland's Coast. This estate reveals European elegance with Jacobean influence at every turn. With dramatic ocean views as its backdrop, this estate features a 2-story great room with a soaring domed ceiling, wine cellar, an artist's studio, caretaker's suite with elevator and an exterior with a waterfall, a pond and gardens.

10 bedrooms, 8 full and 1 half baths | \$12,988,000

Represented by: William L. Smith | CalBRE# 01064866 | Coldwell Banker Residential Brokerage | T. 831.626.2400 | william@williamsmith.com | williamsmith.com



SAN FRANCISCO, CALIFORNIA

Set back on an oversized lot, this chic, state-of-the-art Golden Gate Bridge and ocean-view residence offers a magnificent lifestyle allowing for comfort and seclusion. The top level boasts a cathedral ceiling with a wall of windows overlooking the dramatic, ever-changing views. This home offers a sensational master suite opening to its own deck. Additional amenities include a gourmet chef's kitchen, a media room, patio leading to a lush garden and a garage plus driveway.

4 bedrooms, 4 full and 2 half baths | \$5,500,000

Represented by: Laurie Nierenberg | CalBRE# 00833470 | Coldwell Banker Residential Brokerage | T. 415.710.6900 | laurietri@gmail.com | isellshomes.com



EL DORADO HILLS, CALIFORNIA

This rare, premier lakefront home features panoramic views of Folsom Lake and its magnificent sunsets. The exquisite estate has approximately 1.7 acres of landscaped grounds equal to an exquisite resort. Located in El Dorado Hills, voted one of the best places to live by CNN Money®, the community has top-ranked schools, restaurants, shopping, trails and parks; 30 minutes to downtown Sacramento and approximately 2 hours from Lake Tahoe or San Francisco.

4 bedrooms, 5 full and 1 half baths | \$3,750,000

Represented by: Patricia Seide | CalBRE# 00892540 | Coldwell Banker Residential Brokerage | T. 916.712.1617 | patricia.seide@cbrnocal.com | patseide.com



CARMEL, CALIFORNIA

Here, along Scenic Road, you'll find 3 contiguous parcels of coveted Carmel land totaling more than 17,800 square feet, on a gentle slope of land. Not 50 feet from the Pacific's edge with a broad view of pounding surf, spouting whales and incredible sunsets, are the 'shovel-ready' plans for what could be a magnificent approximately 6,300-square-foot, 4-bedroom, 5.5-bath home, or your own dream-home creation.

4 bedrooms, 5 full and 1 half baths | \$7,850,000
 Tim Allen | CalBRE# 00891159 | T. 831.214.1990
 Coldwell Banker Residential Brokerage
 tim@timallenproperties.com | timallenproperties.com



CARMEL, CALIFORNIA

Ancient French pavers, relic fireplaces, limestone floors and 19th-century timbers are but a few accents adorning this new home. Add today's needs of radiant heat, an elevator, plaster walls and top-quality appliances along with a total of 3 bedrooms, 3-plus baths, an oversized living room and dining room, and a kitchen that feels as if it was brought straight from Italy, this is truly... Carmel's Villa in the Village.

3 bedrooms, 3 full and 1 half baths | \$4,995,000
 Tim Allen | CalBRE# 00891159 | T. 831.214.1990
 Coldwell Banker Residential Brokerage
 tim@timallenproperties.com | timallenproperties.com



PEBBLE BEACH, CALIFORNIA

A breathtaking oceanfront property, "Sanderling" is a once-in-a-generation opportunity to create a home of world-renown, set on its greatest meeting of land and sea. With a main house, plus a 2-bedroom, 2-full- and 2-half-bath cottage, the nearly 3-acre site is as stunning as one's imagination... the finest example of Pebble Beach's definitive coastline.

7 bedrooms, 7 full and 3 half baths | \$22,000,000
 Tim Allen | CalBRE# 00891159 | T. 831.214.1990
 Coldwell Banker Residential Brokerage
 tim@timallenproperties.com | timallenproperties.com



SONOMA COUNTY, CALIFORNIA

Casa de La Paloma Blanca has spectacular views overlooking Mayacama Golf Course and city lights. This approximately 13.6-acre Shiloh estate is the ultimate wine country retreat with courtyards and a contemporary-style compound punctuated by vibrant stucco walls and water features. Included is a guesthouse overlooking the pool and pool house.

5 bedrooms, 5 full and 2 half baths | \$7,900,000

Represented by: Mary Anne Veldkamp | CalBRE #01034317 | Coldwell Banker Residential Brokerage | T. 707.481.2672 | maryanneveldkamp.com



SEBASTOPOL, CALIFORNIA

This is truly a work of art comprising 2 stylish contemporary homes that use 'green' sustainable materials, are solar-powered and sited on a gorgeous, partially wooded, approximately 14-plus acres in the heart of Wine Country. Handmade artisan finishes complement the natural beauty of the setting, giving warmth. It includes a barn, a covered arena and riding trails for horses or, if you prefer, excellent potential for grapes.

3 bedrooms, 3 full and 1 half baths | \$2,495,000

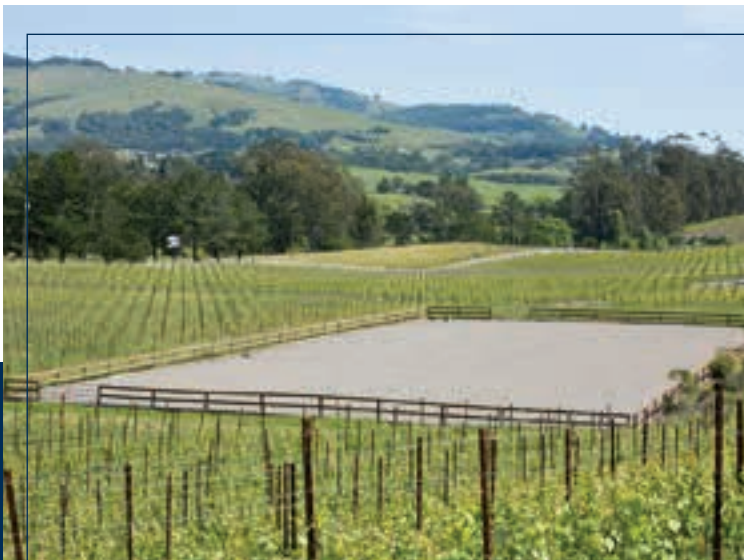
Represented by: Lisa Thomas | CalBRE #01359810 | Coldwell Banker Residential Brokerage | T. 707.217.2683 | lisa@premiercountryestates.com



