

THE

HOMES & ESTATES



GRAFF DIAMONDS' HIDDEN GEMS

MICHAEL BRUNO TOURS OLD MILL FARM

WE ARE LUXURY

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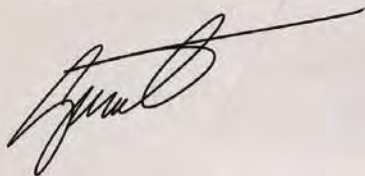
ON THE MARK

How many real estate companies can say they have a legacy that has lasted for more than 100 years? The longevity of the **Coldwell Banker®** brand speaks to our real estate expertise, but also to our ability to innovate in an ever-changing marketplace. Since being acquired by Coldwell Banker in 1980, **Coldwell Banker Previews International®** has continued to evolve as a luxury marketing program. We have always sought out new voices to tell the stories behind the world's most prized properties. Our hope is that these stories—and properties—will resonate with high-net-worth individuals who are in the rare position to be their next owners.

The evidence of our latest luxury evolution is in this magazine. This Homes & Estates magazine is special because it marks the debut of a new column we're calling "Private Places," authored by 1stdibs founder Michael Bruno. Michael is a steward of historic properties himself and takes a look at our most esteemed homes with a collector's eye—as reflected in his first interview with Richard Lichter, owner of Old Mill Farm in Greenwich, Connecticut.

We take another view of luxury on page 8 —this time from the lens of acclaimed editorial and commercial photographer Joe Schmelzer. In his interview, he draws upon his experiences as a photographer for Architectural Digest and Elle Decor. His vision as a photographer is particularly poignant right now, as we search for new ways to keep our audience engaged in the digital age. Studies have already shown that our online reading habits—such as quickly skimming web pages—impact our ability to read and comprehend longer texts in print. But Joe's story uncovers a silver lining: there is power in creating strong visual content, since 90% of the transmitted information in the human brain is visual. We naturally connect to the images we see in print on a much deeper level. It is the reason why we continue to link beautiful imagery with our stories in this magazine.

Through these stories and the beautiful properties in the following pages, I hope that you will be able to see our innovation as a luxury real estate leader, and feel it as well.



Ginette Wright

Vice President, Previews NRT



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COVER PROPERTY

A COUNTRY CHATEAU IN ASPEN SHINES ON A PRINCELY SCALE.

Brent Chang
Coldwell Banker Residential Brokerage
San Marino, CA

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CEO NOTES



Last year, we had the distinction of listing not one, but two of the top five most expensive properties in the United States . . .

You can't become the oldest and most established residential real estate franchise system in North America without innovation. At **Coldwell Banker® Real Estate LLC**, we have a long history of "firsts" and "mosts" that continues to this day. We were the first national brand to establish a website in the 1990s. We were the first to create and release mobile apps to the public. We've been harnessing the power of video to market our real estate listings long before YouTube®; it all happened in the unlikeliest place and the unlikeliest era: the luxury sector during the Great Depression. That was how our luxury marketing program, **Coldwell Banker Previews International®**, was born.

Innovation has never stopped. The luxury real estate market continues to evolve, and the Previews® program evolves right along with it. Video. Print. Online. Blogs. Social media. We recognize that any approach to reach today's most discriminating buyers and sellers must be multifaceted, targeted and, of course, worldwide. The power of our name inspires confidence. In 2014 alone, Coldwell Banker handled more than 21,000 transaction sides of \$1 million+ homes, generating an average of \$106 million in sales each day and an annual total of \$40.3 billion in sales volume. That adds up to an average sales price of \$1.9 million.* Last year, we had the distinction of listing not one, but two of the top five most expensive properties in the United States (Palazzo di Amore in Beverly Hills listed at \$195 million and Le Palais Royal in Hillsborough Beach for \$139 million).**

Representing these extraordinary properties is an honor in itself and a testament to our unmatched expertise at the very top of the marketplace. Their emergence in the market points to a national price threshold that appears to be moving in only one direction: upward. But it also reveals something else: overall ultra-luxury market strength. Take a look at the Luxury Market Report exclusive on page 8, and you'll see what I mean. Sales in the \$10 million+ category more than doubled in luxury hotbeds like Aspen, Atherton, Naples and Santa Barbara in 2014. Not only that, but listings in the \$10 million+ category in all top ten affluent cities jumped by double-digit percentages last year. Needless to say, it's hot at the top!

Our affluent audience continues to grow digitally and internationally, too. Our award-winning website, coldwellbankerpreviews.com, saw traffic increase 8% year-over-year in 2014, with 27% of all traffic coming from outside the United States. Additionally, our global footprint expanded with new offices in India and Argentina, Republic of Cyprus and the Turkish Republic of Northern Cyprus. We also plan to open locations in Thailand and Great Britain this year. These developments all underscore our commitment to solidifying our global network so we can seamlessly link those rare high-net-worth buyers with our prized listings.

Steve Jobs once said, "Innovation distinguishes between a leader and a follower." We have been leading the real estate industry for over a century. Let's make it another 100.

A handwritten signature in black ink, appearing to read "Budge Huskey". The signature is stylized and fluid, written over a light gray background.

Budge Huskey

President and Chief Executive Officer
Coldwell Banker Real Estate LLC

*Source: Coldwell Banker Quotables as of February 2014. Data based on closed and recorded transaction sides of homes sold for \$1 million or more as reported by the U.S. Coldwell Banker® franchise system for the calendar year 2014. USD\$.
**Sources: Forbes.com, December 2014; Los Angeles Times, November 2014; Daily News, June 2014.

2015 EDITION 1

LUXURY MARKET REPORT

PREVIEWS® LUXURY MARKET REPORT EXCLUSIVE:
TOP 20 U.S. CITIES FOR LUXURY HOME LISTINGS AND SALES

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*The \$10 million+ category more than doubled
in four affluent U.S. cities in 2014: Aspen, Atherton,
Naples and Santa Barbara.*”

Aided by a surging stock market and an improving U.S. economy, the pace of sales in luxury real estate remains brisk in 2015, especially at the ultra-high end of the market in Northern California, as well as in popular vacation and retirement destinations.

The latest findings from **Coldwell Banker Previews International®** and Real Data Strategies, Inc., show sales in the \$10 million+ category more than doubled in four affluent U.S. cities in 2014: Aspen, Atherton, Naples and Santa Barbara. Listings in the \$10 million+ category in all top-ten cities—from New York to Laguna Beach—also increased by double-digit percentages last year, according to the list of Top 20 U.S. Cities for Luxury Home Listings and Sales.

Naples, Florida, saw a staggering 140% increase in \$10 million+ sales in 2014. In the last few years, the vacation haven has made waves in the luxury home market as growing numbers of high-income snowbirds from the Midwest and Northeast have embraced southwest Florida’s enviable golf course lifestyle, white sandy beaches and turquoise waters of the Gulf of Mexico. The Naples market has also been buoyed by several high-profile listings over \$50 million in recent years.

“Southwest Florida, and especially Naples, has come into its own as a trophy lifestyle destination,” says Patrick Veling, president of Real Data Strategies, Inc. “Naples saw most of its country club living develop in the 1990s, and those communities are now some of the finest in the country. But surrounding communities like Bonita Springs and Estero are on the nearby map as the next decade’s upscale lifestyle opportunity. Builders are watching and acquiring properties, with an eye toward much more development in the coming years.” Another Florida mecca, Miami Beach, saw its sales in the same category increase by 62%. Boca Raton, another city from the Sunshine State’s east coast, made an appearance on the \$10 million+ sold list for the first time. “These developments at the highest end of the market point to strong demand, but also evolving luxury market maturity in Florida,” says Veling. “You see well-balanced market fundamentals on the listing side, too. For example, \$10 million+ listings in both Miami Beach and Miami were up last year. Miami showed the most growth in 2014 with 28 \$10 million+ listings compared to 14 in 2013. All of this suggests continued strong demand for high-style metropolitan Florida living from international buyers from South America and Europe.”

ACTIVE LISTINGS

\$1,000,000+

City	State	# Listings
New York	NY	5,272
Miami	FL	1,144
Naples	FL	1,072
Brooklyn	NY	1,003
Park City	UT	960
Atlanta	GA	921
Miami Beach	FL	904
Scottsdale	AZ	903
Fort Lauderdale	FL	811
Los Angeles	CA	762
Chicago	IL	740
Boca Raton	FL	627
Houston	TX	625
Greenwich	CT	559
Honolulu	HI	483
North Miami Beach	FL	460
San Diego	CA	410
Sarasota	FL	397
Austin	TX	386
Dallas	TX	365

\$5,000,000+

City	State	# Listings
New York	NY	1,751
Miami Beach	FL	253
Greenwich	CT	182
Park City	UT	161
Aspen	CO	136
Naples	FL	131
Miami	FL	97
Los Angeles	CA	84
Santa Barbara	CA	83
Boca Raton	FL	83
Fort Lauderdale	FL	76
Brooklyn	NY	73
Vail	CO	69
Beverly Hills	CA	68
Malibu	CA	66
Palm Beach	FL	62
North Miami Beach	FL	53
Laguna Beach	CA	51
Rancho Santa Fe	CA	50
Key Biscayne	FL	50

\$10,000,000+

City	State	# Listings
New York	NY	773
Miami Beach	FL	96
Aspen	CO	56
Greenwich	CT	52
Santa Barbara	CA	39
Los Angeles	CA	34
Naples	FL	33
Miami	FL	28
Park City	UT	27
Laguna Beach	CA	26
Malibu	CA	26
Beverly Hills	CA	26
Brooklyn	NY	24
Palm Beach	FL	23
Key Biscayne	FL	20
Fort Lauderdale	FL	17
Boca Raton	FL	16
North Miami Beach	FL	16
Vail	CO	16
Santa Ynez	CA	15

Silicon Valley remains at the center of the ultra-luxury real estate boom. Atherton, in particular, saw \$10 million+ sales increase by a staggering 133% from 2013 to 2014. Burlingame made its debut on the list with six \$10 million+ sales, and San Francisco held its position steady with seven sales. The Golden Gate city continues to dominate the \$1 million+ sales category nationwide, topping the list of U.S. cities with the highest number of closed sales for the second year in a row. “Silicon Valley housing values continue to astound sellers there, who are receiving the highest costs per square foot in history,” added Veling. “These transactions are typically all cash, with the economic value of the property not subject to appraisal approval at all, and the seller and the buyer agreeing to price and terms. These deals mostly happen off market, and they are privately negotiated by a single real estate agent representing both parties.”

“

Park City is no longer a well-kept secret, but it hasn't yet come into its own as an ultra-luxury destination like Aspen or Vail.

”

The lists also reveal significant differences in many markets favoring sellers or buyers. For instance, for the first time, Manhattan Beach, outside of Los Angeles, made the list at the \$10 million+ price point with five sales, but the market was absent on the active listing side in that price category. This is typically indicative of a market in which upscale flips are taking place, moving inventory from one price point to another by expanding and improving the homes. Similar market dynamics are happening in Boston and San Francisco, suggesting low inventory and heated buyer demand in these cities—good for sellers. On the other end of the spectrum, three cities—Scottsdale, Boca Raton and Austin—made the Top 20 for \$1 million+ active listings, but not for closed sales. Park City also had 27 active \$10 million listings in 2014, but did not make the list for closed sales in that price category. These examples would seem to indicate a healthy luxury housing inventory—good for buyers—but may disappoint sellers hoping to obtain higher prices. “Park City is no longer a well-kept secret, but it hasn't yet come into its own as an ultra-luxury destination like Aspen or Vail,” says Veling. “It has many advantages, including a year-round outdoor lifestyle, growing nightlife activities such as world class restaurants, and it's only a 40-minute drive from a major airport. Demand for second homes in upscale vacation communities is definitely on the increase, and these numbers prove the demand is real.”

SOLD LISTINGS

\$1,000,000+

City	State	Sales
San Francisco	CA	2,802
Los Angeles	CA	2,573
New York	NY	1,639
San Jose	CA	1,312
Houston	TX	1,045
Chicago	IL	1,026
Naples	FL	1,014
San Diego	CA	976
Miami	FL	967
Atlanta	GA	941
Washington	DC	875
Seattle	WA	752
Dallas	TX	750
Miami Beach	FL	704
Santa Barbara	CA	673
Boston	MA	617
Newport Beach	CA	611
Fort Lauderdale	FL	602
Park City	UT	597
Honolulu	HI	591

\$5,000,000+

City	State	Sales
New York	NY	182
Los Angeles	CA	118
Beverly Hills	CA	104
Miami Beach	FL	89
Greenwich	CT	70
Naples	FL	70
Aspen	CO	68
San Francisco	CA	64
Malibu	CA	48
Atherton	CA	46
Santa Barbara	CA	43
Pacific Palisades	CA	39
Palm Beach	FL	36
Newport Beach	CA	33
Boston	MA	33
Laguna Beach	CA	32
Boca Raton	FL	30
Los Altos	CA	30
Burlingame	CA	27
Newport Coast	CA	26

\$10,000,000+

City	State	Sales
New York	NY	56
Beverly Hills	CA	35
Miami Beach	FL	26
Los Angeles	CA	26
Aspen	CO	25
Greenwich	CT	15
Malibu	CA	14
Atherton	CA	14
Naples	FL	12
Santa Barbara	CA	10
Palm Beach	FL	9
Pacific Palisades	CA	7
Laguna Beach	CA	7
San Francisco	CA	7
Kailua Kona	HI	6
Vail	CO	6
Burlingame	CA	6
Boca Raton	FL	5
Newport Beach	CA	5
Manhattan Beach	CA	5

Manhattan area active and sold listing data has been gathered from the Real Estate Board of New York (REBNY). Not all Manhattan area real estate brokerage firms make information about their property listings or closed sales available to any cooperative resource, including REBNY. All other data has been gathered from the Multiple Listing Service (MLS) databases known or believed to be the primary real estate broker cooperative resources for each market referenced in the report. All closed sales activity reported is for the annual period January 1, 2014 through December 31, 2014. Closed sales reported to the MLS significantly later than this analysis period will not be included. All active status listing records were downloaded and processed to the same standards, and on various dates, during the months of January and February, 2015. Property-specific listing and sales records were standardized to USPS address city and ZIP Code, inaccurate list and sale prices were corrected when necessary, and all duplicate records were manually excluded. As a result, statistics available via the source data providers may not correlate to this analysis. While all results are believed to be highly accurate, MLS systems do not report all real estate activity in their primary marketplace, and there may have been property transfers not included in this analysis. Copyright © 2015, Real Data Strategies, Inc. All rights reserved. Licensed for the exclusive use of Coldwell Banker Real Estate LLC.

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MIX MASTER

From diamonds to design, the latest Previews® Inside Out stories dazzle. 1stdibs' Michael Bruno tours one of the nation's most private estates, Graff Diamonds reveals the rarest stones in the world, Chicago designer Julia Buckingham shares her methods for mixing and acclaimed photographer Joe Schmelzer shares his vision for creating beauty in a photo. Read more at www.previewsinsideout.com, the online guide to fine living.



“

*It was like being in a grand castle,
yet it gave me such a happy, inviting feeling.*

Michael Bruno on Old Mill Farms

”





A CUT ABOVE

BY ALYSON PITARRE

It was a cold December day in 2008 when a 35-carat blue diamond came up for auction in London. The jewel's penetrating jets of icy blue flashed across the television screen as rival diamond dealers dressed in black tie warmed themselves to the possibility of purchasing a fabled stone that had not been seen in public since 1958. Its lineage was now legendary. Thought to have originated in India, the rare diamond was passed down through generations of European royalty—starting with Philip IV of Spain (who gave it to his daughter, the Infanta Margarita Teresa, upon her engagement to Emperor Leopold I of Austria) in 1664 and eventually ending up in the House of Wittelsbach, a ruling Bavarian family, in 1722, where it remained among the Wittelsbach crown jewels until World War I.



“Mr. Graff never compromises on the way a diamond has to be cut.”

Back at the auction house, Laurence Graff leaned in close, his expert eye immediately training on the diamond’s potential. The jewel displayed the same deep gray-blue color as the 45.52-carat Hope Diamond, but showed signs of age. He thought he could repolish the stone to achieve more life and color, and still make it internally flawless without compromising its original provenance. He purchased it for \$23.4 million USD—a record—and declared at the time: “It will come back to the market as a more beautiful stone.”

He was right. Graff boldly recut the stone, reducing its size to just over 31 carats, to improve its clarity, brilliance and grade. Then he renamed it the Wittelsbach-Graff diamond and put it on display at the Smithsonian Institute in Washington, DC, in 2010. To this day, the Wittelsbach-Graff blue is the largest flawless or internally flawless Natural Fancy Deep Blue diamond the Gemological Institute of America has ever graded. Graff’s daring move underscored his 55-year-old company’s diamond philosophy: cut over carats.

“Mr. Graff never compromises on the way a diamond has to be cut,” explains Henri Barguirdjian, president and CEO Americas, Graff Diamonds. “If he acquires a 24-carat rough diamond, he won’t hesitate to cut a perfect 8-carat diamond. Most jewelers won’t do that. They try to maximize the yield, since the more it weighs, the higher its value will be. But Mr. Graff believes in the beauty of the stones. He will cut a smaller stone to find its flawlessness.”

Graff is distinctive in his business model. Unlike many jewelers, his company is intimately involved in every stage of the jewelry-making process—from the sourcing of each rough stone to cutting, design and final setting. The company’s unique procurement and polishing division, South African Diamond

Corp (SAFDICO), has effectively removed the “middlemen”—the brokers, polishers and manufacturers—from the equation, giving Graff more control over the quality, price and origin of its stones. It also allows the company to more easily adhere to the Kimberley Process—an initiative that seeks to stem the flow of conflict diamonds.

“We never buy or trade rough diamonds from areas where it would encourage conflict or human suffering,” says Barguirdjian. “We are extremely responsible and concerned about these issues. Our sources of procurement are all clean sources. Of course, this is not 100% foolproof. The diamond industry is like any industry. There are some people who may not play by the rules.”

Graff has implemented several checks and balances along the way to minimize this effect. Each rough diamond is thoroughly analyzed for months, which involves scanning the inside of the stone to reveal its potential. Then it is laser engraved with a unique Gemological Institute of America tracking number—invisible to the naked eye, but allowing for its origin to be traced. From there, Graff gemologists study the cutting possibilities, seeking to uncover the stone’s unique “natural fingerprint” before a final decision is made. Cuts are made with mathematical precision to release the stone’s natural brilliance, before polishing with instruments encrusted with diamond dust. (“It’s the only material capable of polishing a diamond to its full radiance,” explains Barguirdjian.) A design is carefully chosen to enhance the drama of the stone, before finally hand-setting the stone. Each stone is like a piece of art: wholly unique and beautiful in the eye of the beholder. It makes evaluating these precious stones all the more difficult. “It’s subjective,” explains Barguirdjian. “This goes beyond the 4Cs and GI certificates. We look at the proportion of the stone, the purity of the crystal,

continued



“Each stone is like a piece of art: wholly unique and beautiful in the eye of the beholder.”

Today, he has set his sights on growing his international empire, which now numbers over 50 stores on six continents. Earlier this year, a new flagship store in Hong Kong Central opened its doors, with further locations in Tokyo and Riyadh planned for later this year. All are designed to keep up with rising global demand, which now stretches from Asia to Europe and, of course, the United States.

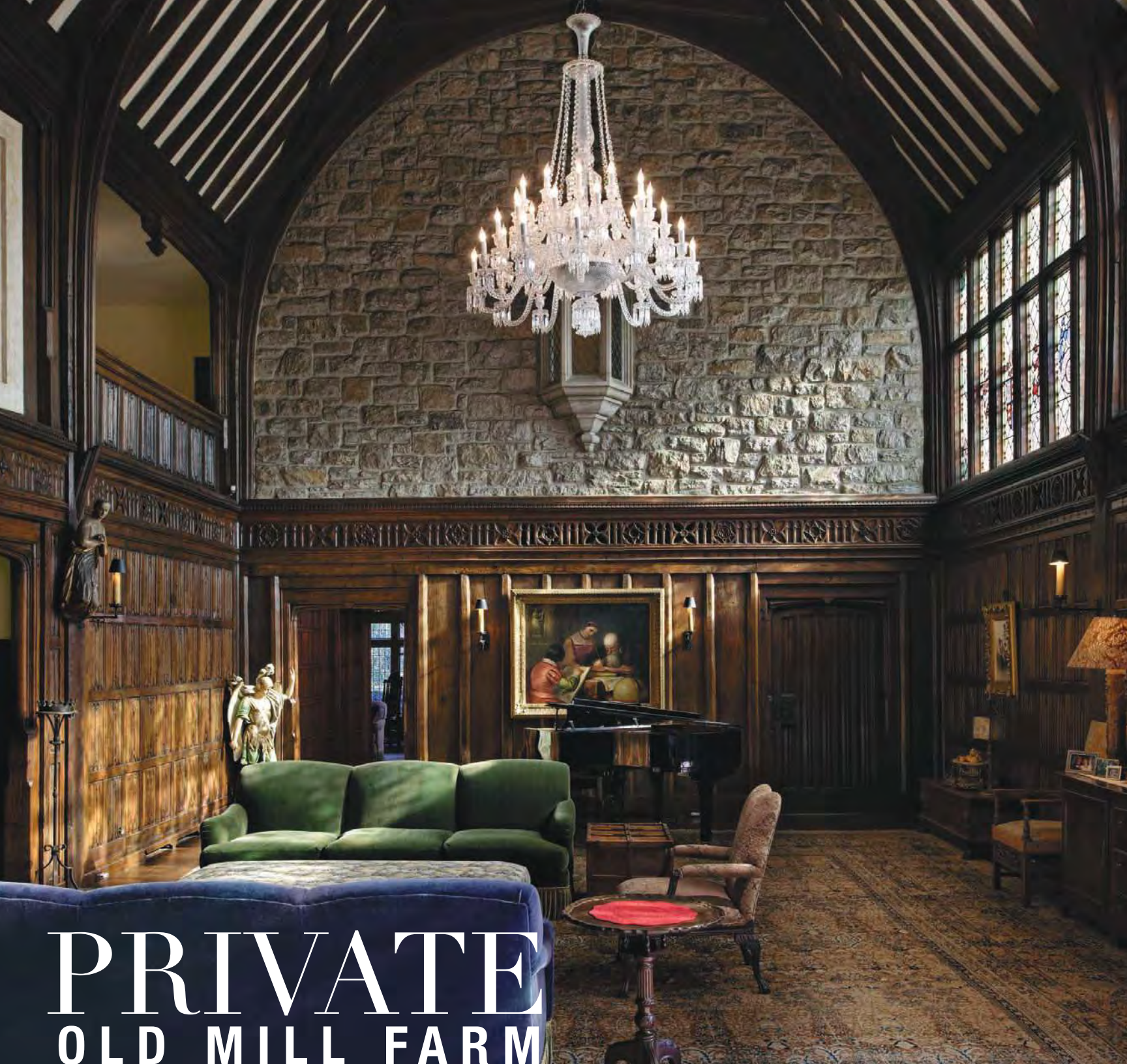
“There is a real thirst for anything that is rare and fine,” concludes Barguidjian. “Everyone understands and appreciates how special these stones are. It is a worldwide phenomenon.”

Read more about Graff Diamonds at www.previewinsideout.com/graffdiamonds

the way the light bounces off the diamond, the way it shines, the way it looks in daylight. It's almost impossible to quantify with any kind of numerical or alphabetical scale. How do you determine the pricing for art? Is a Picasso better than a van Gogh or a Jeff Koons? It's a matter of beauty, of rarity, of perception.”

Of course, recognizing beauty and rarity is Laurence Graff's specialty. Since the Wittelsbach-Graff, the House of Graff has acquired, cut and polished many other famous diamonds from rough stones, the largest of which was the Delaire Sunrise totaling 118.08 carats in 2011. (It is the largest square-emerald-cut Fancy Vivid Yellow diamond in the world.) Graff is incredibly proud of this fact: his company has handled more important gem-quality diamonds than any other jeweler.





PRIVATE OLD MILL FARM PLACES

BY MICHAEL BRUNO

1stdibs founder Michael Bruno takes a private tour of one of Greenwich's most legendary estates.



On a chilly Wednesday afternoon, I arrive at Old Mill Farm in Greenwich, Connecticut, with what feels like a golden ticket. It is rare to be granted access to such a private and legendary estate, but the owner, Richard Lichter, immediately puts me at ease.

“They do not build estates like this anymore, do they?” he proclaims as he welcomes me inside the grand 16,000-square-foot Elizabethan English Tudor he restored with his designer-wife, Margrit Strohmaier. The couple recently listed the 75-acre gentleman’s farm for \$31,500,000 with Tamar Lurie of Coldwell Banker Residential Brokerage in Greenwich.

He is right, of course. I knew it from the moment I entered its gates, driving through the meandering backcountry laced with magical James Doyle flower gardens, spring-fed lake, guest house, horse stable and bridle trails. Old Mill Farm is a pride-inducing estate—a place where legacies are born and memories are made. As a collector of fine homes myself, I know how difficult it is to leave behind an estate with such a past. Lichter recalls the first time he visited the landmark property.

“It was a sunny spring day,” he reveals as we walk the grounds with Strohmaier. “It was like being in a grand castle, yet it gave me such a happy, inviting feeling.”

In some ways, Lichter—who works in private equity—followed in the original owner’s footsteps. Investment banker and decorated World War I pilot George L. Ohrstrom commissioned architect Charles Lewis Bowman in 1927 to create his legacy home. As we continue the tour of Old Mill Farm, Lichter talks about restoring the home, its position in Greenwich history and what value a future owner may uncover beneath its beauty.

MICHAEL BRUNO: What moved you to purchase this estate?

RICHARD LICHTER: The estate is a magnificent, one-of-a-kind property. The house is solid stone (16 inches thick) with amazing architectural detailing and features from craftsmanship nonexistent today. The floor plan brilliantly integrates a large space into a very livable, cozy environment. With our renovations, we created a very comfortable, bright living space with an Old World unique architectural charm.

MB: Tell me about the renovations.

MARGRIT STROHMAIER: Our main objective was to modernize, add brightness and repair but retain all the character of the house. Specifically, we completely renovated six bathrooms and updated several others.

MB: It’s a delicate balancing act between maintaining a home’s historic character and modernizing it. What was your philosophy as you were updating the property?

MS: Our philosophy was not to do anything that changed the character of the house. We only changed things that made the home more comfortable, livable and brighter.

MB: When you purchased the property, was privacy a factor?

RL: Yes. Although Greenwich and the surrounding areas have plenty of activity, once you enter the gates of Old Mill Farm, you are in a totally private enclave. No neighbors are visible or to be heard.

MS: The property is totally enclosed with a 1.6-mile fence. Children or pets can play freely outside without thought of cars, strangers, etc. You can easily even land a helicopter in several locations on the property.

MB: The property and surrounding land are substantial. What was your approach to managing an estate of this size? And how was it different from, say, a person like me, who views it from a preservation standpoint?

RL: Of the 75 acres, about 55 are woods, which enable privacy and recreations of hiking trails. Old Mill Farm consists of four separately deeded lots, with approval for construction of four very large homes. A buyer could easily put a conservation easement on the four lots in order to create a large tax deduction and reduction of property taxes. Nothing would change at Old Mill Farm, except the owner would give up rights to build additional homes on the estate.

MB: Is it your hope to pass on the infrastructure improvements and efficiencies you’ve created to the new owner?

RL: Yes. As an experienced private equity professional, I am accustomed to turning around good companies that are run inefficiently. Similarly, with Old Mill Farm, I vastly improved its management so it operates efficiently and for a small fraction of the previous cost (literally about an 80% cost reduction). It is now a well-oiled turnkey operation requiring little management, which a new owner can easily take over with little effort.

MB: The previous owner of the home is a well-known Hollywood celebrity. Are there any elements of his ownership that still remain?

RL: Yes. Mel Gibson commissioned a most spectacular landscape design. All elements remain, but they are even better now because the hedges and trees have matured from their installation in the mid-1990s.

MB: Did it give you pause to purchase a property once owned by a celebrity? Or did you feel that it added to the pedigree of the home?

MS: We purchased the property because we loved it. The prior celebrity ownership was not a consideration, but it is additive to the estate, as many still refer to Old Mill Farm as the “Mel Gibson estate.”

MB: The home certainly has a strong Old World European feel to it. What pulled you to this style as opposed to something newer?

RL: If we had tried to create European charm in a new house, those homes always seem to come across as unauthentic and disappointing because one cannot reproduce the craftsmanship and techniques.

MB: The coat of arms collection in the great room is an intriguing addition. Can you tell us about its provenance?

MS: Yes. One of the coats of arms is from the architect, Charles Lewis Bowman, and the others are from the original family who built the house.

continued



“

Old Mill Farm is a pride-inducing estate—a place where legacies are born and memories are made.

”

MB: What kind of buyer do you see purchasing this estate?

RL: Families who want a luxurious lifestyle with great outdoor activity and have the taste to appreciate unique architecture. The property is also set up for large and intimate parties, both indoor and outdoor. In fact, the Clintons inquired about having their daughter's wedding at Old Mill Farm.

MB: That would have made for an interesting story!

RL: Indeed. And that's what we love about Old Mill Farm. It has been a wonderful life experience to live on an estate of this caliber. Few people have such an opportunity to have this experience.

Michael Bruno is the creator and founder of 1stdibs, the online luxury marketplace for antique and vintage design, and the creator of HousePad app, a tool he designed to help families refine their lives at home, launching in spring 2015. Catch the rest of his exclusive interview with Richard Lichter at www.previewsinsideout.com/oldmillfarm.



JOE SCHMELZER

On Capturing Luxury

When Joe Schmelzer, an acclaimed editorial and commercial photographer, talks about his artistic approach, you immediately sense his eye for detail. "I set out to capture what it feels like to actually be in any given space," he reveals. His images have a natural window-light quality to them, giving the viewer a picture into a still life. It's why Architectural Digest, Elle Decor, Sunset and Travel + Leisure have frequently featured his work. Homes & Estates recently partnered with Schmelzer to capture iconic estate images for our national ad campaign to inspire a new view of luxury living. We caught up with him on a recent photo shoot to ask him about digital media, passion and the art of framing a perfect home picture.

What compelled you to become a photographer?

Joe Schmelzer: My interest in images and photography began when I was very young. My father owned an advertising agency in Cleveland, so I grew up in that environment, surrounded by all kinds of photographs, graphic designs and layouts for ads—and I loved it. For my 10th birthday, my present was a Kodak Instamatic camera; I was hooked. By the time I was 13, instead of going off to summer camp, I stayed home and took a summer photo class instead. That really inspired me. At age 15, I opened my first image and photography studio called Vantage Photography. After I earned my BFA at the Rochester Institute of Technology (RIT), I moved to New York City and undertook an apprenticeship with the iconic photographer Mary Ellen Mark before working with many other noted photographers in the New York image-making scene of the 1990s to gain real world experience as a photographer. In order to take my career to the next level, I relocated to Los Angeles to attend California Institute of the Arts (CalArts), where I obtained my MFA. All these experiences compelled me to become a photographer and to learn how to tell stories with images.

How did you come to specialize/work in capturing great homes on camera?

JS: I started out as a people and portrait photographer, but I was never what you might call a studio photographer; I have always been interested in environments. While working in Los Angeles as a professional photographer after earning my MFA, I met interior designers through my work in portraits, and one of them asked me to photograph an interior design project he was working on in the Hollywood Hills. That experience opened up a fascinating new world for me to explore as an artist and a visual storyteller. It was a natural fit because of my longtime appreciation for art, architecture and design. And it also provided the perfect outlet to exercise my perfectionist tendencies because shooting a home or space is so detail oriented.

What do you look for?

JS: One of a kind details, caliber of design, art and craftsmanship and the absolutely essential element of light.



Has technology changed the way you take photos?

JS: After studying photography as a traditionalist and being trained in all the pre-digital skills of photography and development, I was in a great place to apply those skills I honed to new methodologies and technologies. Although the tools used by photographers have changed radically since I began my career, the rendering and study of light, composition and storytelling components are classic and unchanging. Regardless of technology, I always strive to perfect the image of the scene within the camera as the cornerstone of my work. I approach the use of the latest technologies as additional tools to be utilized, but they do not determine the end result.

How do you infuse your photos with passion?

JS: Photography is my passion and means of creative expression. I love what I do so I think passion is a natural emotion expressed in my photographs. It has been said many times that every person should find out what they love to do and pursue it. That's how I feel about photography. I love it and have found my calling and career.

How do you capture the spirit of a home in an entirely still-life shot?

JS: The things I always keep in mind at the beginning of every shoot are: appreciation of an environment, conveying integrity and respect, and light. I set out to capture what it feels like to actually be in any given space. This is the core of what really matters, not documenting every square foot of a space like a blueprint. Every space is unique so I try to take a unique approach for each one. Some spaces are built to showcase extraordinary architecture, so in that case the actual design of the building would become the focus. For other spaces that are less distinct and perhaps more traditional, utilizing vignettes that feel alive and inviting, as I would for an editorial layout in a home design magazine, can be very effective in piquing the viewer's interest.

Do you have a method for approaching and framing a space?

JS: Each individual space has its own story to tell. So I evaluate every room to find what makes that particular space unique. After sharing ideas with my team, we discuss different options and make creative choices that will work best for that particular space, taking into consideration an agency, client or owner's needs.

What is your most memorable (or favorite) photoshoot?

JS: One of the things I like most about my work is I have the privilege of assessing and shooting so many incredible spaces while working with talented people. Every assignment brings a new set of challenges and opportunities to do and try something different. I love that. And I really enjoy visiting the amazing locations and settings that my work takes me to. If I had to pick one among many, it would be fair to say being on assignment in Anguilla was one of my favorite shoots. I have a soft spot for beautiful white sand beaches and unspoiled tropical islands.

What do you think is often missed in home photography?

JS: Intimacy, comfort and ease, enjoyment and livability. When approaching photographing a home, we should remember that these are places, spaces and environments where people choose to live and enrich their lives. To always try to convey what it would be like to actually be there, to make it their own and share it with their family and friends, is the most important thing we should keep in mind.

joeschmelzer.com



COLDWELL BANKER
PREVIEWS® *INSIDE OUT*



MIX

MASTER

JULIA BUCKINGHAM

BY ALYSON PITARRE

Interior designers are often called upon to help people transition from one life stage to the next. They play therapist, mediator and friend, all while reinventing the interior spaces of their clients' lives. Julia Buckingham of Chicago-based Buckingham Interiors + Design has been commissioned to facilitate her fair share of life transitions—including her own. Recently, the interior design veteran moved from a restored Victorian on the North Shore to a high-rise condo on the Gold Coast, and experienced what it felt like to be on the other side of blank walls and empty rooms again. "It's so liberating," she says of embracing a more modern look in her new high-rise.

Clearly, Buckingham is comfortable existing in the in-between. A former antiques dealer, she is a master mixer—capable of seeing shades of gray in a sea of black and white or sniffing out the unexpected beauty of a shiny antique chandelier paired with a rustic stone sculpture. A look at her nine-year portfolio reveals a faithful obedience to disobedience. In other words, she is not afraid to break design rules. In her words, it's Modernique®.

"If you look at my early projects, the projects are very different," she explains. "It's all I could do—the mixing is inherent. Now I see it everywhere. People are embracing the lack of rules. It's the rough edges with the glamorous. It's the patina of old wood with lacquered painted finish."

Buckingham has developed an approach to design that speaks to people—perhaps because it allows them to embrace their own complexities. But she has no plans to slow down. Later this year, she will launch a home collection for Global Views, a globally influenced home décor company with showrooms in Atlanta, Dallas, High Point, Las Vegas and New York. She also has plans to re-launch the Material Girls blog she co-founded with four other interior designers around the country. Homes & Estates recently caught up with Buckingham to get her take on the mixing phenomenon that she helped start.



Q & A with Julia Buckingham

YOU'VE COINED THE TERM MODERNIQUE® TO REPRESENT YOUR AESTHETIC. WHAT DOES IT MEAN?

I trademarked the word after I was asked to be the keynote speaker at High Point Market in 2011. It was the first year they were bringing the antiques dealers to the show, so it represented the pairing of these two worlds—antiques and furniture. They had seen my work and noted that it was a blend of two worlds. Modernique is about weaving together a tapestry of antiques, artifacts and modern pieces to reflect the way people live today. It's blending the old with the new to reveal surprising and unexpected pairings. The passion for the objects comes together and becomes the "glue" that binds the modern with the antique.

CAN YOU GIVE US AN EXAMPLE?

Yes. I just completed a four-year, complete gut restoration of a Victorian mansion in Iowa. My clients were really drawn to this iconic house in their hometown community. Originally, they came to me and said that they wanted to fill it with Victorian furniture. But as we went deeper into the design process, they kept gravitating toward contemporary pieces. They had even purchased original Victorian-era furniture from the owners...but gradually that furniture moved from the living room, up to the master bedroom and finally down to the basement! So we began to mix the old with the new. While we restored all of the woodwork and period details, we added modern lighting, clean-line furniture and beautiful original modern artwork. It was one of the most fascinating design journeys!

DO YOU FIND THAT JOURNEY IS ALSO A LEARNING FOR YOU?

I learn something from my clients every day! Over the years, I learned that interior design is a 99% people business. You're not just their designer—you're their confidante, their best friend and an arbiter between couples. When you're in someone's personal space, and you're watching them raise kids and grandkids, there is a mutual respect and admiration that naturally grows.

"I CAN'T STOP MIXING. I'M STUCK WITH BLENDING FOREVER!"



Buckingham portion of the showroom and purchase or view pieces for an entire look in your home. They might look disparate upon first glance—high and low, old and new, lacquered and worn—but then they become complementary the more time you spend in the space. We're launching the collection at High Point in October 2015, with a soft launch in the summer catalog.

YOU'VE RECENTLY MOVED FROM A RESTORED VICTORIAN TO A HIGH-RISE. WHAT WAS THAT LIKE?

It's exciting! The move has allowed us to change our lifestyle, in general. We have all of our memories of raising our children, but now we're more free to walk out the door and not look back. The apartment itself is a completely different look for me, too—more modern and sleek. I almost went completely modern, but then I found this 1970s mid-century-style desk from Maitland Smith...and, well. I can't stop mixing. I'm stuck with blending forever!



YOU SAY THAT LIKE IT'S A BAD THING.

Read more about Julia Buckingham's mixing methodology at

www.previewinsideout.com/juliabuckingham.

YOU'VE SAID YOUR GOAL IS "TO ALWAYS MAKE SURE THAT THE PERSONALITY AND INTERESTS" OF YOUR CLIENTS SHINE THROUGH—CAN YOU WALK US THROUGH HOW YOU HAVE DONE THAT IN A RECENT PROJECT?

I recently helped an older couple with traditional tastes move from Oklahoma to the Gold Coast in Chicago. They had this beautiful city apartment—but after moving in, they realized that their French Country furniture from their old house wasn't going to work at all. So, it was exciting to see them change and acclimate to the big city and embrace a new style and sense about themselves. Their children were grown, and it was the perfect time to change. So, we bought all new pieces and added wall coverings. It's very urban-elegant with a little glamour.