PORTOLA VALLEY, CALIFORNIA

A peaceful road leads to this splendid retreat on approximately 9.3 acres with views that stretch from the Valley and Bay to the San Francisco skyline. Built in 2012, the refined residence and separate guesthouse are ready for relaxed living, as well as formal entertaining. www.5922Alpine.com

5 bedrooms, 4 full and 1 half baths | \$6,400,000
 Represented by: Ginny Kavanaugh | CalBRE# 00884747 | Coldwell Banker Residential Brokerage
 T. 650.400.8076 | gkavanaugh@camoves.com | kavanaughrealestate.com



SANTA ROSA, CALIFORNIA

This 7-bedroom estate home has soaring vineyard views and is privately located on a large ranch in bucolic Bennett Valley. The vineyard, 2 residential units and a commercial equestrian facility, including 2 barns, 30-plus stalls, tack rooms, a covered round pen, 2 outdoor arenas, large work shop, bath and shower, provide enjoyment and substantial income. A large pond enhances this peaceful setting as you drive through the ranch.

7 bedrooms, 5 full and 1 half baths | \$5,395,000
 Represented by: Marie Young & Brian Connell | CalBRE# 01219114, 01076061 | Coldwell Banker Residential Brokerage
 T. 707.484.0496 | marie.h.young@gmail.com | marieyoung.com



EL DORADO HILLS, CALIFORNIA

Experience Old World charm and luxury in this approximately 6,140-square-foot masterpiece nestled in the hills of the Serrano Country Club. Features include 5 fireplaces, Venetian plaster and glazed walls and dramatic open truss ceilings. It has attached guest quarters, a resort-style yard and adjoins the 9th fairway.

5 bedrooms, 5 full and 2 half baths | \$1,895,000
 Represented by: Patricia Seide | CalBRE# 00892540 | Coldwell Banker Residential Brokerage
 T. 916.712.1617 | patricia.seide@cbnorcal.com | patseide.com



EL DORADO HILLS, CALIFORNIA

Exquisite, approximately 5,400-square-foot, 5-bedroom residence in the exclusive Serrano Country Club Community. The resort-style backyard backs to a greenbelt. The home is designed for entertaining, featuring hardwood floors, crown molding, custom cabinetry, granite and stone. The master retreat is on the main level.

5 bedrooms, 6 full and 1 half baths | \$1,469,000
 Represented by: Patricia Seide | CalBRE# 00892540 | Coldwell Banker Residential Brokerage
 T. 916.712.1617 | patricia.seide@cbnorcal.com | patseide.com



BIG SUR COAST, CALIFORNIA

Designed in 1931 by William W. Wurster, one of California's foremost architects, the Voss House has been lovingly and faithfully restored and enjoys a prime location adjacent to the iconic Post Ranch Inn. Restored with the finest materials, it is informal in mood, yet sophisticated, direct in design, yet subtle in scale and intimacy. TheVossHouse.com

3 bedrooms, 3 full and 1 half baths | \$7,200,000
 Represented by: The Heinrich Team | T. 831.626.2434
 CalBRE# 00584641, 01069022 | Coldwell Banker Residential Brokerage
team@theheinrichteam.com | theheinrichteam.com



PEBBLE BEACH, CALIFORNIA

Located in the heart of the Monterey Peninsula Country Club area, only a short walk to the beach, this iconic Spanish Colonial Revival residence on an oversized lot is a timeless presentation of Pebble Beach in the early years. Spacious rooms, a chef's kitchen and wine room make this home an entertainer's dream. 1037Rodeo.com

4 bedrooms, 4 full and 1 half baths | \$4,995,000
 Represented by: The Heinrich Team | T. 831.626.2434
 CalBRE# 00584641, 01069022 | Coldwell Banker Residential Brokerage
team@theheinrichteam.com | theheinrichteam.com



CARMEL, CALIFORNIA

Stunning contemporary home is located on a spectacular, secluded site in the gated community of Otter Cove. Created by famed architect Bill McLeod, the design and structure are inseparable from the natural beauty of this powerful land and seascape. Clear expanses of glass open to the shimmering surfaces of the ocean below. AuroraDelMar.com

4 bedrooms, 5 baths | \$9,500,000
 Represented by: The Heinrich Team | T. 831.626.2434
 CalBRE# 00584641, 01069022 | Coldwell Banker Residential Brokerage
team@theheinrichteam.com | theheinrichteam.com



PEBBLE BEACH, CALIFORNIA

This stunning Mediterranean residence offers refined living in a golf course and ocean-view setting. High ceilings and spacious rooms create dramatic interiors with abundant windows, marble and hardwood floors, granite countertops and a luxury master suite. A gourmet kitchen and breakfast room complement this walk-to-the-beach location. SandDunes1.com

3 bedrooms, 3 full and 1 half baths | \$2,595,000
 Represented by: The Heinrich Team | T. 831.626.2434
 CalBRE# 00584641, 01069022 | Coldwell Banker Residential Brokerage
team@theheinrichteam.com | theheinrichteam.com



SAUSALITO, CALIFORNIA

Enjoy world-class views of San Francisco, Sausalito, the Bay and beyond from this exciting property, situated on a street-to-street lot with unparalleled views. Architectural plans by a renowned San Francisco architect have been approved by the City of Sausalito. First time on the market in 33 years, the property was formerly owned by William Randolph Hearst.

4 bedrooms, 4 full and 2 half baths | \$4,250,000
 Represented by: Lois Scheinberg | CalBRE# 00913795 | T. 415.384.0667
 Coldwell Banker Residential Brokerage | lscheinberg@cbtnorcal.com



SAN RAFAEL, CALIFORNIA

A rare, secluded Marin County estate with fabulous views of the water, marina, bridges and islands. Lavishly landscaped, there is a resort-like patio with a pool, spa, barbecue and dining area for luxury entertaining. Dramatic, 1-level home with almost an acre of secluded setting perched on top of the world. No need to vacation... you are already there.

3 bedrooms, 3 baths | \$2,788,000
 Represented by: Candace Grippi | CalBRE# 00685646 | T. 415.250.9154
 Coldwell Banker Residential Brokerage | cgrippi@cbtnorcal.com



SANTA CRUZ, CALIFORNIA

Luscious coastal redwoods and serene meadows provide the setting for this exquisitely finished, beautifully maintained home in the approximately 160-acre gated Woods Cove community. Magnificent features at every turn provide a sense of comfort and opulence. The indoor and outdoor spaces allow for intimate and grand-scale entertaining.

4 bedrooms, 4 baths | \$1,949,000
 Represented by: Michael McDonald | CalBRE# 01467997 | T. 831.331.3183
 Coldwell Banker Residential Brokerage | michael@mmcdrealtor.com



NAPA, CALIFORNIA

Established in the midst of the Napa wine country, a limited number of residences were created at the doorstep of the ultimate American wine country experience. No effort was spared to maximize each space of this elegantly designed floor plan. This truly is a residence to luxuriate in, one which only reaffirms that great things are truly enduring and timeless.

3 bedrooms, 3 full and 1 half baths | Price upon request
 Represented by: Phil Sullivan | CalBRE# 01085804 | T. 707.696.6077
 Coldwell Banker Residential Brokerage | psullivan@cbtnorcal.com



NAPA VALLEY, CALIFORNIA

Sitting on approximately 40 acres of premium Napa Valley hillside vineyards is a magnificent estate consisting of approximately 9,600 square feet on 3 levels. The home boasts a grand-scale main residence with 7 fireplaces, a wine cellar, wine-tasting room and a chef's kitchen for grand entertaining. Outdoor entertaining with a poolside terrace, breathtaking views, outdoor kitchen and bar, separate poolside guesthouse, helicopter pad and much more.

6 bedrooms, 5 full and 1 half baths | \$18,800,000

Represented by: David Bellings | CalBRE #00877838 | Coldwell Banker Residential Brokerage | T. 415.447.1600 | david@davidbellings.com | davidbellings.com



NICASIO, CALIFORNIA

Spanning 74-plus acres, Meadowbrook is the jewel of Nicasio. This magnificent property features a Spanish Colonial, Cliff May showcase home with a pool, tennis court and panoramic views of the valley. Meadowbrook also includes an outstanding equestrian facility, 2 additional homes, a cabin, seasonal creek, 3 ponds, 5 wells and much more! Don't miss this opportunity to own one of Marin's premier equestrian estates! MarinEquestrianEstate.com.

4 bedrooms, 3 baths | \$7,990,000

Represented by: Dana Zischke Cipinko | Coldwell Banker Residential Brokerage | T. 415.302.7029 | dana.cipinko@cbnocal.com

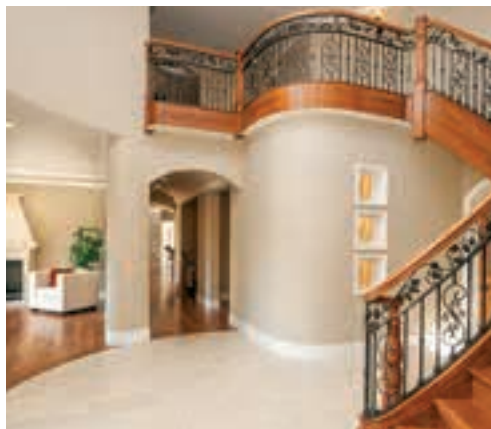


HILLSBOROUGH, CALIFORNIA

Situated on a stunning half-acre lot across from the golf course in one of the finest locations in lower Hillsborough, this custom-built home epitomizes excellence in design and craftsmanship. Features include 5 bedrooms, 5.5 baths, a chef's kitchen/great room ensemble, wine cellar and an elevator. The rear grounds, replete with an expansive lawn, rose garden, fire pit and amazing cabana with a fireplace, bar and full bath, complete the breathtaking setting.

5 bedrooms, 5 full and 1 half baths | \$6,195,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbtnorcal.com | jimarbeed.com



HILLSBOROUGH, CALIFORNIA

Regally situated on a cul-de-sac lot of just over 2 acres with western hills views, this residence offers approximately 7,000 square feet of luxurious living space. Features include a spectacular grand entry, elegant formal rooms, 6 bedrooms suites, 6.5 baths, a stunning kitchen/great room ensemble, a huge media room and a wine cellar. The grounds are equally impressive with a pool, spa, tennis court, putting green, expansive lawn, fruit orchard and a vineyard.

6 bedrooms, 6 full and 1 half baths | \$8,900,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com



NAPA, CALIFORNIA

Perched high above the Silverado Country Club with 360-degree views over the golf course and vineyards, this home has 7,000 square feet of living space. There are olive trees, an award-winning vineyard and a transferable license to sell. Features also include a 4-car garage, bocce ball court and an infinity pool.

4 bedrooms, 4 full and 2 half baths | \$4,488,888

Represented by: Carolyn Roberts | Coldwell Banker Brokers of the Valley | T. 707.258.5248 | carolynroberts.com | 1881atlaspeakrd.com



NAPA, CALIFORNIA

This 20-acre gated oasis of wine country luxury offers total privacy and tranquility, yet is just minutes to everything the Napa Valley has to offer. In the main house every room overlooks the surrounding vineyards and mountains. Features include a pool house with a kitchen and indoor/outdoor dining, and a guesthouse.

4 bedrooms, 3 full and 2 half baths | \$6,495,000

Represented by: Carolyn Roberts | Coldwell Banker Brokers of the Valley | T. 707.258.5248 | carolynroberts.com | 45vineyardviewdr.com



UNDER THE *Spell* OF THE *Sea*

BY JAYMI NACIRI

“**T**he sea, once it casts its spell, holds one in its net of wonder forever.”

It was Jacques Cousteau who spoke those undeniable words. But it could just as easily be anyone who has had the good fortune to spend some time at the one-of-a-kind modern seaside estate known as Crown of the Sea, drinking in views that span a wide swath of Pacific blue and enjoying uncommon coastal privacy. Or, to even gaze up from the Corona del Mar shore and follow the lines of the home as it curves along the coastline, becoming one with its spectacular natural setting.

“What sets this home apart is location, location, location,” says listing agent Georgina Jacobson of Coldwell Banker Residential Brokerage in Newport Center. “I don’t believe there is another property in the area with 270-degree views. To be able to see the north and south coastlines, Catalina and the entrance to harbor is rare. I love how you can see the water from every room of the house.”