THEY KEPT NOTHING FROM THEIR OLD HOUSE IN OKLAHOMA?

We repainted the legs on a pair of chairs. That's about it!

HOW DO YOU KNOW WHEN YOU'VE ACHIEVED THAT MODERNIQUE LOOK?

It's really about the pieces coming together in the space. There is no rhyme or reason for why they look good together. The layering of materials and textures is extremely important. It's a curated process. On installation day, we'll set pieces in a room, then we'll take them away and put them somewhere else. It's the last minute pairing of things.

YOU'RE GOING TO BE LAUNCHING AN EXCLUSIVE COLLECTION FOR GLOBAL VIEWS THIS YEAR. CAN YOU TELL US A LITTLE BIT MORE ABOUT THAT COLLABORATION?

My alignment with Global Views was really a meeting of the minds—again, this whole idea of mixing pieces. My collection will have rugs, furniture, pillows, lighting, tabletop—all of the elements you would need for a curated look in the home. I'm excited about the project, because you can walk into the Julia



HOUSEPAD

It's a conundrum the head of a luxury household knows all too well: you want to show a new staff member how the beds should be made in your country estate, but you're hours away in your pied-à-terre. Or another conundrum: you need to instruct your staff how to shut off the gas at your home, but you're in the middle of an important meeting.

Enter HousePad—a new app from Michael Bruno, creator and founder of 1stdibs. Set to launch in iTunes and Google stores in April 2015, HousePad allows you to create a private family network to keep your household running smoothly and efficiently.

"It's a 21st-century notepad for your home," says Bruno, who developed the idea after he began renovations on his 12,000-square-foot Georgian in Tuxedo Park, New York. "I knew I didn't want full-time or live-in help, but I wanted the house to function as if it did."

"Whenever I see anything in my home that isn't the way I want it, or if I think of something I need done—even by myself—I tap on To Do . . ."



The app, which can be accessed via a smartphone or household tablet, has three main functions: an Emergency Information Center, Look Book and To-Do List. The Emergency Information Center allows your network to easily find the location of fire extinguishers and utility shutoff valves, as well as contact information for family doctors, veterinarians, extended family members, neighbors and tradespeople—"whoever is important to your family," explains Bruno. Then there's the Look Book and To-Do features, which focus on bringing a higher level of beauty and efficiency to the home environment using images. Using your smartphone, you snap images room by room to create your Look Book and catalog the way you want your home to look and feel—from the way the towels should be folded and beds are made to which flowers should be set on the nightstand. Explains Bruno: "You catalog each room once, and you never have to do it again—unless, of course, you decide to change things around."

Bruno uses the To-Do feature most often. "Whenever I see anything in my home that isn't the way I want it, or if I think of something I need done—even by myself—I tap on To Do and select a name from the list of people I've invited into my private network," he explains. "It's easy. I snap a photo, type a note and post it to the message board. You can even choose to notify the recipient when the message is sent or leave it waiting on the message board for the next time he or she checks in."

He acknowledges that the concept may sound trivial, but there are many design-conscious homeowners just like him who have very specific ideas about how their interior spaces should look and feel.

"With HousePad, it becomes easy to get the same result you want every time—even when the person doing these tasks changes," he says. "It's the simple things that bring so much visual pleasure to your life."



A great estate is often measured by its kitchen—save only, perhaps, for its master bathroom. Both spaces serve fundamental needs and rituals on a daily basis, and demand a most special alchemy of beauty, function, inspirational materials, and thoughtful design.

It is an art form understood and exquisitely executed by this issue's luxury brand we love, an 81-year-old Italian institution that has continually set the standard for the world's most luxurious kitchens and bathrooms—always informed by a progressive vision of modern beauty. Homes & Estates recently enjoyed the distinct pleasure of visiting the Boffi showroom in the West Hollywood Design District, where Davide Cremese, Executive Vice President of the company's U.S. division, shed insightful light on the brand's family-driven history and dedication to beauty.

continued

81 YEARS, 3 GENERATIONS, AND AN ITALIAN VISION OF TIMELESS BEAUTY



LUXURY WE LOVE

Boffi



What is it that fuels the heart of the Boffi brand?

The Boffi family, of course. We now have second and third generations of this incredible family leading us into our 81st year of business. It cannot be overstated how much passion, love and dedication this singular lineage brings to the final product. What's more, the Boffi home base, located between Milan and Como, is historically known to be home to some of the world's most prominent and high-end designers and manufacturers. Many of our architects and designers are second- and third-generation artisans themselves. There is a true passion there.

How do you continue to keep your designs relevant?

The value of the brand and product you see today is the result of constant research and development. There is so much experimentation that goes into discovering the finest techniques for crafting the most exquisite materials into kitchens and bathrooms that serve as functional works of art.

Can you tell me about the evolution of Boffi?

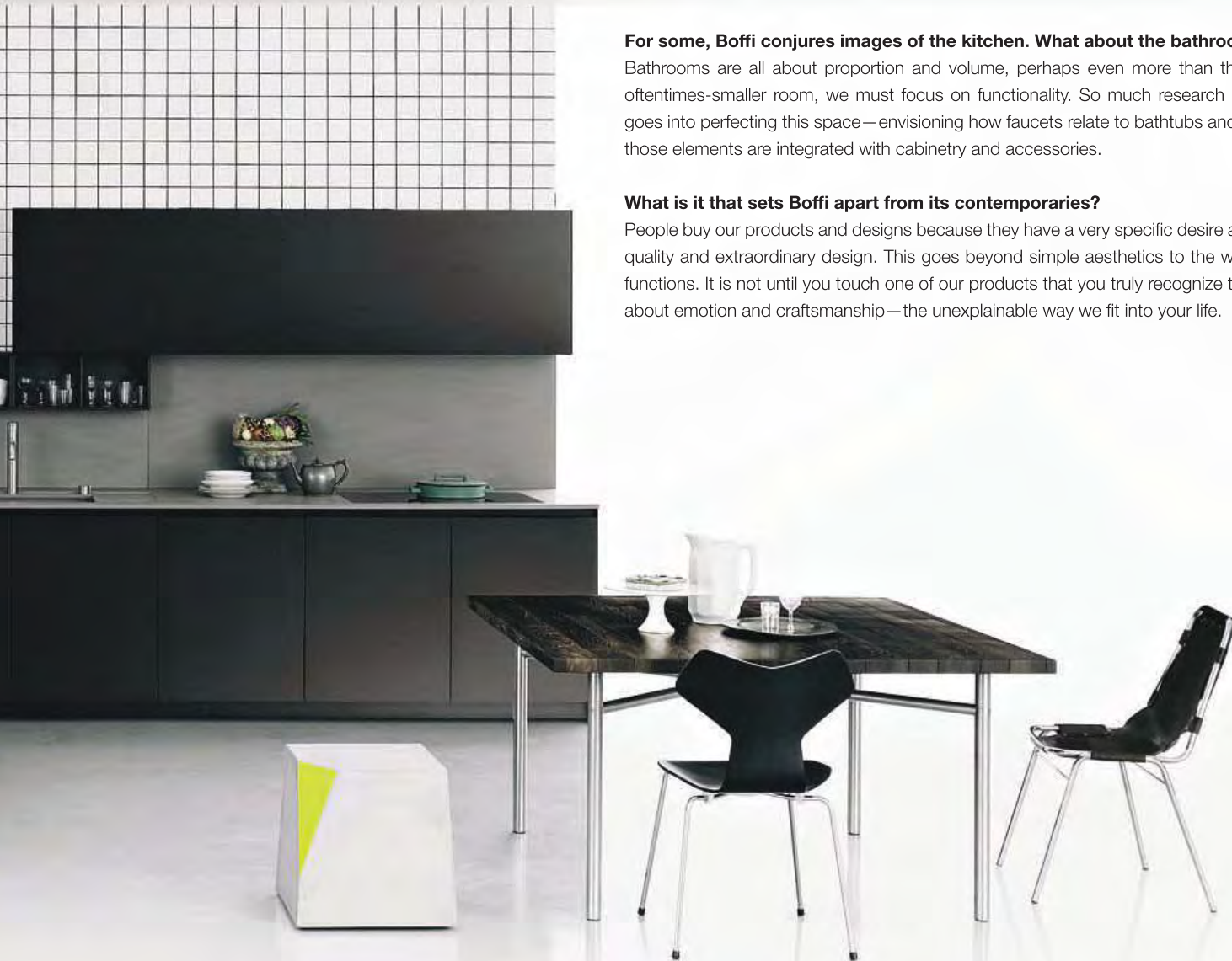
It begins with our DNA, which is about encouraging our architects and designers to explore new and exciting ideas—to see whether they can be realized. We always seek to create something new, but it isn't just all about that. We are always fine-tuning our classics, as well. Some of our most enduring and popular designs have been around for forty years—the only difference is that today they have been refined with details that reflect the advancements we are forever discovering. I liken it to the 911 Carrera Porsche—it's always the same, but updated. It never goes out of style.

For some, Boffi conjures images of the kitchen. What about the bathroom?

Bathrooms are all about proportion and volume, perhaps even more than the kitchen. In this oftentimes-smaller room, we must focus on functionality. So much research and development goes into perfecting this space—envisioning how faucets relate to bathtubs and basins, and how those elements are integrated with cabinetry and accessories.

What is it that sets Boffi apart from its contemporaries?

People buy our products and designs because they have a very specific desire and need for high-quality and extraordinary design. This goes beyond simple aesthetics to the way Boffi feels and functions. It is not until you touch one of our products that you truly recognize the difference. It is about emotion and craftsmanship—the unexplainable way we fit into your life.



a Meeting *of* Masters

BY JAYMI NACIRI



In a moody master bedroom, where a dance of light and shadow and texture create a beautifully layered space, a sea of multicolored, intricately patterned Moroccan tile underfoot lays a dreamy foundation. Next door, in the luxurious spa bath, the tile continues beneath double antique marble tubs that look as though they were lifted from a classic European castle.

In a more typical home, these two distinctive items, as unusually sourced as they are remarkably stunning, might be the true standouts. At Eagle Park, an Aspen estate designed by the formidable combination of Argentinian architect Horacio Ravazzani and interior designer Stephen Sills on an incomparable 15-acre expanse of land, they are but two of the exceptional details and extraordinary features that fill the 15,000 square feet of luxury living space.

"This project gave us an opportunity to create an American country chateau of sober splendor on a princely scale," said Sills in *Architectural Digest*, which featured the home in 1999. Sills was named one of *Architectural Digest's* AD100 and is one of *Elle Décor's* A-List of the Top 25 Designers. "The refinement of the interior architecture makes a dramatic counterpoint to the rustic beauty of the structure."

Surprisingly, given his penchant for discovering and procuring rare items from around the world, neither the Kasbah-inspired floor in the master bedroom nor the Italian his-and-her tub were found by Sills. The globetrotting homeowners, Jim Fifield, former president and CEO of EMI Music, and his wife, Betsy, can claim responsibility for both—the tile while on a trip to Morocco with Michael Jackson and the tub while jaunting in Italy.

Sills and Ravazzani's approach to the balance of Eagle Park built on their congruent styles in an inspired meeting of design and vision—Sills employing the love of exquisite materials and worldly artifacts he shares with the homeowners, and Ravazzani offering a juxtaposition of styles that each live in harmony with the surroundings. Both serve as ambassadors to a client with a unique set of needs, given his profession.

"We have had a number of individuals from the music business as house guests over the years. Roger Taylor from Queen, Nick Rhodes from Duran Duran, Tina Turner, Solomon Burke, Cassandra Wilson, Janet Jackson and Bonnie Raitt come to mind," says Jim Fifield. "All came away with memories of its majestic views, serene privacy, architectural design and warmth. Of course, the wine room and kitchen were always centers of activity."

Expansive gathering spaces throughout the home, located in the Eagle Pines neighborhood with just nine other estate homes and access to Buttermilk Mountain, create the perfect backdrop for entertaining on a grand scale. In the sitting room, an elegantly carved fireplace is flanked by two floor-to-ceiling windows, each serving up views of soaring mountains. For the formal dining room, Sills commissioned French artist Andre Dubreuil to create ornate bronze and steel paneling—a one-of-a-kind installation that is as intriguing as it is affecting and just one of the ornate, European-influenced details found throughout the home.

The incredible home theater is not just a place to gather and watch the latest blockbuster or concert film. It is also a technological wonder. Architecturally speaking, the room has all the elements one would expect—immense screen, stadium seating, plush walls—plus an undulating wood ceiling that gives the room an elegant intimacy despite its size. But behind the walls—and under the floor, for that matter—is where the room really stands apart.

"The screening room is one of the most sophisticated private residential acoustical installations in the world," says Wells.

The room features the largest on-screen CD graphics package ever installed in a private residence, more than 7,700 watts of theater power amplification and a state-of-the-art "EQuake System" that was the first in the world.

The architecture is similarly groundbreaking, equal parts shimmery modern abode, stone mountain lodge and cement fronting. Only the confident Ravazzani, ranked one of the world's top 100 architects by *Architectural Digest*, would connect the three, creating something truly original in a sea of Aspen alpinists.



"Everything about the house is over the top in terms of quality"



COVER ASPEN COLORADO

The city's immaculately wild landscape was the perfect backdrop for Ravazzani architecture, his purposely and purposefully crafted residence at once in line with the natural aesthetic and at odds with it. Achieving the final product meant managing 2,000 yards of concrete, 1,900 linear feet of copper lightning conductor wire, plus engineers and contractors and landscape architects and furniture designers, who remained committed to creating an exceptional property despite extraordinary conditions.

Coordinating the delivery of the iroko hardwood that is used liberally throughout the home required seven ocean containers from Africa's Ivory Coast carrying 50,000 feet of the exotic material varying in thickness from one-inch planks to logs measuring 42 inches square and weighing 225,000 pounds. All containers had to be unloaded by crane and the iroko material kiln-dried for more than a year before it was ready for installation.

A similar exploration of time and effort was made outdoors in creating a landscape that could stand up to the mesmerizing, elevated Aspen setting.

"The landscape installation team from landscape architects Madderlake took 15,158 man-hours to work, shape, create and install the natural surroundings," says Wells.

Among the 15 private acres are lush trees, landscaped gardens, a conservatory, a large view deck framed in by towering trees and a Tuscan-style outdoor entertaining area featuring a grand dinner table by Donald Judd next to a wood-fired oven.

"It's a very private site, sitting on a knoll, with views looking toward the city of Aspen and surrounding mountain peaks. The site itself is really amazing," says Wells. "The grounds and acreage around the house also feature a stone path over a stream and water features, areas where there are logs in a circle for entertaining so you get this 'sit-around-the campfire feeling,' and what the owners call a 'wedding spot,' since it has such a great view perspective overlooking Aspen."

"Everything about the house is over the top in terms of quality," she continued. "No expense was spared to create this amazing custom home."

Aspen, Colorado
6 bedrooms, 6 full baths and 2 3/4 half baths
Lot Size: 15.14 Acres
\$19,500,000

Represented by: Carrie Wells
Coldwell Banker Mason Morse Real Estate
T. 970.925.7000

'the home required seven ocean containers from Africa's Ivory Coast'





INTERNATIONAL

BAHAMAS • BRITISH VIRGIN ISLANDS
CANADA • FRANCE • ITALY • SPAIN





CARAVELLE BAY, BAHAMAS

This expansive waterfront home of 8,200 SF is sited on 2 acres of land. Beautiful water views surround you at every turn. Large open kitchen, dining and living room overlook palm-fringed green manicured grounds with covered outdoor patio and oversized pool and waterfall. Ample dockage with boat lift, built-in shore power, and a picturesque gazebo. Easy access to Grand Bahama's N & S shores via the Grand Lucayan Waterway.

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

Represented by: Silvia Chudnovsky | Coldwell Banker Residential Real Estate | C. 305.725.0099 | F. 305.675.5748 | silvia.chudnovsky@gmail.com
www.chudnovsky.com



SPANISH TOWN, VIRGIN GORDA, BRITISH VIRGIN ISLANDS

Long regarded as one of the world's greatest getaways, Rosewood Little Dix Bay offers a level of refinement unrivaled in the Caribbean. Opportunities to own your own heavenly hammock spot within the estate include a choice 6 oceanfront lots. All provide breathtaking views & easy access to all the first class facilities. Prices start from \$995k on the water. Completed villas available from \$3.6 M.

Represented by: Chris Smith | Coldwell Banker Real Estate BVI | O. 284.495.3000 | C. 284.340.3000
 F. 284.495.3015 | chris@coldwellbankerbvi.com
www.coldwellbankerbvi.com



WEST END, TORTOLA, BRITISH VIRGIN ISLANDS

The BVIs "Signature Villa" and Estate – 8 1/2 acres and four villas, two docks and a helipad – offers all the timeless tranquility of a private island with a little more convenience. In 2010 Caribbean Travel and Life noted that Steele Point is "...doubtless one of the most astonishing rental homes on earth". This iconic property has since benefited from a two year complete refurbishment & is in immaculate condition.

9 Bedrooms, 9 Full Baths and 2 Half Baths | \$25,000,000
 Represented by: Chris Smith | Coldwell Banker Real Estate BVI | O. 284.495.3000 | C. 284.340.3000 | F. 284.495.3015 | chris@coldwellbankerbvi.com
www.coldwellbankerbvi.com



CALGARY, ALBERTA, CANADA

Stunning. Elegant. Truly unique. 1717 13 St SW is over 4,700 sq ft of luxuriously developed living space. This home boasts a kitchen with a massive quartz island, hand crafted cabinetry from Spain and high-end miele stainless appliances. The hand sculpted, wide, gently ergonomically flowing staircase is a piece of art in itself and is enveloped in stunning glass rail. The en-suite has imported Spanish cabinetry, wall to wall marble, English cast sinks, German-engineered water controls and an incredible steam room. Top it all off with a spectacular rooftop patio with unbelievable city views.

4 bedrooms, 4 full and 1 half baths | 2,387,000CAD

Represented by: Robert Jansons | Coldwell Banker Mountain Central | O. 403.483.7253 | C. 403.483.7253 | F. 403.592.8030 | robert@rjgroup.ca
www.RJLuxuryHomes.com



CALGARY, ALBERTA, CANADA

A spectacular home in one of Calgary's most desirable neighborhoods. Upgrades, from high-end cabinetry, to a chef's dream line-up of appliances to custom shutters & stunning hand-crafted wallpaper. The second story has a bedroom with its own sitting area & private spa/bath. The master retreat is phenomenal with an en-suite fit for king and queen plus a huge master closet with custom millwork throughout. The home offers a huge third floor loft. A 3 car garage completes this home.

3 bedrooms, 3 full and 1 half baths | 1,279,000CAD

Represented by: Robert Jansons | Coldwell Banker Mountain Central | O. 403.483.7253 | C. 403.483.7253
F. 403.592.8030 | robert@rjgroup.ca | www.rjluxuryhomes.com



ST-ANDRE-LES-ALPES, ALPES-DE-HAUTE-PROVENCE, FRANCE

Private and exquisitely renovated in 2005, this 12th century chateau sits on 10.65 acres of land and offers 360° views of the spectacular sites of the French Haute Provence and the magnificent Lake of Castillon. The Chateau de Meouilles is at the foothills of the Southern alps, just 90 mins away from the French Riviera and Nice Airport.

6 bedrooms, 6 full baths | \$2,899,999

Represented by: Monica Brik | Coldwell Banker Residential Brokerage - Beverly Hills | O. 1310.859.6017 | C. 1424.239.4728 | yourexclusiverealty@gmail.com & Carlos Brik | O. 310.859.6018 | C. 786.899.1541 | yourexclusiverealty@gmail.com | www.YourExclusiveRealty.com



PARIS, FRANCE

In the very sought-after area of La Muette, close to Ranelagh Gardens, this magnificent 19th century Mansion has been entirely renovated with luxurious features such as marble, wrought iron, precious woods, mouldings, home-automation system. This beautiful Hotel Particulier offers 5,360.42 sq. ft., a living room with majestic fireplace, master suite with large dressing room and beautiful marble bathroom, 2 personal offices, large family room, fitness room, Hammam, wine cellar, laundry room, service apartment and a parking space.

5 Bedrooms, 5 Bathrooms | €7,500,000

Represented by: Vanda Doncelle | T. +33.6 72 95 68 | vanda.doncelle@coldwellbanker.fr | Coldwell Banker Demeure Prestige



PARIS, FRANCE

Dazzling 8,072.93 sq. ft. triplex with a breathtaking view of Paris. Great location. Amenities are refined and luxurious. Sublime foyer, stunning wrought iron staircase, living room, luxurious dining room with terrace where it is ideal to enjoy sunny days. A wonderful kitchen made for a chef. Grandiose suite for friends. Master suite with a magnificent bathroom. Walk-in closets. Large office. Movie theater. Independent studio of 500 sq. ft with kitchen. On the top floor: game room, pool table. Indoor elevator. Service apartment.

5 Bedrooms, 5 Bathrooms | €12,000,000

Represented by: Vanda Doncelle | T. +33.6 72 95 68 | vanda.doncelle@coldwellbanker.fr | Coldwell Banker Demeure Prestige



ROME, ITALY

Spanish steps, entire 3rd floor of 1700's building. On left corner of the staircase of Trinità dei Monti, three sided and unrepeatable panorama over the famous square and steps. The 210 square-meter apartment has a wonderful representative area. Unique property in the most exclusive and desired location in the world.

3 bedrooms, 2 full baths | €6,000,000
 Represented by: Andrea Barbera | Coldwell Banker Immobiliare Gruppo Futura
 O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
 www.coldwellbanker.it/gruppofutura



ROME, ITALY

Appia Antica park. Villa with surrounding 3,000 square meter property. Double entrance, sitting room, kitchen, dining room, study, 3 bathrooms, 3 bedrooms, 2 with fireplaces, master bedroom with en-suite bathroom. In basement with separate entrance: a bedroom, kitchenette and bathroom. Swimming pool and barbecue area.

6 bedrooms, 3 full baths | €1,550,000
 Represented by: Norberto De Pità | Coldwell Banker Immobiliare Gruppo Futura
 O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
 www.coldwellbanker.it/gruppofutura



ROME, ITALY

Giustiniana two floors detached 400 square-meter villa plus 70 square meter dependence and 3000 square-meter Park, excellent interior design. Representative area, 4 bedrooms, 4 bathrooms, terraces, laundry. Alarm system, air conditioning, automatic watering, garage. Close to the best international schools, supermarket, bus.

4 bedrooms, 5 full baths | €1,200,000
 Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
 O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
 www.coldwellbanker.it/gruppofutura



ROME, ITALY

City Center Via dei Coronari, top floor apartment bare ownership, in historical palace of 1400 with lift, 200 square-meter, on two levels, double entrance, fully restored. Large hall, two living rooms on different levels, kitchen, master bedroom with en-suite bathroom, second bedroom also with bathroom, attic bedroom and bathroom.

3 bedrooms, 3 full baths | €1,400,000
 Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
 O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
 www.coldwellbanker.it/gruppofutura



ROME, ITALY

Grottarosa elegant villa 380 square meter, 5,000 square meter private park. Double living room with antique fireplace, terracotta tile flooring, 100 square meter veranda, livable kitchen. Master bedroom with en-suite bathroom, two bedrooms, bathroom. Hobby room, billiard area, study, kitchen, bathroom, service area, garage.

3 bedrooms, 4 full baths | €1,450,000

Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
www.coldwellbanker.it/gruppofutura



ROME, ITALY

Parioli, between Viale Parioli and Villa Glori, 240 square meter penthouse plus 60 square meter terrace. Double entrance, large living room with marble fireplace, study, lounge, three bedrooms, two with en-suite bathrooms, a large kitchen with balcony, 2 bathrooms, 24-square-meter garage, cellar.

4 bedrooms, 4 full baths | €1,980,000

Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
www.coldwellbanker.it/gruppofutura



ROME, ITALY

Olgiate, near country club, elegant 850 square meter three level villa, with 2,500 square meter park and swimming pool. Living room with fireplace, four large bedrooms with en-suite bathrooms, study, large kitchen with dining area, guest bathroom; at garden level hobby room, bathroom, service area, SPA and garage.

5 bedrooms, 7 full baths | €2,700,000

Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
www.coldwellbanker.it/gruppofutura



ROME, ITALY

Near Ponte Milvio, Via Colli della Farnesina luxury 300 square meter penthouse with 180 square meter terrace with wonderful views over Rome. Entrance with elevator, triple living room with fireplace, dining room, 4 bedrooms, 2 walk-in wardrobes and 4 bathrooms, sauna, kitchen, laundry area, garage.

4 bedrooms, 4 full baths | €1,890,000

Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
www.coldwellbanker.it/gruppofutura



ROME, ITALY

Parioli, Santiago del Cile luxury 240 square meter penthouse with a lovely terrace. Extremely luminous, large entrance with built-in closets, extra large living room with access to the terrace, a master bedroom with en-suite bathroom, two bedrooms, bathroom, large kitchen with balcony, service area with bedroom and bathroom. Garage.

4 bedrooms, 2 full and 1 half baths | €2,360,000
 Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
 O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
 www.coldwellbanker.it/gruppofutura



ROME, ITALY

Parioli, near Piazza Ungheria, elegant 430 square meter apartment taking the entire first floor, with two separate real estate units renovated with high quality finishes, large entrance hall, ten rooms with high, 4 meter ceilings, coffered at vault, five bathrooms, three balconies and a cellar. Quadruple exposure.

10 bedrooms, 5 full baths | €2,990,000
 Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
 O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
 www.coldwellbanker.it/gruppofutura



ROME, ITALY

Olgiate, beautiful three level villa, living room with fireplace, bedroom with en-suite bathroom and walk-in wardrobe, bedroom, large dining area, guest bathroom, large kitchen, service area, laundry room, bathroom, garage. Upstairs, two bedrooms with bathroom and attic creating a delightful suite. Prestigious finishes.

4 bedrooms, 5 full baths | €790,000
 Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
 O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
 www.coldwellbanker.it/gruppofutura



ROME, ITALY

Olgiate, semi-detached 400 square meter villa with swimming pool and 1,500 square meter garden. Large living room, dining area, patio, kitchen, 4 bedrooms, 3 bathroom, master bedroom with en-suite bathroom and walk-in closet, balcony. Basement level living room with fireplace, kitchenette, two bedrooms, bathroom, cellar, garage.

6 bedrooms, 5 full baths | €870,000
 Represented by: Valentina Bodini | Coldwell Banker Immobiliare Gruppo Futura
 O. +3906.960.3969 | F. +3906.993.3544 | gruppofutura@coldwellbanker.it
 www.coldwellbanker.it/gruppofutura



MATADEPERA, BARCELONA, SPAIN

Luxury 1,200 sqm country villa of handmade architecture located in the surroundings of a natural park only 24 miles from Barcelona. Purity, strength, expressiveness and harmony have inspired this unique project, which has been built using noble materials on a 2,700 sqm plot with green spaces, colorful vegetation, which varies according to the season, and a large pool-lake.

5 bedrooms, 5 full baths | Ref. V0006SQ

Represented by: Coldwell Banker Berkeley | O. 310.362.4690 | O. +34 931 000 310 | F. +34 931 000 410 | info@cbb.cat
www.cbb.cat



S'AGARO, COSTA BRAVA, GIRONA, SPAIN

Impressive luxury villa for sale in Costa Brava, located in the exclusive residential area of La Gavina, S'Agaró, restricted entry and 24-hour security. Beautiful sea views. A few minutes from Playa de Sa Conca. It has a built area of 1,257 sqm on a plot of 2,644 sqm. Garage for five cars. Home cinema room. Guest house with separate pool with jacuzzi and outdoor dining area.

7 bedrooms, 7 full baths | Price Upon Request
 Represented by: Coldwell Banker Prestige Begur | +34 972 307 827
 aurea@prestige-spain.com | www.coldwellbanker.es



SANT CUGAT, BARCELONA, SPAIN

Luxury 800 sqm mansion located in Valldoreix, only 20 min. away from Barcelona. Built less than 10 years ago it comprises high quality finishings. Large and pleasant garden, outdoor and indoor swimming pool with spa area. Beautiful cellar decorated in the Cordoba's style, which looks like typical Andalusian architecture.

5 bedrooms, 6 full baths | €3,500,000
 Represented by: Coldwell Banker Berkeley | +34 931 000 310
 berkeley@cb-spain.es | www.coldwellbanker.es



TARTERA, LA CERDANYA, GIRONA, SPAIN

Fantastic family house built on a 3.870 sqm plot. Very practical and comfortable, made on one floor with an attic, 4 bedrooms (one en-suite with dressing room), three bathrooms, kitchen with office and spacious lounge room with fireplace, access to porch, garage for three cars, fabulous views.

4 bedrooms, 3 full baths | €1,200,000
 Represented by: Coldwell Banker Vincle | +34 972 884 342
 vincle@vinclecerdanya.com
 www.coldwellbanker.es



VILASSAR DE DALT, MARESME COAST

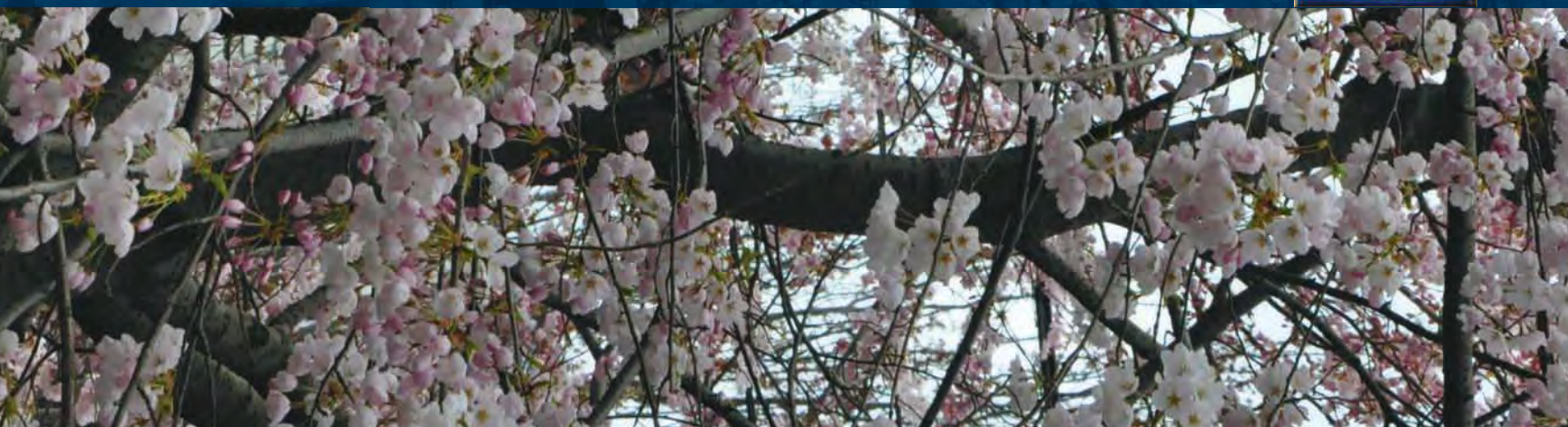
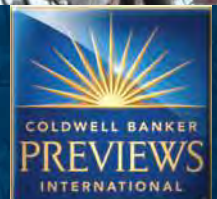
Luxury 595 sqm house with panoramic sea views on a plot of 800 sqm. Only 20 minutes away from arcelona. Kitchen "bultau" with office, living room with fireplace and exit to garden. 3 en-suite bedrooms. Study with lounge, fireplace and terrace. Cinema room in the basement. The house has a pool and parking spaces for 5 cars.

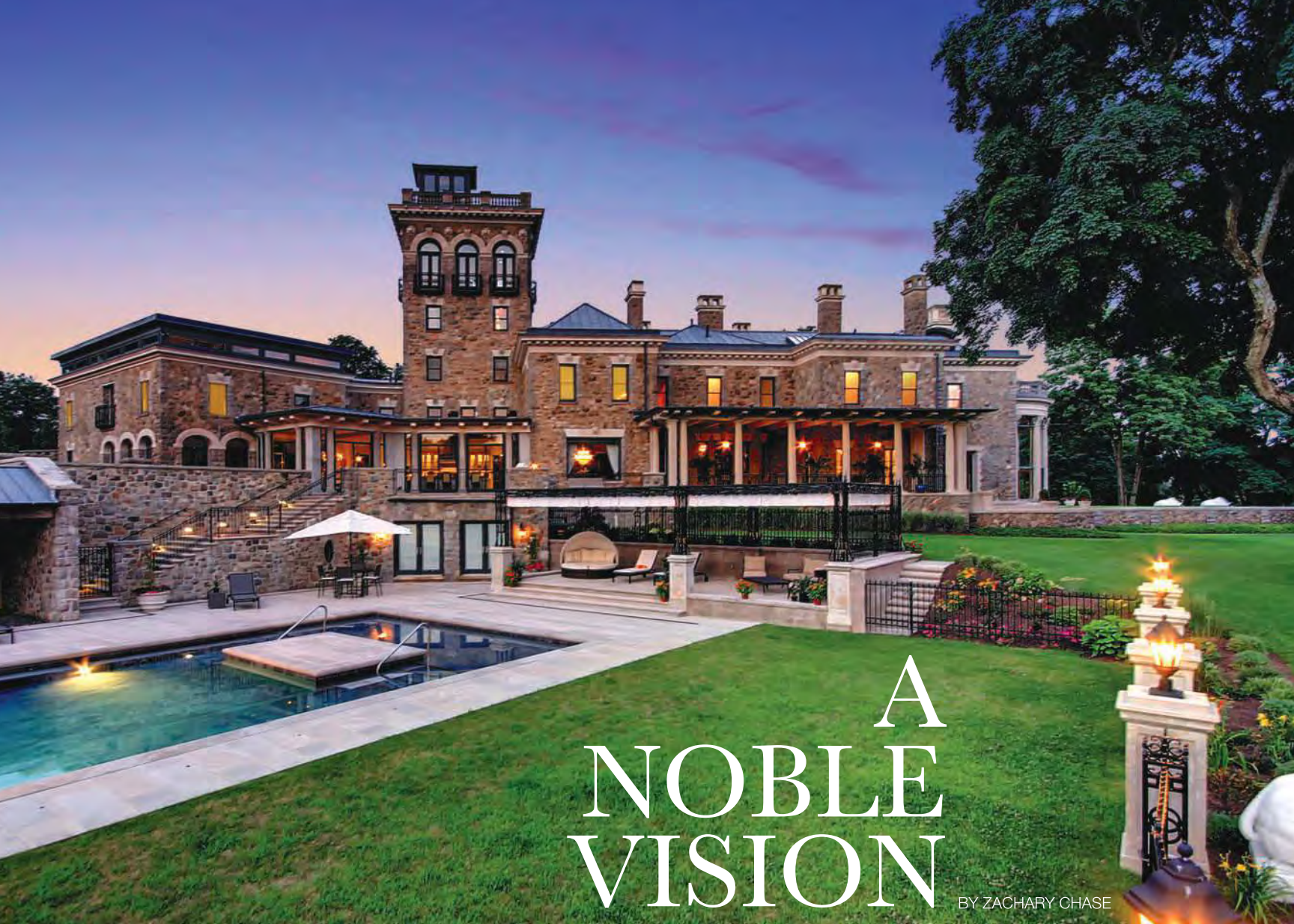
5 bedrooms, 4 full baths | €1,650,000
 Represented by: Coldwell Banker Luxury LTS | +34 935 407 151
 lts@cb-spain.com
 www.coldwellbanker.es



NORTHEAST

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A NOBLE VISION

BY ZACHARY CHASE

The old saying goes that a man's home is his castle. But in some cases, the home really is a castle. Aptly named Stronghold for its fortress-like presence, this palatial estate set on 32 acres of magnificent grounds in historic Bernardsville, New Jersey, was built in 1886 as the lair of banker James Coleman Drayton and later John Fairfield Dryden, founder of the Prudential Insurance Company.

With its fieldstone exterior, Corinthian columns and stone balustrade, the Somerset County hamlet stood out among the impressive estates being built in this post-Civil War haven for new American wealth—a gilded home for a gilded age.

It is again Bernardsville's singular estate, newly restored to retain its historic allure while showcasing modern amenities, state-of-the-art technology, and distinctive style.

"This restoration and renovation has been a labor of love," says the home's listing agent, Vincenza Montrone of Coldwell Banker Residential Brokerage in Bernardsville. "Much research has gone into bringing this home back to its original character and also much creativity in designing and adding to the home's historical footprint. This complete interior restoration was done with the intent to create a modern, warm residential home while paying attention to its heritage. Sophisticated 21st-century technology was incorporated into the renovation, making this home desirable to today's modern family."

Included in the renovation were marble and metal restoration and an expansive addition that introduced an informal entry, a larger dining room, kitchen and family room, and a separate garage wing.

In the newly expanded kitchen, high-end appliances, a large center island, and custom two-tone cabinetry create a modern chef space, while the stone wall and painted beams are reminders of the castle's grandeur.

A home office is cloaked in lavender, a brick wall adding texture and interest that contrast with the classic bookcases directly opposite. Above, a metal geometric chandelier adds an industrial feel. A metal circular staircase that winds from floor to floor shows off for an audience of stone walls and wood-framed French doors.

What these spaces all have in common is their ability to marry unique, artistic details and a bit of whimsy with the estate's old-world elegance. In a number of the home's 22 rooms, modern furnishings and bold colors are juxtaposed purposefully and passionately against the historical elements, creating design friction that is as interesting as it is joyful. Today's Stronghold is regal, stately, modern, a touch enigmatic—at once noble and new, formal and frisky.

"The uniqueness of this property is that it truly is one of a kind and cannot be reproduced today," says listing agent Montrone. "Bernardsville years ago was an area where many bankers and financiers came for the summer to vacation and built these wonderful estates. Stronghold still standing today is a reminder of the past while, with its newly restored interior, inspiring its residents to live and love life to its fullest. Today's potential buyer would welcome the blend of today's modern amenities while enjoying the lifestyle of the days gone by."

Beyond the breath-of-fresh-air cheekiness, Stronghold never lets you forget that it is, indeed, a castle, ornate in its details, lavish in its presence. The over-20,000-square-foot interiors are filled with magnificent detailing, inlaid mosaic floors, intricately carved millwork, slabs of marble and frescoed ceilings, with grand gathering areas and seven en suite bedrooms outfitted for royalty.

Stronghold's grounds are akin to a national park, with 32 acres of manicured lawns and a resort pool complex with terrace and covered lounge area.

The property also includes a walk-out lower level, a gymnasium with full basketball court, exercise loft, kitchen and restroom, an eight-room carriage house and an unfinished stone guest house.

And, as the perfect exclamation point, an arched colonnade with panoramic views of the grounds holds court among a sea of green. Where one might expect to see lions positioned at the base of the stairs, there are instead rhinos. They underscore the playfulness that has been woven into this iconic residence. And as a symbol of strength and a keeper of ancient wisdom, what could be more perfect than the rhino for a nearly 130-year-old castle with many stories to tell and many more to experience?