Water was all the inspiration renowned architect

Brion Jeannette needed to realize his vision for Crown of the Sea. His masterful design actually established a new baseline for oceanfront living in Southern California by mimicking and spotlighting exactly what made the home’s spectacular setting so unique. He notes, “The gently curving contemporary architectural lines allow the house to blend compatibly into its natural environment while offering nearly every room a spectacular view and the calming tranquility of our majestic seacoast...creating a living environment you never want to leave.”

The architect’s original design and ocean-centric focus provided the backdrop for the recent renovations and updates made by current owner James Sexton, owner of Z-Line Designs, an award-winning furniture manufacturer. Sexton set out with Don Young of Riviera Building & Design Inc. to complement the home with new and contemporary customizations—starting with a \$150,000 enhancement to the driveway to accommodate his Ferrari and Lamborghini. Then, he and Young went inside to make some dramatic changes.

CORONA DEL MAR, CALIFORNIA

"It was already a dream home with unparalleled views, but the inside lent itself to being modern and contemporary—which is what I enjoy," recalls the design-savvy entrepreneur, whose Danville, Calif., home won the "Gold Nugget Award" for the "Best in the West" in 1990. "We gave it a modern feel and converted it to a smart home, with access to temperature controls, lighting, shades, security, music and more, right from a smart phone or iPad. We also added state-of-the-art audio and visual capabilities and new LED lighting throughout."

These amenities immediately upped the tech ante and provided a new level of comfort and convenience for the 7,000-square-foot, three-level residence, while sleeker additions—like the glamorous steel and glass staircase—provided just the wow factor Sexton was looking for in his modernized dream house. Interior designer Nancy Vengoechea of Vengo Design Interiors worked closely with Sexton to blend the endless array of design features throughout the home.

"While designing each living space to coexist with the one 'Mother Nature' created, I gave every room its own defining design element," she says. "However, one of my favorites is the new chef's kitchen. The experience while standing inside the kitchen is breathtaking. The backlit glass sushi bar at the end of the kitchen counter is spectacular to look at, especially in the evenings when the sun is setting."

The innovative design of the kitchen and adjacent breakfast room allows the space to be flooded with natural light and surrounded by water and coastline views on three sides. Streamlined custom cabinetry, a large center island with exotic Brazilian granite with a leather finish and a waterfall edge, and top-of-the line stainless steel appliances create the ideal blend of form and function. And with miles of white quartz countertops plus a prep sink directly overlooking white water hitting the craggy coast, prepping for dinner has never been so inviting.

The formal dining room is yet another space that plays gracious host—to nightly meals, a room full of friends and family, and the Pacific beyond. (If you look closely, you'll surely notice a reclining nude sculpture by acclaimed sculptor Glenna Goodacre in the gardens just outside the dining room window.) The elegant living room features a modern fireplace juxtaposed against the cool ocean viewed through the adjoining wall of windows. Both spaces offer direct access to the outdoors, where two expansive ocean view loggias wrap around the bluff, affording spectacular opportunities for lounging, dining al fresco and

entertaining friends and family while they mingle with the sea. There is also an elevator connecting each of the three levels.

A master suite on the main level offers a private view terrace, marble fireplace, heated floors, spa bath featuring custom floating cabinets that extend the curved aesthetic of the home and a wall of imported Spanish mosaic tile. There is also the incomparable entertainment floor, with a pool table, an additional fireplace, a large bar and an entire wall of windows showcasing the view. A state-of-the-art wine cellar, tequila tasting room, wet bar with a beautiful sea-inspired glass top, executive office, media room and fully equipped gym are also offered on this lower level.

"It is a great party house, but it can also be a retreat from the world," says Sexton. "There is nothing better than sitting out on your lounge chair at night with music going in the background, as the lights shine on the rocks below. You are watching the greatest floor show on earth...an ever-changing one...as the waves come and go."

Either way, one fortunate buyer is bound to experience a oneness with the sea in the way Sexton envisions it to be enjoyed: from a glorious expanse of home designed to showcase it among a panorama of fine amenities.

Corona Del Mar, California
3 bedrooms, 3 full and 3 half baths
\$34,999,000

Represented by: Georgina Jacobson
Coldwell Banker Residential Brokerage
T. 949.640.3600





TEMECULA, CALIFORNIA

Discover Southern California wine country in this romantic Tuscan villa. This 12,000-square-foot home is complete with gorgeous brick courtyards, a pool, entertaining area, massive en suite bedrooms, private terraces overlooking the stunning vineyards of Temecula, state-of-the-art appliances, a spa-like master bath, 6 garages and a fully functioning 3-bedroom guesthouse. No expense was spared in the creation of this California trophy property.

12 bedrooms, 12 baths | \$6,600,000

Represented by: Ryan Walczuk | Coldwell Banker Residential Brokerage | T. 310.930.8180 | ryan.walczuk@coldwellbanker.com | ryanwalczuk.com



EMERALD BAY, LAGUNA BEACH, CALIFORNIA

A stunning oceanfront residence in a magnificent setting with sweeping ocean views of Emerald Bay's private beach and coastline to the south. Features include gorgeous interiors; 2 great rooms each with fireplace and wet bar; 5 bedrooms and baths, plus a powder room; an elevator; 2 air conditioning systems; and a lighting system to delight any art connoisseur. Emerald Bay is a private beach, gated community featuring a beach, tennis, parks, pools and a community center for the use of residents and guests.

5 bedrooms, 6 baths | \$17,850,000

Represented by: Rod Daley | Coldwell Banker Residential Brokerage | T. 949.494.6208 | rod@roddaley.com | roddaley.com



LAGUNA BEACH, CALIFORNIA

A spectacular Woods Cove south point home with views from Dana Point to Palos Verdes Peninsula. This home offers exquisite interiors; 4 bedrooms; 5 baths plus a powder room; formal living and dining rooms; a family room; 2 kitchens; an outdoor terrace; 3 fireplaces; an elevator; 3-zone air conditioning; and balconies overlooking the surf and beach below with direct beach access. The master suite is a separate retreat with a wet bar and refrigerator. This home also has a gated, private entry and motor court.