.....
Bernardsville Borough, New Jersey
7 bedrooms, 8 full baths, 5 half baths
\$18,000,000

Represented by: Nan Reil and Vincenza Montrone
Coldwell Banker Residential Brokerage
T. 908 630 5104

"TODAY'S STRONGHOLD IS REGAL, STATELY, MODERN, A TOUCH ENIGMATIC—AT ONCE NOBLE AND NEW, FORMAL AND FRISKY."





WESTON, MASSACHUSETTS

Lovingly restored to resemble the architecture and charm of the 1920s, this home beautifully blends original details with the best of today's conveniences. Highlights include eight bedrooms, six full baths, nine fireplaces, wine cellar with tasting room, gym area, pool with Jacuzzi, pool house, and four-car garage.

9 bedrooms, 6 full and 2 half baths | Price Upon Request
 Represented by: Priscilla Hindmarsh & Deena Powell, Sales Associates
 Coldwell Banker Residential Brokerage | P. 781.910.2667 | D. 781.718.6555



MILTON, MASSACHUSETTS

Spectacular estate located adjacent to Blue Hills Reservation on 18+ lush acres. This gentleman's manor features a turn-of-the-century main residence, exterior barn with stalls and tack room, two additional cottages, plus an in-ground pool. Potential to subdivide and build exquisite residences.

10 bedrooms, 5 full and 1 half baths | \$7,900,000
 Represented by: Matt Freeman & Theresa Donovan, Sales Associates
 Coldwell Banker Residential Brokerage | M. 617.797.2001 | T. 617.645.6955



LINCOLN, MASSACHUSETTS

Refined Mediterranean-inspired villa. Main rooms open to a shaded loggia with breathtaking views. Custom, two-cook kitchen, 5 spacious bedrooms plus master with onyx bath. Private 12 acres abutting protected land with pool, carriage house apartment, 3 stall barn, dressage ring, paddocks, and trails. Near Boston & Cambridge.

6 bedrooms, 4 full and 3 half baths | \$7,500,000
 Represented by: Brigitte I. Senkler, Broker Sales Associate & Amy Pasley, Sales Associate
 Coldwell Banker Residential Brokerage | B. 508.935.7496 | A. 617.571.7826



WEST STOCKBRIDGE, MASSACHUSETTS

Mediterranean-style villa on 68 acres in the Berkshires. Perfectly designed home offers 6,700+/- sq. ft. with 6 bedroom suites. Custom craftsmanship throughout and smart-house technology. Superb landscaping with terraced sitting areas, formal gardens and sweeping lawns. Magnificent heated pool and pool house with incredible kitchen.

6 bedrooms, 6 full and 2 half baths | \$6,995,000 (Furnished)
 Represented by: Jonathan P. Radford, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.335.1010



WESTON, MASSACHUSETTS

Exquisite stone-and-stucco estate set on 2 lush acres in country club area. Brimming with unrivaled architectural details and extensive custom millwork, this 8,292 square foot home features 13 rooms, chef's kitchen, beamed-cathedral great room, five en-suite bedrooms, lower-level theater and playroom, plus bluestone patio.

5 bedrooms, 5 full and 2 half baths | \$6,900,000
 Represented by: Kathryn Alphas-Richlen & Paige Yates, Sales Associates
 Coldwell Banker Residential Brokerage | K. 781.507.1650 | P. 617.733.9885



WESTON, MASSACHUSETTS

Renovated to perfection, this magnificent six-bedroom home offers a host of amenities, character, and charm. A dramatic reception hall leads to grand living room with inlaid flooring and exterior doors, two-story great room with stone fireplace, and state-of-the-art kitchen. Expansive lower level features gym plus custom wine cellar.

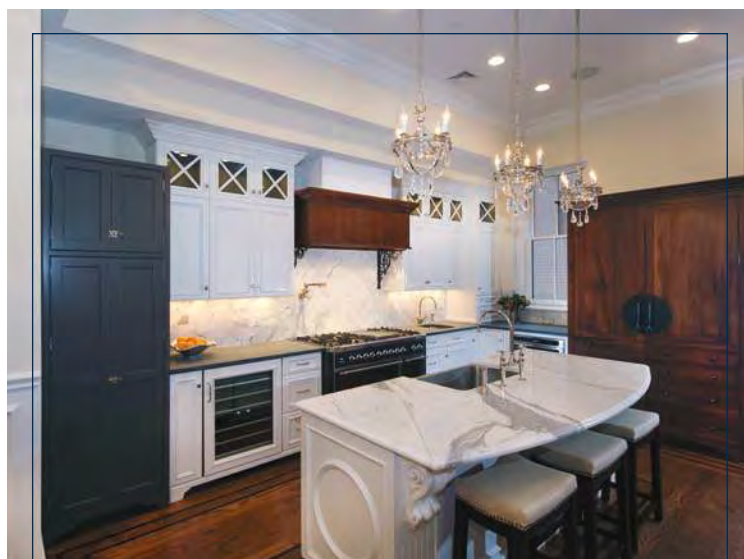
6 bedrooms, 6 full and 2 half baths | \$6,850,000
 Represented by: Donna Scott, Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.254.1490



WESTON, MASSACHUSETTS

Magnificent new shingle-style residence set on 5+ acres in Southside estate area. Spacious and sophisticated, this 11,480 sq. ft. home offers impressive entertaining spaces. Master suite with fireplace and west-facing views. Large mudroom with potential for elevator. Large yard with potential for pool and tennis court or car barn.

5 bedrooms, 5 full and 2 half baths | \$4,999,000
 Represented by: Diana Chaplin, Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.354.9010



BOSTON, MASSACHUSETTS

New-construction 2,860 sq. ft. duplex with private entrance, 2,000 +/- sq. ft. parlor-level unit spanning 2 combined brownstone buildings, a stunning master suite, exquisite kitchen, formal living room and 2 family rooms. Custom finishes, glorious moldings and ceiling treatments, 3 gas fireplaces, patio and 2 direct-access tandem parking spaces.

3 bedrooms, 3 full and 1 half baths | \$4,590,000
 Represented by: Roberta L. Orlando, Monte Levin & Gary Lazarus, Sales Associates
 Coldwell Banker Residential Brokerage | R. 617.312.1511 | M. 617.792.4741



WESTON, MASSACHUSETTS

Stunning new Colonial residence set on 2.6 acres on the Wellesley line. Designed to perfection, this 8,600-square-foot home features privacy and convenience, gourmet kitchen with family room, five with potential sixth bedroom, walkout lower level with fireplace and three-car garage with mudroom. Lush grounds ideal for pool and sport courts.

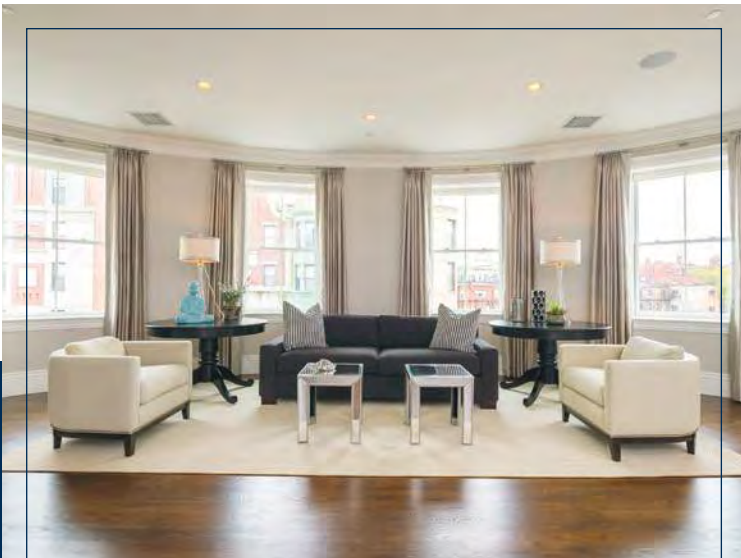
5 bedrooms, 6 full and 2 half baths | \$4,675,000
 Represented by: Diana Chaplin, Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.354.9010



CHESTNUT HILL, MASSACHUSETTS

Masterfully constructed contemporary residence set overlooking conservation land. Amenities include a two-story foyer, superior floor plan, stunning details, chef's kitchen with seamless great room, formal rooms, three fireplaces, five bedrooms, exceptional outdoor kitchen, plus heated, four-car garage.

5 bedrooms, 5 full and 2 half baths | \$4,480,000
 Represented by: Jayne B. Friedberg, Broker Associate &
 Deborah M. Gordon, Sales Associate
 Coldwell Banker Residential Brokerage | J. 617.899.2111 | D. 617.974.0404



BOSTON, MASSACHUSETTS

Spectacular single level condominium set on Commonwealth Avenue offering state-of-the-art systems, custom details, fine craftsmanship, elegant living/dining rooms with two gas fireplaces and white oak floors, chef's kitchen with family room, three en-suite bedrooms, direct elevator access, two garage spaces, and concierge.

3 bedrooms, 3 full and 1 half baths | \$4,350,000
 Represented by: Michael Harper, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.480.3938



BOSTON, MASSACHUSETTS

Enjoy ultimate city living in this impeccable residence with gourmet kitchen, beautiful skyline views, fine millwork and abundant storage. Supplemented by a marble bath and 4 custom closets, the master suite is a haven of luxury. Enjoy a 24-hour concierge, 2-garage parking and direct access to Prudential & Copley.

3 bedrooms, 2 full and 1 half baths | \$4,250,000
 Represented by: Brigitte Petrocelli & Jeanine Cort, Sales Associates
 Coldwell Banker Residential Brokerage | B. 617.803.5249 | J. 617.335.2818



WELLESLEY, MASSACHUSETTS

Beautifully expanded and updated, this custom home in Cliff Estates offers the best of today's amenities and conveniences. An exquisite open floor plan reveals stately formal rooms, cherry library, spectacular family room with stone fireplace, chef's kitchen and five bedrooms. Custom wine cellar, gym, patio, 4-bay garage and koi pond.

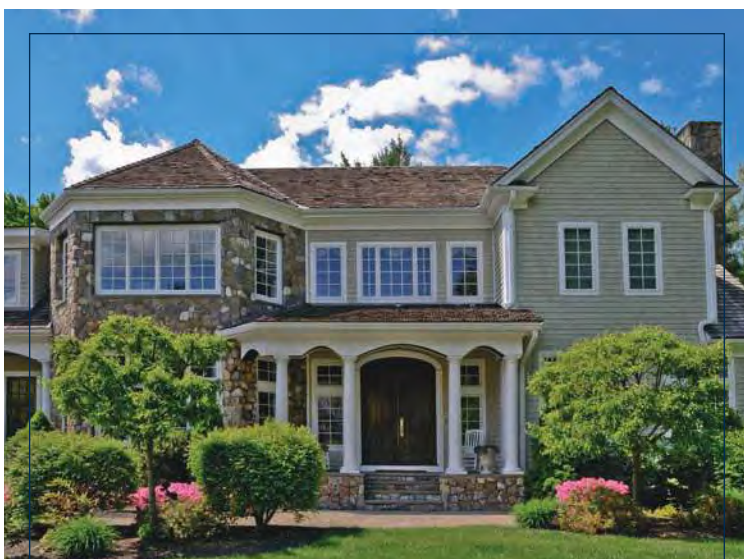
5 bedrooms, 6 full and 1 half baths | \$4,000,000
 Represented by: Donna Scott, Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.254.1490



NEWTON, MASSACHUSETTS

Exquisite English Cottage set on a magnificent half-acre in West Newton Hill. Built in 2014, this four-level home blends contemporary and traditional elements. Amenities include 16 rooms, chef's kitchen/family room, master retreat with marble fireplace and bath oasis, elevator, gym, wine room, home theater and 3-car garage.

5 bedrooms, 6 full and 1 half baths | \$3,999,000
 Represented by: Muriel Hackel & Susan Freedman, Sales Associates
 Coldwell Banker Residential Brokerage | M. 617.939.3133 | S. 617.943.1422



WELLESLEY, MASSACHUSETTS

Sophisticated stone-and-shingle home set in Dana Hall cul-de-sac. Discover 12 well-appointed rooms featuring a white marble kitchen, mahogany library, and banquet-sized dining room. Five en-suite bedrooms and gym upstairs. Lower-level home theatre and billiard room. Stunning patio with kitchen, fireplace and putting green.

5 bedrooms, 5 full and 3 half baths | \$3,995,000
 Represented by: Louise Tarsy, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.710.2289



BROOKLINE, MASSACHUSETTS

Handsome 1860 French Second Empire home lovingly restored to its original grandeur with a delightful blend of ornate architectural details & modern amenities. Discover 18 spacious rooms, 11 foot ceilings, elevator, 8 bedrooms, 7 fireplaces, chef's kitchen, swim spa, 8-car parking & a separate carriage house/barn. Near Back Bay.

3 bedrooms, 1 full and 1 half baths | \$3,995,000
 Represented by: Roberta L. Orlandino, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.312.1511



CARLISLE, MASSACHUSETTS

Historic 1760's farmhouse superbly transformed into a gentleman's farm, horse property, and country estate. The renovated home features a chef's kitchen, original details, five bedrooms, and stunning new 50' x 32' barn-style great room. Discover a pool, gazebo, equestrian/livestock facilities, and two ponds amid 49.3 acres.

5 bedrooms, 4 full and 2 half baths | \$3,980,000
 Represented by: Brigitte I. Senkler, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 508.935.7496



MARBLEHEAD, MASSACHUSETTS

Direct waterfront home custom-designed to maximize ocean views from every room. Discover superb architectural detail throughout, including a sunken living room with fireplace and wall of windows, soaring chef's kitchen with inlaid flooring, luxurious first floor master suite and two lpea decks. Deeded beach rights to Fluen Point.

4 bedrooms, 4 full and 1 half baths | \$3,895,000
 Represented by: Bill Willis, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.549.8956



CONCORD, MASSACHUSETTS

This 12.8-acre family compound combines living spaces with an art gallery, music hall, greenhouse and indoor pool. The home offers an energy-efficient, solar-assisted design with post-and-beam construction. Enjoy an open kitchen/family room, HDTV home theater, five bedrooms, sophisticated systems and 1,700-square-foot barn.

5 bedrooms, 4 full and 3 half baths | \$3,598,000
 Represented by: Brigitte I. Senkler, Broker Sales Associate & Amy Pasley, Sales Associate
 Coldwell Banker Residential Brokerage | B. 508.935.7496 | A. 617.571.7826



ROCKPORT, MASSACHUSETTS

Exceptional shingle-style estate set on 5.08 acres in Rockport's South End, steps to Pebble Beach and Cape Hedge Beach. "Braemere" exudes the formal, yet casual character of a classic North Shore summer cottage. Magical, ever-changing ocean views, lush botanical garden quality grounds. Carriage house and gardener's cottage.

5 bedrooms, 5 full and 1 half baths | \$3,475,000
 Represented by: Scott Smith, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.750.2793



NEWTON, MASSACHUSETTS

Gorgeous stone-and-shingle home set on 1.8 private acres. Renovated open spaces feature a living room with doors to screened-in porch, soaring ceilings, two offices, four fireplaces, five bedrooms, mudroom and well-equipped kitchen with seamless family room, state-of-the-art theatre, recreation rooms, yoga studio and deck.

5 bedrooms, 5 full and 2 half baths | \$3,380,000
 Represented by: Deborah M. Gordon, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.974.0404



DUXBURY, MASSACHUSETTS

Spectacular waterfront home set on 1.67 lush acres in Duxbury Village with lawns to water's edge. Architect-designed, this custom home is brimming with magnificent appointments and breathtaking views. Enjoy an open floor plan, 11 rooms, fireplace, five bedrooms, eat-in kitchen, mudroom, expansive decking, and private dock.

5 bedrooms, 4 full and 1 half baths | \$3,350,000
 Represented by: Reggie Irving, Sales Associate
 Coldwell Banker Residential Brokerage | C. 508.523.0943



CONCORD, MASSACHUSETTS

Captivating 1904 Colonial Revival estate offering idyllic views, dramatic spaces, chef's kitchen with wood-burning oven and 7 fireplaces. Recently imported French elements include reclaimed tiles, wall pigment and limestone fireplace. Enjoy a lush oasis of mature trees, stone walls, perennial gardens, patios, tennis court and pool with spa.

9 bedrooms, 4 full and 1 half baths | \$3,350,000
 Represented by: Vicki Evarts & Brigitte I. Senkler, Broker Sales Associates
 Coldwell Banker Residential Brokerage | V. 978.505.1733 | B. 508.935.7496



LINCOLN, MASSACHUSETTS

Privately-sited 1890's home on 5.79 acres just minutes to Boston and Cambridge. Historical and architectural details plus modern amenities define its sun-filled plan with updated baths, custom kitchen, 5 bedrooms and an elevator. A greenhouse, stables, and outbuilding with media room and wine cellar complement the grounds.

5 bedrooms, 4 full and 3 half baths | \$3,345,000
 Represented by: Brigitte I. Senkler, Broker Sales Associate & Amy Pasley, Sales Associate
 Coldwell Banker Residential Brokerage | B. 508.935.7496 | A. 617.571.7826



BOSTON, MASSACHUSETTS

Spectacular three-level townhome with panoramic water views located in the Waterworks Museum building. A designer interior features a state-of-the-art kitchen, palatial master suite, media room and show-stopping living room with fireplace and 8 windows overlooking the reservoir. Elevator, concierge plus four parking spaces.

4 bedrooms, 5 full and 1 half baths | \$3,250,000
 Represented by: Lili Banani, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.407.0402



WESTON, MASSACHUSETTS

Stunning, brand new Colonial home set on 1.48 lush acres in country club area. An open floor plan, brimming with classic detail and superb craftsmanship, affords wonderful spaces for entertaining and everyday living. Discover a custom chef's kitchen, five bedrooms, plus walk-out lower level with media lounge, gym, and game room.

5 bedrooms, 4 full and 1 half baths | \$2,999,000
 Represented by: Rosemary McCreedy, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.223.0253



WESTON, MASSACHUSETTS

Gorgeous new center entrance Colonial residence set on 1.96 acres featuring 12 rooms, cathedral ceilings, large windows, open floor plan, four en-suite bedrooms, three fireplaces and custom kitchen with seamless cathedral family room. Lower level includes playroom, home theater, gym and au-pair suite with separate entry.

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



WEST NEWTON, MASSACHUSETTS

Stunning Colonial Revival home renovated and expanded for today's living. Amenities include beautiful period details, an exquisite chef's kitchen, master suite with a large walk-in closet and sitting room, and recreation room with separate entry and spa bath. Magnificent .85 acre grounds include a patio, pool and hot tub.

5 bedrooms, 4 full and 4 half baths | \$3,295,000
 Represented by: Ilene Solomon, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.413.1663



NEWTON, MASSACHUSETTS

Gracious modern contemporary ranch with views of Chestnut Hill Reservoir. A flowing floor plan leads to updated rooms with period details, two fireplaces, two kitchens, two libraries and beamed family room with Tuscan columns. Glassed sunroom opens to patio and grounds. Possible attic expansion. Near shopping and trains.

4 bedrooms, 4 full baths | \$2,900,000
 Represented by: Carol Post, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.797.4881



CONCORD, MASSACHUSETTS

New shingle-style home in a two acre cul-de-sac setting near historic Center and National Parkland. Energy efficient and built for entertaining with 13 rooms, upscale appointments and finely detailed millwork. Discover 5 bedrooms en suite with baths, plus an exquisite chef's kitchen. Expansion possibilities in the lower level.