4 bedrooms, 6 baths | \$13,700,000

Represented by: Rod Daley | Coldwell Banker Residential Brokerage | T. 949.494.6208 | rod@roddaley.com | roddaley.com



LAGUNA BEACH, CALIFORNIA

This magical European-style home offers resort living and is close to Laguna's beaches, village and nature trails. Old World charm meets quiet sophistication in this Orange County Gold Coast jewel. Enjoy quiet, wooded seclusion with hilltop views, landscaping, a garden entry, fruit trees, fountains, a pool, spa and a sauna. The open interior architecture includes Brazilian cherry floors, leaded/beveled glass windows, granite counters, a bonus room and views from every door and window.

3 bedrooms, 2 full and 1 half baths | Price upon request

Represented by: Tamara Farrar | Coldwell Banker Residential Brokerage | T. 949.874.3599 | tfarrar@coldwellbanker.com



SHADY CANYON®, IRVINE, CALIFORNIA

This European-style manor from Provence was designed by renowned architect Brion Jeanette in collaboration with Tony Valentine Construction. The premium lot features approximately 41,670 square feet; front row, south-facing golf; wilderness views; and over 15,000 square feet of the finest living space.

6 bedrooms, 8 baths | \$13,288,888

Represented by: Rachel Swardstrom | swardstrom@aol.com
Coldwell Banker Residential Brokerage | T. 949.573.0260



LAGUNA BEACH, CALIFORNIA

The ultimate in beachfront living with approximately 180 feet of wave-kissed frontage and Irvine Cove's only beach cabana.

6 bedrooms, 9 baths | \$55,000,000
 Represented by: Tim Smith | Coldwell Banker Residential Brokerage
 T. 949.717.4711 | tim@timsmithgroup.com



DANA POINT, CALIFORNIA

An oceanfront estate featuring approximately 9,000 square feet of pristine architecture.

4 bedrooms, 7 baths | \$19,995,000
 Represented by: Tim Smith | Coldwell Banker Residential Brokerage
 T. 949.717.4711 | tim@timsmithgroup.com



DANA POINT, CALIFORNIA

Moments from the sand, this brand-new estate is at the prestigious Strand at Headlands.

5 bedrooms, 6 baths | \$15,000,000
 Represented by: Tim Smith | Coldwell Banker Residential Brokerage
 T. 949.717.4711 | tim@timsmithgroup.com



DANA POINT, CALIFORNIA

This Robert Quigley-designed glass house sits directly on the sand at Capistrano Beach.

3 bedrooms, 5 baths | \$8,500,000
 Represented by: Tim Smith | Coldwell Banker Residential Brokerage
 T. 949.717.4711 | tim@timsmithgroup.com



RANCHO SANTA FE, CALIFORNIA

An incredible 11,200-plus-square-foot estate with panoramic ocean, lake, golf course and mountain views from almost every room. This grand, custom Mediterranean estate includes 2 master suites, one on the 1st floor and one on the upper level, both taking in the ocean views. The home features a spacious gourmet kitchen, 12-seat home theater, guest room with a private entrance, infinity-edge pool, Jacuzzi and a private tennis court.

6 bedrooms, 5 full and 1 half baths | \$6,995,000

Represented by: Molly Fleming | Coldwell Banker Residential Brokerage | T. 760.994.9047 | mollyrealtor@gmail.com



OCEANSIDE, CALIFORNIA

Rare, one-of-a-kind, French Normandy cottage with a private beach in the St. Malo community. Stunning architectural details and unique design elements elicit a magical ambiance. It is designed with hardwood floors, vaulted beam ceilings, a handcarved fireplace, custom claw bathtub and many more custom touches. Visit YourEnchantedCottage.com.

3 bedrooms, 3 baths | \$2,200,000

Represented by: Stacy Braglia | T.858.876.5465

Coldwell Banker Residential Brokerage | stacybsellshomes.com



LA QUINTA, CALIFORNIA

A magnificent luxury estate with over \$8 million spent in upgrades and amenities. Hurry! Seller's loss is your gain! Features include 4 bedrooms, 6 baths, a pool and spa surrounded by a waterfall, and a lake. 77420vistarosa.com.

4 bedrooms, 6 baths | \$4,485,000

Represented by: Gary Yamaguchi & Rich Munday

Coldwell Banker Residential Brokerage

T. 310.600.6919 | garyyamaguchi2003@yahoo.com



ENCINITAS, CALIFORNIA

Cool off with a dip in the Pacific Ocean just steps away from your oceanfront paradise. With views from La Jolla to Oceanside, this California contemporary, with living areas opening with La Cantina doors to an oceanfront deck with a large spa and a dining area under a beautiful tree canopy, will provide you with countless days and evenings of hot fun. Summer days and summer nights will last year-round in the 3,600 square feet of remodeled perfection with an oceanfront master suite, custom cabinetry, easy-maintenance yard, library/loft and a rooftop deck.

4 bedrooms, 3 full and 1 half baths | \$4,400,000

Represented by: Doug Harwood | Coldwell Banker Residential Brokerage | T. 858.735.4481 | doug@harwoodre.com



RANCHO SANTA FE, CALIFORNIA

Casa Gracia was built to celebrate the grace of nature's unforced rhythms. This is evident in the sunlight streaming across the handmade stucco adobe columns, through the leaded windows and across to the sweeping canyon vistas to the ocean. Celebrate every day in this Lillian Rice-inspired home sited on over 4 acres of harmonious landscaping.

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

Represented by: Doug Harwood | Coldwell Banker Residential Brokerage | T. 858.735.4481 | doug@harwoodre.com



LOS ANGELES, CALIFORNIA

Indulge in a private life of luxury and ease in an exquisitely remodeled home in Brentwood. Tasteful, elegant appointments, fine detailing and gracious ambiance create a place so special it must be lived in to be properly appreciated. Fashionable rooms with very high ceilings, dazzling architectural elements and wide-planked Brazilian cherry floors. New baths with European fixtures. An oversized lot with pool, spa and large entertainment terrace.

5 bedrooms, 5 full and 1 half baths | \$5,895,000

Represented by: Mary Lu Tuthill | Coldwell Banker Residential Brokerage | T. 310.979.3990 | marylu@marylututhill.com | marylututhill.com



BEVERLY HILLS, CALIFORNIA

With a masterful blend of European architectural styles including Baroque, Rococo, Art Deco and Art Nouveau, this exquisite 3-story European manor rests on a 30,000-plus-square-foot lot. The rigorous attention to detail and quality ranges from Louis XV replica front doors, Italian-imported marble floors, Versailles-inspired halls and original Michael Borisov murals adorning the walls. The magnificent grounds with a pool and tennis court beckon the entertainer at heart!