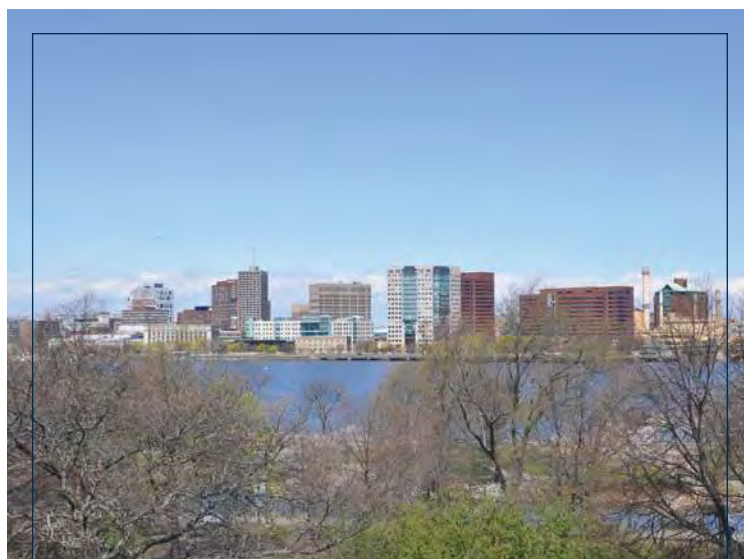
5 bedrooms, 5 full and 2 half baths | \$2,898,000
 Represented by: Brigitte I. Senkler, Broker Sales Associate & Peggy Dowcett, Sales Associate
 Coldwell Banker Residential Brokerage | B. 508.935.7496 | P. 978.302.3988



MANCHESTER, MASSACHUSETTS

Spectacular four-bedroom estate set atop 4.3 acres with sweeping ocean and Boston skyline views. Discover an open floor plan, gleaming hardwoods, sunroom, study, chef's kitchen with living room, third-floor family room and 3-car garage. Lush grounds surrounded by granite block walls, mature plantings, and conservation land.

4 bedrooms, 3 full and 1 half baths | \$2,699,000
 Represented by: Chris Brown, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.803.6442



BOSTON, MASSACHUSETTS

In the heart of the city, step directly from the elevator into this magnificent 2,210 sf single floor residence. The spacious living and dining rooms together provide approximately 800 sf of entertaining space with terrific Charles River views. Completed by 3 bedrooms with city views, central air and 2 parking spaces.

3 bedrooms, 2 full baths | \$2,775,000
 Represented by: Jonathan P. Radford, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.335.1010



NEEDHAM, MASSACHUSETTS

Spectacular stone manor set on 4.8 acres in countryside locale yet minutes to downtown. Superb renovations beautifully blend period details with modern amenities, featuring 14 elegant rooms, seven bedrooms, 11 fireplaces, renovated kitchen, plus new heating/air systems. Lush exterior complemented by terraces and pool.

7 bedrooms, 7 full and 2 half baths | \$2,725,000
 Represented by: Melissa Dailey, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.699.3922



WELLESLEY, MASSACHUSETTS

Distinguished 1936 brick colonial home set in Cliff Estates. Thoughtful updates blend today's amenities with original charm, featuring a living room with stained glass windows, cherry library, custom kitchen, step-down family room, and heated sunroom. Discover 1.41 lovely acres with pond, fountain, patios, and gardens.

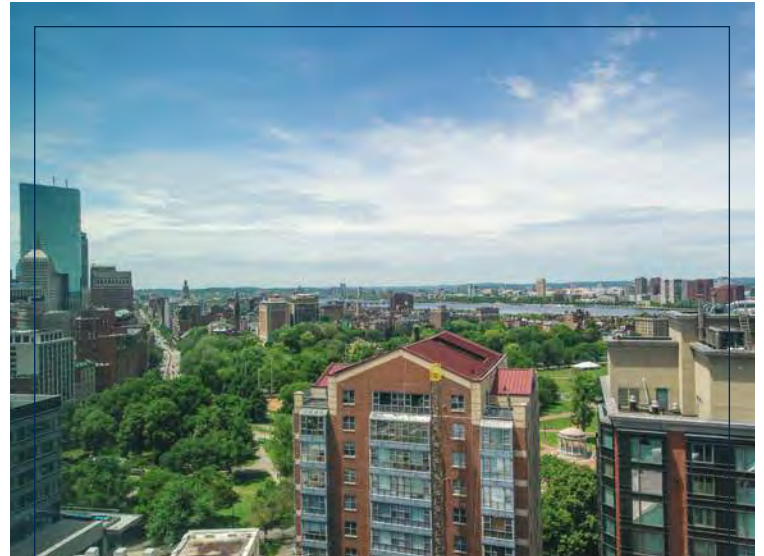
4 bedrooms, 3 full and 1 half baths | \$2,499,000
 Represented by: Linda A. Shaughnessy & F. E. Mahoney, Sales Associates
 Coldwell Banker Residential Brokerage | L. 617.429.2488 | F. 781.910.8636



NEEDHAM, MASSACHUSETTS

This eclectic country estate set on 8 acres is a fine blend of rustic flavor, privacy and comfort. Framed by 150-year-old beams, the two-story living room with fireplace is ideal for entertaining. Huge master suite, billiard room, home theatre, wine cellar, 3-car heated garage and 12-stall barn.

3 bedrooms, 4 full and 1 half baths | \$4,500,000
 Represented by: Judy Oriol, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.962.3662



BOSTON, MASSACHUSETTS

Experience spectacular views of Boston Public Garden, Back Bay and the Charles River from this distinctive, single-floor condominium at the Ritz-Carlton Residences. Superbly designed, this home offers elegantly appointed rooms, three bedrooms, three and a half baths, chef's kitchen, full hotel services and valet parking.

3 bedrooms, 3 full and 1 half baths | \$2,499,000
 Represented by: Jamie Genser, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.515.5152



WESTWOOD, MASSACHUSETTS

Greek Revival-style Colonial set on 5.54 acres in estate area. Old world elements throughout 6,600+ sq. ft. Gracious entry hall, banquet dining room, paneled library and updated kitchen. The updated master suite boasts a fireplace and dressing room. Lush grounds, 8-stall barn and specimen trees. Additional 2-acre building lot included.

8 bedrooms, 4 full and 2 half baths | \$2,495,000
 Represented by: Tom Aaron, Premier Associate
 Coldwell Banker Residential Brokerage | C. 781.248.8785



LEXINGTON, MASSACHUSETTS

Stunning, new 12-room Colonial in a gorgeous walk-to-town location. Abundant natural light, rich architectural details, high, coffered ceilings, and rich millwork throughout. Gourmet kitchen with outfitted granite serving pantry. Master retreat with sumptuous marble bath. Ideal Meriam Hill setting near Town Green/jogging paths.

5 bedrooms, 6 full and 1 half baths | \$2,495,000
 Represented by: Elizabeth Crampton, Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.389.4400



LEXINGTON, MASSACHUSETTS

Stunning new Colonial residence near Lexington Center set on a lush, 3/4 acre lot. Superb construction features nine foot ceilings, rich millwork, red oak floors, sun-drenched rooms, and well-equipped chef's kitchen. The spacious master suite features a spa-like marble bath. Third floor loft, finished lower level, mudroom, plus heated 3-car garage.

5 bedrooms, 4 full and 2 half baths | \$2,395,000
 Represented by: Michael Milendorf, Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.696.9462



WELLESLEY, MASSACHUSETTS

Historic landmark home set on a lush cul-de-sac with 14 rooms, six bedrooms, wrap-around porch, patio and decks. Open spaces combined with charming nooks and corners enhance the homes rich heritage throughout three floors. In fact, the poet who wrote the original lyrics to "America the Beautiful" once lived here.

6 bedrooms, 4 full and 2 half baths | \$2,395,000
 Represented by: Christine Mayer & Paula Carens, Sales Associates
 Coldwell Banker Residential Brokerage | C. 617.429.2103 | P. 781.820.8203



CARLISLE, MASSACHUSETTS

Admire the sweeping views from this custom-built, shingle-style estate, sited on 10+ bucolic acres. The spacious, open floor plan is ideal for both entertaining and everyday living, featuring the finest finishes, built-ins, craftsmanship and an indoor pool. Located minutes from Concord Center and the highly ranked Carlisle schools!

4 bedrooms, 4 full and 1 half baths | \$2,395,000
 Represented by: Chris Ricick, Sales Associate & Andrew Martini,
 Coldwell Banker Residential Brokerage | C. 617.593.3492 | A. 781.530.4850



LEXINGTON, MASSACHUSETTS

Gracious, c. 1896, Colonial Revival residence set on level, landscaped grounds in Munroe Hill. Superbly updated, this 15-room home features impeccable period detail, an oversized living room, study with built-ins, six fireplaces, chef's kitchen and master suite with fireplace and spa bath. Option for new garage and mudroom.

6 bedrooms, 4 full and 1 half baths | \$2,390,000
 Represented by: Elizabeth Crampton, Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.389.4400



MANCHESTER, MASSACHUSETTS

Renovated Shingle-style residence with ocean views set atop 1.5 acres amid mature trees and perennial gardens. An effortless floorplan features 15 rooms, old-world charm, 3 fireplaces, hardwood flooring, a gourmet kitchen with deck doors and mudroom. Carriage house recently built with living/office space and 2-car garage. Close to beaches.

7 bedrooms, 4 full and 2 half baths | \$2,369,000
 Represented by: Chris Brown, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.803.6442



NEEDHAM, MASSACHUSETTS

Gracious, custom home set at the end of a cul-de-sac on an acre of magnificent grounds. Discover high-end finishes, cherry flooring and trim, Wolf and granite kitchen, incomparable first-floor master wing, antique home theater and gym. Private yard offers deck, pool, spa, waterfall and 350 acres of adjacent conservation land.

4 bedrooms, 3 full and 1 half baths | \$2,350,000
 Represented by: Sandra Tobin, Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.820.4720



NEWTON, MASSACHUSETTS

Nestled amid manicured grounds, adjacent bird sanctuary and pond is this impeccably restored English Country Manor. Unique architectural elements at every turn. Step-down living room and country kitchen open to brick and stone patio. Private master suite offers custom closets plus spa-inspired bath. Incredible home theatre.

5 bedrooms, 4 full and 1 half baths | \$2,349,000
 Represented by: Jamie Genser, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.515.5152



PLYMOUTH, MASSACHUSETTS

Waterfront estate with private, gated boardwalk overlooking a salt marsh to Eel River and Plymouth Beach. Three levels of living space features hardwood floors, formal rooms, covered veranda, four bedrooms, chefs kitchen, patio with hot tub, plus recently added 24x22 great room and roof deck. Carriage guest house with garage.

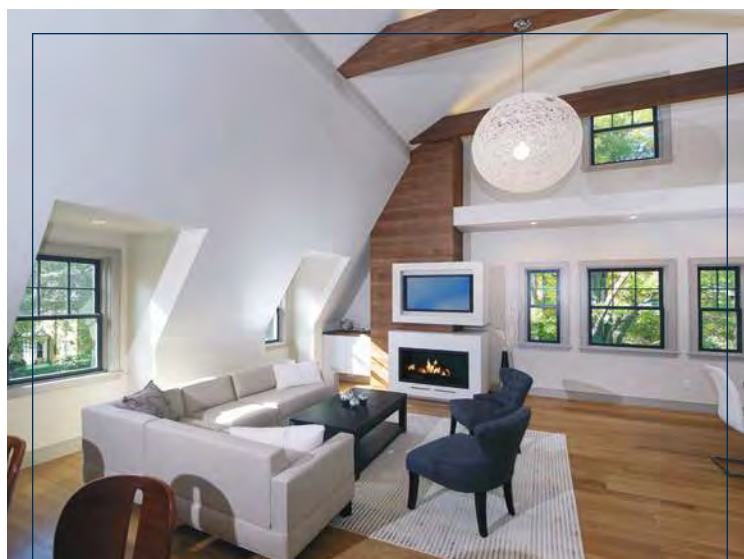
4 bedrooms, 3 full and 2 half baths | \$2,250,000
 Represented by: Lynne Morey, Sales Associate
 Coldwell Banker Residential Brokerage | C. 508.789.6333



CONCORD, MASSACHUSETTS

Revitalized and expanded Village Victorian with two-car carriage house in Center. Kitchen, dining and family rooms share an open plan with a translucent fireplace. Family room has a dramatic, vaulted ceiling with coffers and clerestory windows. Renovated upper levels have 4 bedrooms including master suite plus exercise room.

4 bedrooms, 3 full and 1 half baths | \$2,175,000
 Represented by: Brigitte I. Senkler, Associate Broker & Amy Pasley, Sales Associate
 Coldwell Banker Residential Brokerage | B. 508.935.7496 | A. 617.571.7826



JAMAICA PLAIN, BOSTON, MASSACHUSETTS

Peerless penthouse condominium. A private elevator sweeps you up to an expansive great room with 18-foot ceilings, skylight, fireplaces, dream kitchen and exquisite master suite. Stunning custom-crafted contemporary finishes and features. Media room with wet bar, state-of-the-art systems, private decks, grounds and parking.

4 bedrooms, 4 full and 1 half baths | \$2,175,000
 Represented by: Janet Deegan, Sales Associate & Constance Cervone, Coldwell Banker Residential Brokerage | J. 617.835.0674 | C. 617.429.2349



LINCOLN, MASSACHUSETTS

Timeless elegance best describes this classic cape set on 7.8 private acres. Superbly renovated, this residence offers 4 bedrooms, custom millwork, pool, & tennis court. Spacious rooms afford effortless entertaining, featuring a living room with cathedral ceiling & French doors to patio. Country living, yet minutes to Boston.

4 bedrooms, 4 full baths | \$2,097,000
 Represented by: Susan Law & Sandra Bradlee, Sales Associates
 Coldwell Banker Residential Brokerage | SL. 508.954.7753 | SB. 617.840.2321



PRINCETON, MASSACHUSETTS

Tucked at the end of a tree-lined drive on 32+ majestic acres is this state-ly Colonial home. Period charm blends with modern amenities featuring chestnut paneling, carved moldings, six fireplaces, elevator, formal rooms, seven bedrooms, authentic tavern, and updated kitchen. Huge sunroom opens to patio with panoramic vistas.

7 bedrooms, 5 full and 1 half baths | \$2,000,000
 Represented by: Gerry Bourgeois, Broker Sales Associate & Laurie Howe, Sales Associate
 Coldwell Banker Residential Brokerage | G. 978.342.0000 | L. 978.549.4440



MILTON, MASSACHUSETTS

Custom, contemporary ranch residence set in desirable Indian Cliff Estates. Architecturally designed, this single-level home features a stunning open floor plan, soaring ceilings, library, hostess dining room, five en-suite bedrooms, two-sided stone fireplace and cherry gourmet kitchen. Master wing opens to pool and cabana.

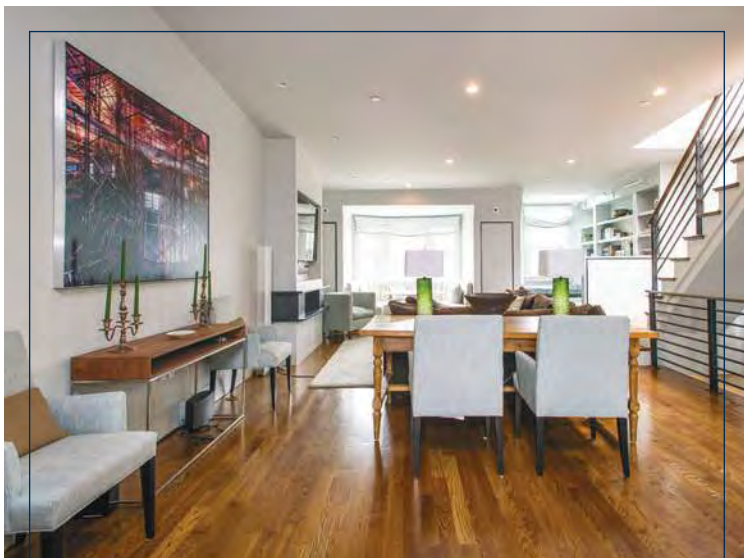
5 bedrooms, 6 full and 1 half baths | \$1,999,000
 Represented by: Barbara Taracevicz, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.283.7995



WAYLAND, MASSACHUSETTS

Set amid 1.9+ private acres is this gorgeous Arts and Crafts style home. Architect designed with fine materials, detailed moldings, inlaid marble and travertine floors, chef's kitchen, radiant heat, wine cellar and deck; this five-bedroom home must be seen to be appreciated! Vaulted skylights drench rooms in sunlight.

5 bedrooms, 4 full and 1 half baths | \$1,998,000
 Represented by: Jerry Swirsky, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 508.889.6205



BOSTON, MASSACHUSETTS

Luxurious Eight Streets penthouse duplex with full parking and two roof decks. An open layout offers soaring ceilings, skylights, built-ins, hardwood floors, top-of-the-line kitchen, gas fireplace, three bedrooms and two and a half baths. Other amenities include humidification and security systems plus NEST thermostats.

3 bedrooms, 2 full and 1 half baths | \$1,995,000
 Represented by: Michael Harper, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.480.3938



WAYLAND, MASSACHUSETTS

Beautifully-sited 6-acre hilltop estate situated at the crest of a private drive. Built in 1934, this unique 5,700 sq. ft. Colonial has wonderful period character, 15 well-appointed rooms, oversized windows and detailed millwork. Sweeping lawns, gorgeous English gardens and a slate roofed barn compliment this special offering.

6 bedrooms, 4 full and 1 half baths | \$3,150,000
 Represented by: Eileen Balicki, Sales Associate
 Coldwell Banker Residential Brokerage | C. 617.686.3639



MATTAPOISETT, MASSACHUSETTS

Antique Farmhouse located in a 6.72 acre private seaside enclave. Preserved antiquity and charm of yesteryear. Modern systems, original windows, period fixtures, 7 fireplaces, oversized rooms. Equestrian grounds with 18th century barn, deeded 4 acre fenced paddock, 5-car garage/workshop, plus beach association membership.

4 bedrooms, 6 full and 1 half baths | \$1,800,000
 Represented by: Jane Madden, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.690.0317



LEXINGTON, MASSACHUSETTS

Beautiful, shingle-style Colonial residence in Burnham Farms offering custom millwork, exquisite details, energy efficient systems and state-of-the-art kitchen. There are six bedrooms, including a luxurious master suite with fireplace, spa-like bath and mahogany office. Finished lower level, deck and patio.

5 bedrooms, 5 full and 1 half baths | \$2,695,000
 Represented by: Michael Milendorf, Sales Associate
 Coldwell Banker Residential Brokerage | C. 781.696.9462



NEW BOSTON, NEW HAMPSHIRE

Exquisite custom residence set atop 15 park-like acres with glorious mountain views. Designed for maximum comfort and effortless flow, this home features meticulous details, state-of-the-art systems, carriage shed, and unmatched privacy. Amazing gourmet kitchen, first floor master suite and magnificent sunsets. Quality throughout.

3 bedrooms, 3 full and 2 half baths | \$1,500,000
 Represented by: Heidi Palmer & Donna Shelto, Sales Associates
 Coldwell Banker Residential Brokerage | C. 603.310.9522 | O. 603.471.0777



WINDHAM, NEW HAMPSHIRE

Magnificent 2.6 acre estate set in Windham's Ironwood Gate. Amenities include a two-story living room, banquet-sized dining room, chef's kitchen with family room, five en-suite bedrooms, home theater with bar and expansive lower level. Enjoy park-like grounds amid an in-ground pool, fire pit, outdoor kitchen and patios.