8 bedrooms, 12 baths | \$18,950,000

Represented by: Linda May & Jade Mills | Coldwell Banker Residential Brokerage | L. 310.777.6247 | J. 310.285.7508 | laurelwaymanor.com



BEL AIR, CALIFORNIA

Set on a quiet cul-de-sac in East Gate Bel Air behind a private and gated entry rests this magnificent Mediterranean estate. This home achieves the perfect balance of detail, scale and beauty throughout. Features include 7 bedrooms, 9 baths, a formal living room, family room, extensive wine cellars, staff quarters, a music room, game room, master suite with a living room, pool, spa and an outdoor pavilion overlooking the Bel Air golf course.

7 bedrooms, 9 baths | \$19,750,000

Represented by: Joyce Rey & Linda May | Coldwell Banker Residential Brokerage | J. 310.285.7529 | L. 310.777.6247 | belairmasterpiece.com



SANTA BARBARA, CALIFORNIA

Villa della Costa overlooks Santa Barbara's Gaviota Coast with breathtaking 360-degree views of the mountains, pastoral countryside, Pacific Ocean and Channel Islands. The estate is newly built, completed in 2014 by architect J.M. Sewall & Associates with interior finishes designed by Mark Weaver & Associates. Surrounded by large coastal ranch properties, all 106 acres were handpicked for optimum privacy and views, an ultimate hideaway.

5 bedrooms, 8 baths | \$35,000,000

Represented by: Joyce Rey & Randy Solakian | Coldwell Banker Residential Brokerage | J. 310.285.7529 | R. 805.565.2208 | villadellacosta.com



BEL AIR, CALIFORNIA

Palazzo Della Figlia is a powerful, Tuscan-style villa on a nearly 1-acre knoll in the lush hills of Bel Air overlooking panoramic city-to-ocean views. Exceptional detail, elegant materials, stone floors and dramatic architecture blend to create a truly uncommon environment. The home offers 6 bedrooms, 9 baths, 6 fireplaces, beamed ceilings, a family room, game room, library, guesthouse, a pool and spa. Enjoy privacy and seclusion. A remarkable environment.

6 bedrooms, 9 baths | \$27,500,000

Represented by: Ron de Salvo | Coldwell Banker Residential Brokerage | T. 310.777.6233 | C. 310.560.9388 | ron@rondesalvo.com



SIMI VALLEY, CALIFORNIA

An oasis of tranquility and privacy by renowned architect David C. Martin on approximately 117 breathtaking acres. This exquisite, radiant residential property includes 3 bedrooms, a separate guest apartment, gym, media room, extraordinary chef's kitchen, lavish formal dining room, 2-story entry and living room, wine tasting room and cellar, a 2-bedroom guesthouse, infinity-edge swimming pool and panoramic mountain and valley views. Never before available for sale.

6 bedrooms, 10 baths | \$8,250,000

Represented by: Ron de Salvo | Coldwell Banker Residential Brokerage | T. 310.777.6233 | C. 310.560.9388 | ron@rondesalvo.com



BEL AIR, CALIFORNIA

An exquisite country French-style villa sited in prime lower Bel Air. Fine details include textures of imported stone, hand-painted tile, white oak, antique French doors and honey limestone. The home offers a flexible floor plan with 3 lavish master suites, a maid's room, 2 offices, a small pool, waterfall, authentic French gardens, multiple fireplaces, a perfect kitchen/family room and an outdoor dining terrace with a fireplace and built-in barbeque. A perfect retreat, moments from Hotel Bel-Air.

4 bedrooms, 6 baths | \$5,495,000

Represented by: Ron de Salvo | Coldwell Banker Residential Brokerage | T. 310.777.6233 | C. 310.560.9388 | ron@rondesalvo.com



BEVERLY HILLS, CALIFORNIA

The exceptional villa will tug at your heartstrings. With 3 bedrooms, plus maid's quarters, it is beautifully positioned around a sparkling pool and on one of the most desired streets in Beverly Hills. Features include a luxurious living room, huge great room, formal dining room, lavish master suite and an office plus 2 additional bedrooms. Expansive spaces flow easily from one to another. An exceptional California lifestyle ... open, free and beautiful.

4 bedrooms, 5 baths | \$6,250,000

Represented by: Ron de Salvo | Coldwell Banker Residential Brokerage | T. 310.777.6233 | C. 310.560.9388 | ron@rondesalvo.com

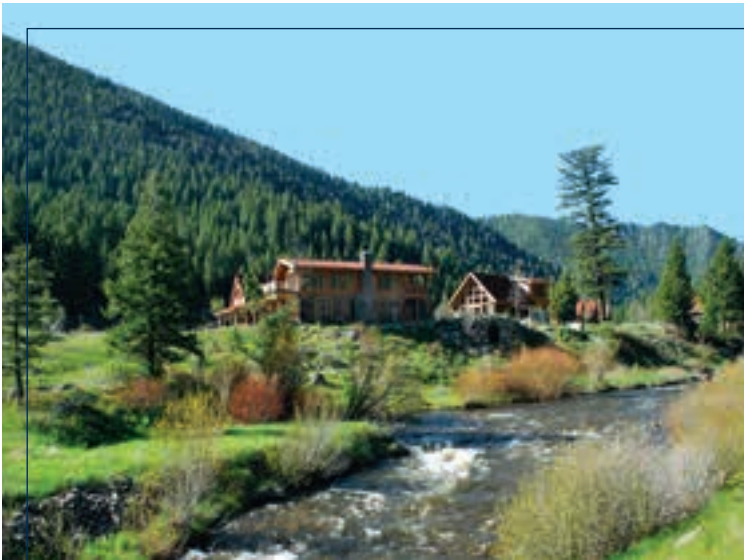


KAUAI, HAWAII

Designed to capture the very essence of paradise, this magical, approximately 7-acre home is an architectural gem consisting of 3 structures, which are subtly integrated and designed for lavish entertaining or intimate gatherings. Seemingly transparent walls invite year-round indoor/outdoor living to embrace Kauai's perfect climate. Separate from the main house is a newly renovated 2-bedroom "barn," as well as a separate working office, all overlooking the shimmering Pacific Ocean. Truly a magical environment. Offered fully furnished.

5 bedrooms, 7 baths | \$4,485,000

Represented by: Ron de Salvo | Coldwell Banker Residential Brokerage | T. 310.777.6233 | C. 310.560.9388 | ron@rondesalvo.com



STANLEY, IDAHO

Dating from the late 19th century, this bucolic mountain compound, previously a mining claim and dude ranch, is currently owned by Carole King. The singer-songwriter transformed the main lodge into a residence, overseeing an eco-friendly renovation that incorporated salvaged trees as posts, beams and paneling. The approximately 128-acre grounds offer a guest apartment, 8 cabins, a caretaker's home, a greenhouse, swimming pool and equestrian facilities, plus 2 geothermal heated pools. Co-listed with Trent Jones.

5 bedrooms, 2 baths | \$9,900,000

Represented by: Ron de Salvo | Coldwell Banker Residential Brokerage | T. 310.777.6233 | C. 310.560.9388 | ron@rondesalvo.com



IRVINE-SHADY CANYON, ORANGE COUNTY, CALIFORNIA

Transport yourself to a Tuscan countryside villa in the heart of Orange County. With over 10,500 square feet of living space, features of the home include 5 bedrooms, a formal office, movie theater and a 10-car garage. This stunning, custom and artfully crafted home combines the beauty of Old World charm with modern amenities. Affectionately known as Villa San Biagio, this home is inspired by its namesake in Montepulciano, Tuscany.

5 bedrooms, 9 baths | \$8,499,995

Represented by: Michael Mei | Coldwell Banker Platinum Properties | T. 949.285.7818 | michael@previewirvine.com | 64boulderview.com



MONTECITO, CALIFORNIA

A rare and remarkable Montecito estate of exceptional quality, created by the owner to welcome family and friends to enjoy life in style and comfort. Understated, yet lacking nothing, amenities include the best materials and craftsmanship; refined, tasteful finishes; up-to-date technology; most rooms opening to level lawns and terraces; exquisite gardens; and spectacular views!

8 bedrooms, 12 baths | \$23,000,000

Represented by: Randy Solakian | Coldwell Banker Residential Brokerage | T. 805.565.7536 | randy@montecitoestates.com | montecitoestates.com



SCOTTSDALE, ARIZONA

A rare opportunity to own a 4,480-square-foot penthouse at The Landmark in Kierland with breathtaking views of the golf course, mountain and city lights from 3 large patios. This sophisticated, spacious, open floor plan includes a chef's kitchen, 2 offices, a media room and a den.

3 bedrooms, 3 full and 1 half baths | \$3,100,000

Represented by: Jan Kabbani | Coldwell Banker Residential Brokerage | T. 602.739.5050 | jan@jankabbani.com | jankabbani.com



PARADISE VALLEY, ARIZONA

Uncompromising quality, luxury and tranquility abound in this 12,676-square-foot, unique, soft contemporary on a 2.5-acre, privately gated, estate lot. Complemented with the finest finishes, this home includes a gourmet kitchen, media room, library/office, guesthouse, lush grounds and an 8.5-car garage.

7 bedrooms, 7 full and 4 half baths | \$7,495,000

Represented by: Jan Kabbani | Coldwell Banker Residential Brokerage | T. 602.739.5050 | jan@jankabbani.com | jankabbani.com



PARADISE VALLEY, ARIZONA

A European-style estate nestled against the foothills of Mummy Mountain is just steps away from the Paradise Valley Country Club. Offering the finest craftsmanship with designer quality, this 7,331-square-foot home features a gourmet kitchen; wine cellar; formal dining; multiple fireplaces; and a private, resort-style backyard with a pool and spa.

6 bedrooms, 5 full and 1 half baths | \$3,875,000
 Represented by: Wendy Walker | T. 602.468.8888
 Coldwell Banker Residential Brokerage | wendy@wwfineproperties.com



SCOTTSDALE, ARIZONA

This one-of-a-kind, 7,406-square-foot contemporary masterpiece is on, arguably, the finest hillside lot in guard-gated Estancia. Designed by renowned architect Hugh Huddleson and built by Glenn Farnar Homes, this bespoke property affords wonderful privacy and unparalleled Pinnacle Peak, sunset and city light views.

4 bedrooms, 4 full and 1 half baths | \$4,950,000
 Represented by: Wendy Walker | T. 602.468.8888
 Coldwell Banker Residential Brokerage | wendy@wwfineproperties.com



PARADISE VALLEY, ARIZONA

A remarkable opportunity to own a magnificent home on one of the most desirable streets and locations in all of Paradise Valley. Situated on a quiet cul-de-sac and fronting fairway No. 4 of the Paradise Valley Country Club, this 4,503-square-foot home is light and bright and has stunning mountain views in all directions.

5 bedrooms, 4 baths | \$2,500,000
 Represented by: Wendy Walker | T. 602.468.8888
 Coldwell Banker Residential Brokerage | wendy@wwfineproperties.com



SCOTTSDALE, ARIZONA

Enjoy high style and forever views from this stunning Southwest contemporary masterpiece. Sitting on 1.8-plus acres in the exclusive gated community of Boulder Crest at Troon North, this 5,709-square-foot home features a gourmet kitchen, a glass-wall wine cellar and a zero-edge pool and spa.

4 bedrooms, 4 full and 1 half baths | \$2,500,000
 Represented by: Wendy Walker | T. 602.468.8888
 Coldwell Banker Residential Brokerage | wendy@wwfineproperties.com



GOLD CANYON, ARIZONA

Magnificent, Old World, 5,792-square-foot masterpiece home overlooks the 7th fairway of famed Jack Nicklaus-designed Prospector course. Exquisite finishes include alder millwork, 24-inch marble and teak floors and a chef's kitchen. Enjoy unparalleled mountain and golf course views.

4 bedrooms, 4 full and 1 half baths | \$2,500,000
 Represented by: Renee Merritt & Yvonne Cahill | R: 480.522.6135
 Coldwell Banker Residential Brokerage | Y: 602.684.3290
 merritt71@gmail.com | reneemerritt.com



SCOTTSDALE, ARIZONA

This North Scottsdale, 5-acre, gated estate captures panoramic views of the surrounding desert. Elegantly executed craftsmanship and Old Spanish, hacienda-inspired architectural details throughout are designed for easy living. This home is complete with a separate guesthouse, a 4-car garage, a heated pool/spa and an outdoor fireplace and kitchen.