5 bedrooms, 4 full and 2 half baths | \$1,375,000
 Represented by: Cheryl Zarella, Sales Associate
 Coldwell Banker Residential Brokerage | C. 603.714.5647 | O. 603.471.0777



WOLFEBORO, NEW HAMPSHIRE

Rare and gated lakefront property on Umbrella Point offering 1,100 feet of prime frontage, natural sandy beaches, dramatic lake and mountain views, large barn, cottage, garage, and phenomenal boat house with soaring stone fireplace and slips for up to four boats. Enjoy sunrises and sunsets amid 43+ glorious acres.

2 bedrooms, 1 full and 1 half baths | \$7,500,000
 Represented by: Susan Bradley, Sales Associate
 Coldwell Banker Residential Brokerage | C. 603.493.2873 | O. 603.524.2255



NORTH SMITHFIELD, RHODE ISLAND

Sprawling 150 acre property comprised of woodlands, fields, beautiful homestead, horse stables and 2 rental homes. Ideal for a horse farm with grazing paddocks and trails. Built in 1791, the updated main residence includes 10 rooms, 4 bedrooms and 4 full baths. Heated garage attached to stables; 8 stalls, tack room and paddocks. In-ground pool.

4 bedrooms, 2 full baths | \$2,498,000
 Represented by: John Chapski, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 401.808.9279



GREENWICH, CONNECTICUT

Aristocrat of Waterfront Mansions on a six-acre peninsula with intoxicating Long Island Sound views, luxurious guesthouse, indoor/outdoor pools, putting green, manicured lawn, full-length terrace. Magnificent rotunda is one of the most significant, privately owned thresholds in the world & prelude for twenty-six beautifully restored Georgian interiors.

8 bedrooms, 10 full and 3 half baths | Price Upon Request
 Represented by: Tamar Lurie, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.536.6953



GREENWICH, CONNECTICUT

Phenomenally private, sensational seventy-five-acre Greenwich Estate. Over fifteen thousand square feet of antique & state-of-the-art luxury in a magnificent Elizabethan country house and stone guest cottage by celebrated 20s architect Charles L. Bowman. James Doyle/formal English gardens, velvety lawns, paddocks, pool, tennis, lake on miles of trails.

15 bedrooms, 10 full and 7 half baths | Price Upon Request
 Represented by: Tamar Lurie, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.536.6953



GREENWICH, CONNECTICUT

Private world on thirteen magnificent Conyers Farm acres. Lovely Georgian has seven wonderfully scaled bedrooms, extensive wine cellar, custom theatre enhanced by beautiful millwork, six fireplaces, 10' window walls. Multiple terraces, pool/poolhouse, exquisitely appointed observatory, English greenhouse, convertible skating arena/sports court.

7 bedrooms, 8 full and 2 half baths | \$11,975,000
 Represented by: Tamar Lurie, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.536.6953



GREENWICH, CONNECTICUT

Impressive in-town compound w/stately Stone Manor House, guest cottage, pool/cabana, waterfall on over two parklike acres. Sophisticated, warmly inviting, remodeled home has beautifully scaled public rooms, gourmet kitchen, seven bedrooms, graceful staircases and elevator blend plus indoor basketball court, turf field, gym and wine cellar.

7 bedrooms, 11 full and 4 half baths | \$10,850,000
 Represented by: Tamar Lurie, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.536.6953



OLD GREENWICH, CONNECTICUT

Waterfront 5 bedroom Lucas Point home, features 180 degree views, direct access to private Lucas Point Association beach and boat mooring. Open plan with high ceilings leading out to large deck. Master suite with balcony overlooking Long Island Sound. FEMA compliant. Convenient to Tod's Point, schools and village.

5 bedrooms, 4 full and 1 half baths | \$7,450,000
 Represented by: Suzan Rose, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.912.7500



GREENWICH, CONNECTICUT

Charming lane leads to a private stone courtyard and stately six-bedroom Stone-and-shingle Country House. Ideal floor plan caters to both casual and formal entertaining with large terrace overlooking lush lawns. Lower level includes a pub room and billiards room. Separate apartment, perfect for guests, in-laws, or nanny.

6 bedrooms, 5 full and 2 half baths | \$6,850,000
 Represented by: Trish Bauer & Nancy Pastore, Sales Associates
 Coldwell Banker Residential Brokerage | T. 203.912.6177 | N. 203.249.9114



GREENWICH, CONNECTICUT

Stately French Chateau on four magnificent guard-gated acres with estate lawns and gardens, bluestone terraces, pool, spa. European inspiration, wrought iron staircases & balconies, marble floors, turrets blend with traditionally scaled rooms featuring divided-light windows, six fireplaces, gourmet kitchen, wine tasting cellar plus two masters.

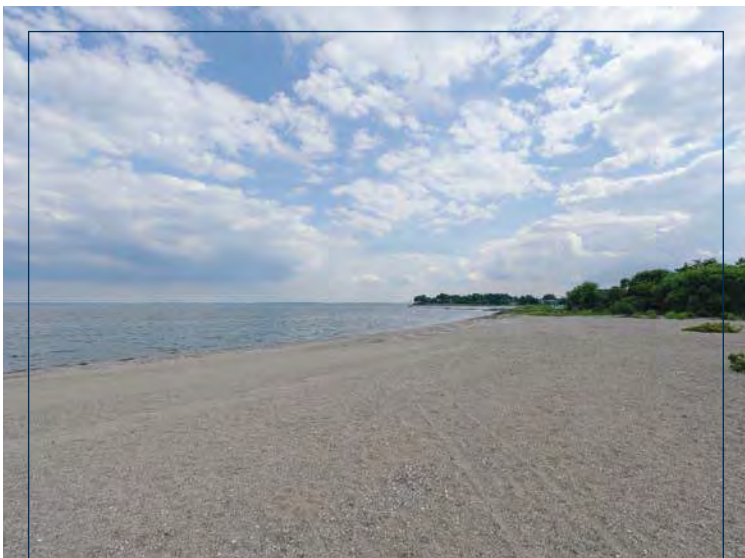
5 bedrooms, 6 full and 2 half baths | \$6,475,000
 Represented by: Tamar Lurie, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.532.6953



BRIDGEWATER, CONNECTICUT

Amazing Lake Lillinonah Waterfront showcases western exposure, panoramic views, salt-water infinity pool, waterfall, sports court and dock. This Tuscan villa offers a dramatic foyer with double staircase, gourmet kitchen, grand master, four en-suite bedrooms and private guest wing. Elevator, theatre, golf simulator, patio and four-car garage!

5 bedrooms, 5 full and 3 half baths | \$5,500,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



GREENWICH, CONNECTICUT

Beautiful Byram Point Beach serves as the front yard of this newly crafted 5,000 square foot home. Your own dock and private guest-house complete the serene setting. Inside, tall windows and doorways bring in the magnificent vistas of sea gardens, a terraced lawn and the Long Island Sound scenery.

4 bedrooms, 5 full baths | \$5,495,000
 Represented by: Tamar Lurie, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.536.6953



NEW FAIRFIELD, CONNECTICUT

Exceptional privacy and extraordinary views underscore this spectacular estate on 25+ acres. Lake sunsets are captured through walls of windows and from multiple decks and porches. Beautifully designed rooms showcase detailed craftsmanship while the private grounds offer a secluded beach, sand cove, 2 docks and 1,000+ ft. of water frontage.

4 bedrooms, 5 full and 1 half baths | \$1,995,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



GREENWICH, CONNECTICUT

This elegantly crafted Stone & Clapboard Back Country Home beautifully interacts with 3+ magnificent acres, pool, spa and all-weather tennis court. Romantic bay & leaded glass windows, inlay & honed marble floors and gourmet kitchen. Home theater, first floor gymnasium plus a true, indoor sports complex.

6 bedrooms, 4 full and 3 half baths | \$4,995,000
 Represented by: Sharon Kinney & Margi Vorder Bruegge, Sales Associates
 Coldwell Banker Residential Brokerage | S. 203.536.2014 | M. 203.912.8311



BROOKFIELD, CONNECTICUT

A double lot with breathtaking Candlewood Lake frontage frames this five bedroom, three and one half baths waterfront with stunning sunsets and wide lake vistas! Perfect entertainer's plan offers vaulted great room, new deck, patio, Mahogany kitchen open to dining room and hearth room. Ideal lakefront retreat, three garages, stone dock and lawn to lake!

5 bedrooms, 3 full baths | \$1,450,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



NORWALK, CONNECTICUT

Prestigious Wilson Point. Ten-thousand square-foot Georgian colonial of exceptional detail, outstanding millwork, vaulted ceilings; windows, French doors, terraces/balconies, on 1.40 acres with partial vistas across beautiful Long Island Sound. Close to the Wilson Point Association boat dock and clubhouse.

7 bedrooms, 9 full and 1 half baths | \$4,488,000
 Represented by: Evangela Breitbart, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.253.2356



RIVERSIDE, CONNECTICUT

Magnificent new construction in a quiet Riverside neighborhood has seven thousand and five hundred square-feet of light-filled rooms with nine and ten-foot ceilings, high-end finishes, state-of-the-art gourmet kitchen, six bedrooms, plus a lower-level exercise room, second family room, wine room, media room, bedroom and full bath.

6 bedrooms, 6 full and 2 half baths | \$4,395,000
 Represented by: Lisa Gabriele, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.550.2286



OLD GREENWICH, CONNECTICUT

The definition of elegance, this classic Shore Colonial exudes authentic New England charm. Combining turn of the century detail with an Austin Patterson designed addition, this home has been meticulously updated and expanded. Close to Greenwich Point beaches and Old Greenwich Village. Not in a flood zone.

6 bedrooms, 4 full and 2 half baths | \$4,295,000
 Represented by: Jane Owen Brash, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.952.9249



NEW FAIRFIELD, CONNECTICUT

Majestic French Normandy in "Sail Harbour Club" on Candlewood Lake offers private beach and boat dock. Gracious home showcasing panoramic hill and lake views has nearly ten thousand square feet of wonderfully proportioned rooms, four fireplaces, hardwood floors, gourmet Cherry/granite kitchen, thirty-foot sunroom and five en-suite bedrooms.

5 bedrooms, 6 full and 2 half baths | \$4,250,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



MADISON, CONNECTICUT

Enjoy life in this elegant 8,000 square foot, 1930 home with full reconstruction. Fifteen graciously scaled rooms with every state-of-the-art amenity enjoy Brazilian cherry floors and smart home technology. A sandy beach, gunite heated pool and 1.67 acres of landscaped gardens close to the village make this an exceptional home.

5 bedrooms, 7 full and 1 half baths | \$4,249,000
 Represented by: Lorey Walz & Meig Walz, Sales Associates
 Coldwell Banker Residential Brokerage | L. 203.619.4029 | M. 203.996.7209



NEW MILFORD, CONNECTICUT

This Candlewood Point waterfront offers walls of windows and sweeping lake views. The main level features a vaulted great room with stone fireplace, dining room with sliders to a sun porch, an updated kitchen and main level master suite. Private lakefront, indoor Swimex pool and 2-car garage.

3 bedrooms, 3 full baths | \$1,195,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



GREENWICH, CONNECTICUT

Set in a gated community, this magnificent 10,600+ sq ft Georgian stone manor radiates European charm throughout the elegant interior. Features include a lower level English Pub, media room, exercise room, billiard room, and wine cellar.

5 bedrooms, 7 full and 3 half baths | \$3,650,000
 Represented by: Maureen Crumbine & Jeffrey Crumbine, Sales Associates
 Coldwell Banker Residential Brokerage | M. 203.912.9107 | J. 203.832.2263



GREENWICH, CONNECTICUT

Elegant five-bedroom home designed for gracious entertaining. Dramatic living room, formal dining room, kitchen adjacent to family room and sumptuous first floor master suite. Upstairs are four bedrooms and three baths. This custom-built home sits on four park-like acres with a pool in a private association near country clubs.

5 bedrooms, 5 full and 3 half baths | \$3,495,000
 Represented by: Margaret Vorder Bruegge & Sharon Kinney, Sales Associates
 Coldwell Banker Residential Brokerage | M. 203.912.8311 | S. 203.536.2014



GREENWICH, CONNECTICUT

Luxury in the heart of downtown Greenwich. This home features an elegant sweeping central staircase, a paneled elevator, coffered ceilings and extensive millwork. A generously sized terrace and backyard with fountain and lush landscaping creates an exclusive outdoor venue.

4 bedrooms, 5 full and 1 half baths | \$3,495,000
 Represented by: Trish Bauer & Nancy Pastore, Sales Associates
 Coldwell Banker Residential Brokerage | T. 203.912.6177 | N. 203.249.9114



STAMFORD, CONNECTICUT

Exciting Dolphin Cove amenities: tennis, pools, clubhouse, deepwater dock come with this beautifully updated 10-room Colonial on Half Moon Beach. Views of the Long Island Sound savored from windows, French doors, pergola-draped entertainment terrace and master suite balcony. Convenient to Village of Old Greenwich shops and train.

5 bedrooms, 5 full and 1 half baths | \$3,495,000
 Represented by: Emile de Neree & Nora Giovati, Sales Associates
 Coldwell Banker Residential Brokerage | E. 914.572.4526 | N. 203.940.3123



REDDING, CONNECTICUT

Thirty-seven, lower, Redding acres with river, barn, pool and poolhouse. Beautiful Adirondack-style home built in 2004 has over six-thousand square-feet of light-filled rooms, high ceilings, stone hearth, heated floors, cook's kitchen, first floor master suite, four bedrooms plus guest quarters.

6 bedrooms, 4 full and 1 half baths | \$3,400,000
 Represented by: Bob Hertzal, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.247.5926



GREENWICH, CONNECTICUT

Approximately 7 minutes from downtown, this Stone & Shingle Colonial situated on over 2 acres is just what you have been looking for. Lovely home with a gorgeous new kitchen, family room and adjacent home office, a double height foyer, remodeled baths, second floor laundry and enlarged master dressing area and closet.

6 bedrooms, 4 full and 1 half baths | \$3,349,000
 Represented by: Maxwell Wiessen & Cynthia De Riemer, Sales Associates
 Coldwell Banker Residential Brokerage | M. 203.253.6096 | C. 203.918.1523



DANBURY, CONNECTICUT

Adirondack-style Waterfront Oasis enjoys panoramic lake views, western sunsets, private beach and concrete boat dock! A view-inspired, 5,500 square-foot features a great room with river stone fireplace, light-filled gourmet kitchen, private main floor master, garden level with summer kitchen, game and exercise rooms.

4 bedrooms, 4 full and 1 half baths | \$3,195,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



OLD GREENWICH, CONNECTICUT

This Old Greenwich Colonial borders conservation land and a golf course. The double story foyer introduces entertainment rooms and light-filled casual gathering places, showcasing a family room with fireplace and gourmet eat-in kitchen leading to a two tier deck. The garden level playroom and spa/exercise room lead out to a flagstone terrace.

7 bedrooms, 6 full and 1 half baths | \$2,995,000
 Represented by: Diane Dutcher, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.249.2491



NEW CANAAN, CONNECTICUT

This quintessential Connecticut Country Estate will exceed expectations with custom designed kitchen plus island, six bedrooms and baths including a luxurious master suite, a walk-out, lower level with bath. Historic barn, heated pool, outdoor fireplace, stone carriage barn with bath, garages for five cars and generator.

6 bedrooms, 6 full and 1 half baths | \$2,950,000
 Represented by: Marsha Charles & Holly Slattery, Sales Associates
 Coldwell Banker Residential Brokerage | M. 203.904.4663 | H. 203.722.2134



OLD LYME, CONNECTICUT

Majestic views of Long Island Sound are magnificently framed from the expansive walls of glass in this incomparable luxury home. This sophisticated treasure on 1.9 acres of the Connecticut shoreline offers a state-of-the-art kitchen, multiple decks, pool, beach and every imaginable amenity. The ultimate retreat for every lifestyle.

4 bedrooms, 3 full and 5 half baths | \$2,800,000
 Represented by: Marie Lee & Marilyn Jacobs, Sales Associates
 Coldwell Banker Residential Brokerage | ML. 860.304.0618 | MJ. 860.304.6264



WARREN, CONNECTICUT

Classic New England Colonial on nearly two and one-half beautiful acres bordered by a pond and a brook. Original building built in 1772 features reclaimed wide board floors, an open floor plan, eight bedrooms, nine plus baths. Stone patio with outdoor fireplace enhances the picturesque setting, close to the charming Village Center.

8 bedrooms, 9 full and 31 half baths | \$2,800,000
 Represented by: Colleen Burne & Darrell Burne, Sales Associates
 Coldwell Banker Residential Brokerage | C. 203.232.3658 | D. 203.233.3374



GROTON LONG POINT, CONNECTICUT

Inspired by panoramic water views across Mumford Cove, Bluff Point State Park and Fishers Island, this Shingle Style Contemporary has 3,600 square feet of light-filled, high ceiling rooms with beautiful view-filled windows and glass doors leading to outdoor living spaces. Direct water frontage with a sandy beach and deep-water dock.

4 bedrooms, 3 full and 5 half baths | \$2,500,000
 Represented by: Karyn Johnson, Sales Associate
 Coldwell Banker Residential Brokerage | C. 860.303.3029



BRANFORD, CONNECTICUT

Revel in the luxuries of a direct waterfront lifestyle while savoring sunrises and sunsets, views of passing sailboats, and wonderful sea birds from the very tip of Indian Neck Point. This charming home with expansion potential includes a large deck off the entertainment areas, rights to a sandy beach and potential for a deep-water dock.

2 bedrooms, 2 full and 1 half baths | \$2,500,000
 Represented by: Joe Piscitelli, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.982.3511



NEW FAIRFIELD, CONNECTICUT

Airy, sophisticated, warmly inviting Contemporary with unobstructed Candlewood Lake views! "Sail Harbour" private sand beach, dock and boat lift. Dramatic two-story foyer, formal rooms, great room with majestic stone fireplace, updated gourmet kitchen, main-level master suite and garden level open to outdoor entertaining.

5 bedrooms, 5 full and 2 half baths | \$2,450,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



NEW FAIRFIELD, CONNECTICUT

Magnificent waterfront home in sought-after Candlewood Isle, offers five bedrooms, three full and one half and an inviting plan. The main level features exposed beam ceilings, custom stone fireplace and fine woods among the distinctive elements. Enjoy the multi-level decks, private dock, west exposure and breathtaking sunsets.

5 bedrooms, 3 full and 1 half baths | \$2,395,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



RIDGEFIELD, CONNECTICUT

Four and one-half picturesque acres in an ideal Ridgefield location sets the stage for this beautiful, sophisticated and warmly inviting thirteen-room Colonial. Impeccable craftsmanship showcases a sweeping staircase, three stone fireplaces, cherry millwork, a custom gourmet kitchen plus a bonus room and home theatre.

5 bedrooms, 7 full and 1 half baths | \$2,300,000
 Represented by: Carole Cousins, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.241.0277



MILFORD, CONNECTICUT

Serenity at Sea Bluff! Sun-filled living spaces showcasing soaring ceilings, a suspended staircase and sophisticated detail wrapped in privacy boast unparalleled water views of LI Sound, Milford Harbor, Charles Island and magnificent sunsets. Formal rooms, gourmet kitchen, stone terrace and velvety lawn perfect entertaining by the water!