4 bedrooms, 4 full and 1 half baths | \$2,250,000
 Represented by: Kevin Owens | T. 480.217.9184
 Coldwell Banker Residential Brokerage | kevin@fineazliving.com



CAREFREE, ARIZONA

"Winterbode," winner of the Association of Licensed Architects Gold Medal Award. A Gary Ruck-designed, 5,216-square-foot contemporary highlights mountain views in the scenic foothills of Carefree. An ideal retreat with Montana flagstone, a chef's kitchen, bird's-eye maple cabinetry, marble and travertine floors and a heated pool.

4 bedrooms, 4 full and 1 half baths | \$2,000,000
 Represented by: Mila Delaware | T. 480.760.5665
 Coldwell Banker Residential Brokerage | mila.delaware@azmoves.com



PHOENIX, ARIZONA

Contemporary architectural luxury with extraordinary Camelback Mountain views! Spa-like master suite has a free-standing tub, multi-jet shower and California closets. The kitchen features quartz counters, porcelain flooring, glass cabinetry and top appliances including a Thermador cook-top. Glass walls open to the backyard and breathtaking scenery.

4 bedrooms, 3 baths | \$1,650,000
 Represented by: Sacha Blanchet | T. 602.882.4921
 Coldwell Banker Residential Brokerage | sachablanchet@azmoves.com



LAIE, OAHU

With an incredible 3.88 acres on a crescent of white-sand beach, culminating in a dramatic cliff for a feeling of splendid isolation, this estate is like no other on Oahu. This spectacular property can be a multi-generational beach house or a retreat, among many potential uses. Features include separate dwellings, a large garage, tennis court and indoor and outdoor pools that overlook the turquoise ocean. This is a rare opportunity to own a very special location in Hawaii.

10 bedrooms, 14 full and 3 half baths | \$9,700,000

Represented by: Douglas Shanefield, Realtor Associate & Kai McDurmin, Realtor | Coldwell Banker Pacific Properties | D. 808.551.5551 | K. 808.221.5957



LANIKAI, OAHU, HAWAII

This stunning new project sits high above Lanikai in a private, gated enclave with unsurpassed ocean and Mokolua Island views. Currently under construction, this luxurious, modern residence features Agape bathrooms, a SieMatic kitchen and Achenbach windows and doors. Enjoy a poolside dining pavilion, gym with a sauna, guest/entertainment suite, infinity pool, sun deck/lounge with a Jacuzzi, and a 3-car garage. LanikaiHillsideEstate.com.

5 bedrooms, 6 full and 1 half baths | \$18,500,000

Represented by: Tracy P. Allen, RA | Coldwell Banker Pacific Properties | T. 808.593.6415 | tracy@cbpacific.com | tracyallenhawaii.com



HONOLULU, OAHU, HAWAII

Kahala Avenue offers the most prestigious real estate in Honolulu and is just minutes from the Kahala Resort and Waialae Country Club (home of the prestigious Sony Open) with excellent dining and shopping nearby. Imagine owning one of Honolulu's most luxurious beachfront estates. KahalaEstatesOnTheAvenue.com.

From \$2,650,000 to \$22,000,000

Represented by: Tracy P. Allen, Anne Hogan Perry & Beth Chang — Team of the Avenue | Coldwell Banker Pacific Properties
T. 808.593.6415 | tracy@cbpacific.com | A. 808.286.6474 | annep@cbpacific.com | B. 808.478.7800 | beth@bethchang.com



KAILUA, HAWAII

This impressive custom-designed masterpiece features top-of-the-line finishes and details with exotic wood accents throughout the home offering warmth, charm and character. From the imported Downsview cabinetry to the Dornbracht fixtures, you will appreciate the care invested into the details. Enjoy etched-glass tile floors, a home theater, beautiful landscaping, a 3-car garage with car lift and custom-designed entry doors. Just a few blocks from Lanikai Beach.

3 bedrooms, 2 baths | \$3,040,000, furnished

Represented by: Susan N. Borochoy | Coldwell Banker Pacific Properties | C. 808.478.0330 | susanb@cbpacific.com | hawaiiuxuryhomes.net



KANEOHE, HAWAII

Immerse yourself in unparalleled privacy, solitude and sweeping 270-degree ocean views of Kaneohe Bay with its translucent waters of turquoise hues. This hilltop estate covers 33,000 square feet of land resembling an exclusive tropical resort with stunning views from sunrise to moonrise. The custom-built home boasts exotic hardwoods and views from virtually every room, while the pool with a fully equipped bar and cabana invites you to relax and enjoy.

4 bedrooms, 3 full and 1 half baths | \$2,845,000

Represented by: Susan N. Borochoy & Diane Pizarro | Coldwell Banker Pacific Properties | S. 808.478.0330 | D. 808.343.0659 | susanb@cbpacific.com



KAWELA BAY, NORTH SHORE OF O'AHU, HAWAII

Ride More Waves. Build More Sandcastles. Catch More Fish. Have More Fun...A flavor of old Hawaii. Gated and private community located in the most beautiful bay near the Turtle Bay Hilton, Sunset Beach and the Banzai Pipeline. Just 1 hour from the city lights of Honolulu. Stunning views of bay, beach and beyond to the wave-capped reefs of the blue Pacific. Waters so blue and green you will have to pinch yourself, twice. Oversized .50-acre lot with 200 feet of water frontage. Covenants allow a main home and guesthouse. Previously owned by entertainer, Don Ho.

23,522 square feet of prime waterfront | \$3,000,000



WAIALUA, NORTH SHORE OF O'AHU, HAWAII

If you love nature's beauty and have dreamed of living off your land, come to this sprawling home overlooking Haleiwa and Waialua on the North Shore. Situated on 2.5-plus acres of gently sloping land with views of the ocean, mountains and sunsets, you'll appreciate the young, exotic orchard already in place. This is a self-sufficient residence with photovoltaic, solar and its own well water. Step inside to a new, contemporary home with soaring ceilings, a gourmet kitchen and wood floors. The beautiful beaches of Haleiwa are just minutes away.

5 bedrooms, 4 full and 1 half baths | \$1,988,000

Represented by: Carl J. Higgins | Coldwell Banker Pacific Properties | C. 808.284.2459 | carlh@hawaii.rr.com | cbpacific.com/carlh

For More Details

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Sint-Genesius-Rode, Belgium
5 bedrooms, 5 baths
\$7,223,050 USD*

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**Exchange rate subject to change.*

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