4 bedrooms, 3 full and 1 half baths | \$2,299,000
 Represented by: Jim Porto & Luke Porto, Sales Associates
 Coldwell Banker Residential Brokerage | J. 203.605.4563 | L. 203.814.8247



WESTON, CONNECTICUT

The finest craftsmanship and materials have been used throughout this custom built home overlooking the enchanting Saugatuck River and featuring a pool, spa and outdoor fireplace on a lower Weston cul-de-sac close to schools, town and the Parkway. Eighteen spacious rooms, high ceilings, beautiful hardwood floors, Stark carpeting.

5 bedrooms, 6 full and 3 half baths | \$2,250,000
 Represented by: Judy Michaelis, Broker
 Coldwell Banker Residential Brokerage | C. 203.247.5000



MIDDLEBURY, CONNECTICUT

Gracious seventeen-room Colonial Estate on four hillside acres with the plantation feel, three guest cottages, meadows, tailored lawns, pool and tennis court. Beautifully renovated with magnificently scaled formal and informal settings, exquisite millwork, hardwood floors and sensational marble, gourmet kitchen. Feeling of total privacy yet close to everything!

6 bedrooms, 6 full baths | \$1,990,000
 Represented by: Kary Apanovitch, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.982.2303



SOUTH GLASTONBURY, CONNECTICUT

Beautiful Papermill Estates home with Koi pond, water lily & waterfall garden, veranda, summer kitchen. Showcasing over 11,000 sq. ft. with dramatic 10 ft. tray/coffered ceilings, exquisite millwork, stone/hardwood floors; gourmet eat-in kitchen, plus fabulous garden level with indoor golf, game room, gym, spa bath.

5 bedrooms, 5 full and 2 half baths | \$1,775,000
 Represented by: Julia Rosner, Sales Associate
 Coldwell Banker Residential Brokerage | C. .860.508.3636



LYME, CONNECTICUT

Waterfront "Smart House" with dock and boat mooring on over two fenced-in acres overlooking peaceful Hamburg Cove. This home boasts top-of-the-line lighting, security and audio/visual systems. Elegant, yet casually comfortable with a first floor master suite, it is truly the essence of the fine art of simple luxury living today.

4 bedrooms, 3 full and 1 half baths | \$1,725,000
 Represented by: Maddy Mattson & Amanda Asman, Sales Associates
 Coldwell Banker Residential Brokerage | M. 860.575.4344 | A. 646.261.9454



WILTON, CONNECTICUT

Long, circular drive leads up to nearly three bucolic acres laced by stone walls, gardens, bluestone terraces plus a serene pond. Quiet sophistication with ten light-filled rooms featuring high ceilings, arched passageways, five fireplaces, garden-facing windows, acorn-motif millwork, chef's kitchen and luxurious master.

4 bedrooms, 5 full and 1 half baths | \$1,575,000
 Represented by: Anita Finn & Debra Rende-Cavaliere, Sales Associates
 Coldwell Banker Residential Brokerage | A. 203.667.1691 | D. 203.667.0659



DEEP RIVER, CONNECTICUT

This 5,000 sq. ft. stone and clapboard Colonial offers every amenity to the discerning buyer. Unsurpassed architectural detail throughout, 4 fireplaces, large chef's kitchen, master suite with fireplace. All 10 rooms and 4 bedrooms are well-proportioned. This home offers a world of luxury and is in mint, move-in condition

4 bedrooms, 3 full and 2 half baths | \$1,695,000
 Represented by: Diane Gregory, Sales Associate
 Coldwell Banker Residential Brokerage | C. 860.395.8433



BRANFORD, CONNECTICUT

Private dock, a small beach, a wraparound deck with remarkable granite fireplace and spectacular views across the sailing harbor inspire year round living in this lovely Shore Colonial, remodeled with a gourmet kitchen, water-facing master suite with limestone master bath and three bedrooms plus den with full bath for guests.

4 bedrooms, 3 full and 1 half baths | \$1,687,500
 Represented by: Joe Piscitelli, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.982.3511



SHERMAN, CONNECTICUT

Stunning four thousand square-foot Candlewood Lake Contemporary with its very own dock/cabana on a deep-water harbor. Fabulous views captured by tall windows, balcony, and stone terrace. Great room with handsome stone fireplace, Cherry and granite gourmet kitchen and spacious garden level family room ideal for entertaining.

3 bedrooms, 3 full baths | \$1,590,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



OLD LYME, CONNECTICUT

"Indian Point", an architecturally stunning private estate is set on 2+ acres overlooking the Lieutenant River. Comprised of five interconnecting octagons fused by a central lodge, this unique living space spans over 4,600 square feet. Amenities include nine rooms, four bedrooms, four fireplaces, heated pool, screened gazebo, and dock.

4 bedrooms, 4 full and 1 half baths | \$1,499,000
 Represented by: Nancy Mesham, Sales Associate
 Coldwell Banker Residential Brokerage | C. 860.227.9071



BROOKFIELD, CONNECTICUT

Indulge in Lake Lillinonah views from this 7-acre gated waterfront. Soaring ceilings, two-story windows and a grand plan bring the outdoors in. Enjoy the sumptuous master suite, gourmet kitchen with hearth room, dramatic great room, 4 fireplaces, lower level game room and gym. Watch eagles soar from the expansive deck or your private dock.

4 bedrooms, 5 full and 1 half baths | \$1,499,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



OLD LYME, CONNECTICUT

Superbly blending Colonial tradition and classic Contemporary living, this stunning ten-room home has five bedrooms, four and one-half baths plus a separate three-car garage with game room, a heated pool with stone waterfall plus association tennis. Beautifully landscaped grounds near the picturesque Connecticut River and Old Lyme village.

5 bedrooms, 4 full and 1 half baths | \$1,399,000
 Represented by: Nancy Mesham, Sales Associate
 Coldwell Banker Residential Brokerage | C. 860.227.9071



NEW FAIRFIELD, CONNECTICUT

This Sail Harbour waterfront boasts over 5,000 square feet of living space, featuring a gracious foyer with circular staircase, a deluxe master suite with sitting room, walk-out lower level with game room, and an expansive kitchen that flows into a family room with fireplace. A large deck views a private patio, dock and serene lakefront.

4 bedrooms, 4 full and 1 half baths | \$1,395,000
 Represented by: Barbara Sivba, Associate Broker
 Coldwell Banker Residential Brokerage | C. 203.667.4336



MILFORD, CONNECTICUT

Sophisticated thirty-two hundred square-foot entertainer's dream townhome has sweeping harbor and Long Island Sound vistas. Living room, dining room and gourmet kitchen opening to an expansive deck; high ceilings creating a contemporary flair. Two-car attached garage, one mile to town center, train and fine dining.

3 bedrooms, 2 full and 1 half baths | \$1,350,000
 Represented by: Kathy Anderson, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.687.9057



NORWALK, CONNECTICUT

A landscaped hilltop off a private cul-de-sac sets the stage for this light-filled seven thousand-plus square-foot home featuring formal rooms, chef's kitchen, library, great room, sunroom plus private master suite and optional additional master and a three-room guest/au pair suite with private entry.

5 bedrooms, 5 full and 2 half baths | \$1,295,000
 Represented by: Pamela Tice, Sales Associate
 Coldwell Banker Residential Brokerage | C. 203.216.7645



RIDGEFIELD, CONNECTICUT

Classy Cape inspired by meticulous flowerbeds and lush landscape, close to the Village. Dramatic foyer introducing formal rooms, a kitchen by Deane with two walls of glass, stunning fireside family room. Two optional master suites, au-pair quarters plus a one thousand square-foot finished lower level game room and office!

5 bedrooms, 4 full and 1 half baths | \$1,275,000
 Represented by: Elaine Flannery, Associate Broker & Carole Cousins, Sales Associate
 Coldwell Banker Residential Brokerage | E. 203.994.8730 | C. 203.241.0277



AVON, CONNECTICUT

Exquisite Bridgewater Colonial on velvety lawns, two bluestone terraces; nearby Huckleberry Hill hiking & cross-country trails. Eleven distinctive rooms have superior millwork, arched passageways, five fireplaces, coffered ceilings, chef's kitchen; phenomenal one thousand and five hundred square-foot finished lower level.

6 bedrooms, 6 full and 2 half baths | \$1,249,000
 Represented by: Trish Murphy, Sales Associate
 Coldwell Banker Residential Brokerage | C. 860.508.2737



GREENWICH, CONNECTICUT

Mid-Country Colonial welcomes you with an abundance of openness and light throughout. Features include a gourmet kitchen open to an oversized gathering area and large family room, a formal living room with fireplace, dining room and yoga studio. Glorious and extensive landscaping gives way to a new Waters Edge pool.

5 bedrooms, 4 full and 2 half baths | \$3,695,000
 Represented by: Claudia Hirsch & Susan Fleisher, Sales Associates
 Coldwell Banker Residential Brokerage | C. 203.536.2197 | S. 203.461.0447



RYE, NEW YORK

Spectacular waterfront estate with incomparable ten-plus acres on a rare direct Long Island Sound. Dramatic marble entry hall with elegant, curved staircase introduces 10,000+ sq. ft. of beautifully scaled interiors featuring stunning water views, a gourmet kitchen, six private suites, custom game room and roof-top Widow's Walk.

6 bedrooms, 6 full and 2 half baths | \$12,500,000
 Represented by: Michele C. Flood, Associate Real Estate Broker
 Coldwell Banker Residential Brokerage | C. 914.420.6468 | O. 914.967.0059



RYE, NEW YORK

Number Five Read Court has formal and informal elegance inspired by sixteen high ceiling rooms with light-filled gathering spaces, gourmet kitchen, first floor guest bedroom and bath, plus a garden level with room for gym, family, game and media rooms. One level acre with terrace and future pool site and close to shops, school, and train.

7 bedrooms, 6 full and 1 half baths | \$4,950,000
 Represented by: Kathryn Delaney, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 917.747.4398 | O. 914.967.0059



RYE, NEW YORK

Number Three Read Court showcases superb architectural details in fifteen rooms with wonderful flow, entertaining areas, library, family room, eat-in gourmet kitchen plus garden level family and recreational rooms. Six bedrooms have views of beautiful lawns, trees and future pool site.

6 bedrooms, 5 full and 1 half baths | \$4,795,000
 Represented by: Kathryn Delaney, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 917.747.4398 | O. 914.967.0059



RYE, NEW YORK

Exciting new Colonial on Read Court, a cul-de-sac near school, shops and train. Seven thousand square-feet of light-filled rooms with remarkably high ceilings, kitchen-family-breakfast area plus garden level family room and potential media/gym, leading to terrace and future pool.

7 bedrooms, 5 full and 1 half baths | \$4,395,000
 Represented by: Kathryn Delaney, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 917.747.4398 | O. 914.967.0059



RYE, NEW YORK

Gracious renovated 1917 Manor on 1+ perfect country acre with stone terrace, gardens and superb privacy. Front to back center hall, high ceilings throughout. Exquisite living and dining rooms with fireplaces, view filled solarium, mahogany kitchen and blue stone entertaining terrace. The master suite boasts a fireplace and tumbled marble bath.

6 bedrooms, 4 full and 1 half baths | \$3,950,000

Represented by: Michele C. Flood, Associate Real Estate Broker & Dorthe Deubler, Real Estate Salesperson

Coldwell Banker Residential Brokerage | C. 914.420.6468 | O. 914.967.0059



IRVINGTON, NEW YORK

Historically significant, this grand 8000 square foot Victorian emerges beautifully updated and restored for today's fine living with a chef's kitchen, exquisite millwork, eight fireplaces and high ceilings. Nearly 2.5 acres in prestigious Ardsley Park featuring velvety lawns, stately trees, scenic hilltop vistas plus swimming pool.

8 bedrooms, 4 full and 1 half baths | \$3,775,000

Represented by: Therese Militana Valvano, Associate Real Estate Broker
Coldwell Banker Residential Brokerage | C. 914.715.2715 | O. 914.693.5476



NEWBURGH, NEW YORK

Thirteen majestic acres with stunning mountain & Hudson River views! Elegant fifteen-room Colonial on three beautiful levels showcasing French doors, walls of windows, verandahs, floating staircase, columns, illuminated tray/coffered ceilings, three marble fireplaces, gourmet kitchen, two master suites, plus fun game, exercise and family rooms.

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

Represented by: Jayne Morelock, Real Estate Salesperson

Coldwell Banker Residential Brokerage | C. 914.774.9244 | O. 914.277.5000



EAST HILLS, NEW YORK

Elegance and quality define this newly-built East Hills estate. A two-story entry foyer leads to main rooms including living room, formal dining room, family room, library, custom gourmet kitchen and two fireplaces. Second floor features a fabulous master suite and 3 bedrooms. Access to deluxe amenities includes pool and tennis.

5 bedrooms, 5 full and 1 half baths | \$2,888,000

Represented by: Rimona Yaghoubi, Real Estate Salesperson

Coldwell Banker Residential Brokerage | C. 516.672.2147 | O. 516.621.4336



BEDFORD, NEW YORK

A sweeping drive leads to this custom built Grecco Colonial on nearly three private acres with panoramic views. Generously scaled rooms with 11-ft. ceilings flow effortlessly throughout the comfortable interior, boasting 2 kitchens, 2 spacious family rooms, a luxurious master suite, plus 4 en-suite bedrooms.

5 bedrooms, 5 full and 1 half baths | \$2,750,000
 Represented by: Margo Lancia & Susan Field, Real Estate Salespersons
 Coldwell Banker Residential Brokerage | C. 914.588.4379 | O. 914.234.3647



CHAPPAQUA, NEW YORK

Six premier acres approximately 45 minutes from Manhattan with botanical gardens and dramatic vistas. Exquisite millwork and luxury appointments by Kenneth Alpert Design Group are showcased in the breathtaking Oval Room which held the lavish fundraiser for the former U.S. Secretary of State, a sumptuous master suite and more.

4 bedrooms, 4 full and 2 half baths | \$2,650,000
 Represented by: Cindy Cassuto, Associate Real Estate Broker
 Coldwell Banker Residential Brokerage | C. 914.672.3277 | O. 914.762.7010



IRVINGTON, NEW YORK

This rare c. 1850 Victorian treasure welcomes all with its gracious wrap-around front porch, 10 ft. ceilings, tall windows, old world moldings and original floors. Enjoy a private pastoral setting on nearly an acre of property with a 2-story carriage house. An easy commute to NYC close to the Croton Aqueduct, schools, railroad and the quaint village of Irvington.

6 bedrooms, 3 full and 1 half baths | \$2,495,000
 Represented by: Rebekah FioRito, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 914.523.5951 | O. 914.693.5476



NEW CITY, NEW YORK

Overlooking a golf course, this custom brick estate offers elegant formal areas, spectacular space and a resort-inspired outdoor oasis all just 29 miles from NYC! Relish a grand foyer with sweeping staircase, gourmet kitchen with commercial grade appliances, finished lower level with gym and wine cellar, bluestone patio, pool and more.

6 bedrooms, 4 full and 2 half baths | \$2,199,000
 Represented by: Debra Gay, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 914.393.9098 | O. 845.634.0400



DIX HILLS, NEW YORK

Offering extraordinary luxury and beautifully-appointed interiors with the finest amenities, this custom built Colonial is on 2 useable acres. Additional highlights include a two-story foyer, 2 family rooms and a formal dining room with fireplaces, gourmet kitchen with breakfast room, Koi ponds, home theater, pub room, wine cellar and 3-car garage with loft.

5 bedrooms, 4 full and 3 half baths | \$1,999,999
 Represented by: Rita Bender, Associate Real Estate Broker
 Coldwell Banker Residential Brokerage | C. 631.871.5470 | O. 631.673.6800



PIERMONT-ON-HUDSON, NEW YORK

Live in the elegance of a NYC-style residence while watching sailboats gliding by. Enter your private code and be transported by elevator to your luxurious loft with panoramic views of the Hudson, specialty hardwoods, luxurious European-style baths, 5-Star concierge service, porter and in-door garage. Approximately 20 minutes to Manhattan.

2 bedrooms, 2 full baths | \$1,800,000
 Represented by: Noemi Morales-Barile, Associate Real Estate Broker
 Coldwell Banker Residential Brokerage | C. 845.494.5015 | O. 845.634.0400



CENTERPORT, NEW YORK

The tranquil beauty of this architect's own designed traditional, shingle bay front home is enhanced by captivating sunsets and exquisite water views. You'll love the finely crafted wood and stone work, soaring ceilings and spacious sunlit rooms including a chef-style kitchen, banquet size dining room, family room with stone fireplace, lower level den and more!

5 bedrooms, 4 full and 1 half baths | \$1,750,000
 Represented by: Jamie Marcantonio & Ray Marcantonio, Real Estate Salespersons
 Coldwell Banker Residential Brokerage | C. 631.680.2305 | O. 631.754.4800



GRANDVIEW-ON-HUDSON, NEW YORK

Experience life on the Hudson River as only a few can. An extraordinary triumph of design and construction this contemporary home is luxury at its best. A suspended mahogany and glass staircase, iPad smart technology, custom cabinetry, imported stones, roof top deck with spa and TV complement the awe inspiring riverfront panoramas.

3 bedrooms, 3 full and 1 half baths | \$1,525,000
 Represented by: Noemi Morales Barile, Associate Real Estate Broker
 Coldwell Banker Residential Brokerage | C. .845.494.5015 | O. 845.634.0400



SOUTHAMPTON, NEW YORK

Updated to modern tastes, this 6 BR, 6 bath home is nestled in exclusive Southampton Village. Quiet tree-lined streets, world-class shopping, dining, entertainment and beaches describe this desirable location.

6 Bedrooms, 6 Full Baths | \$5,390,000

Represented by: John Gurwicz | Coldwell Banker Beau Hulse Realty Group, Southampton Village, NY | JGurwicz@HulseRealty.com



WESTHAMPTON BEACH, NEW YORK

If you've dreamt of playing and living in The Hamptons, this home with 7 BRs and 7.5 baths, pool, and tennis court awaits you. Near fine dining, theatre, beaches, it's elegant living at its best!

7 Bedrooms, 7 Full Baths and 1 Half Bath | \$2,799,000

Represented by: John Gurwicz | Coldwell Banker Beau Hulse Realty Group, Quogue Village, NY | JGurwicz@HulseRealty.com



ENGLEWOOD, NEW JERSEY

Originally built for European royalty “Gloria Crest” is an opulent estate unrivaled in its distinction. Featuring grandly-proportioned, richly detailed rooms, this 24,000 sq. ft. mansion recently underwent an extensive renovation, adding the finest amenities to old world sophistication. Stone terraces overlook 5 acres, a pool, cabana, lush gardens and private lake.

8 bedrooms, 9 full and 5 half baths | \$24,000,000
 Represented by: Phyllis Lasser, Sales Associate
 Coldwell Banker Residential Brokerage | C. 201.394.1000 | O. 201.891.6700



BERNARDSVILLE, NEW JERSEY

This Bernardsville Mountain estate personifies grandeur and sophistication. Restored to retain its classic beauty while providing the utmost in modern luxury, this iconic 22-room home with 360-degree views from the tower on 32+ acres includes a resort like pool, an 8-room carriage house and a free standing gymnasium.

7 bedrooms, 8 full and 5 half baths | \$18,000,000
 Represented by: Vincenza Montrone & Nan Reil, Sales Associates
 Coldwell Banker Residential Brokerage | C. 908.305.2160 | O. 908.766.2900



FRANKLIN TOWNSHIP, WARREN COUNTY, NEW JERSEY

10,000 square-foot country estate is custom-crafted and a mere five years young. Soaring ceilings and radiant-heated floors, an elevator, gourmet kitchen and two great rooms. Gated private 150 acres offer 2 collectors, climate controlled, 72 x 250 buildings and five additional buildings, horse facility and two additional houses.

3 bedrooms, 4 full and 1 half baths | \$16,500,000
 Represented by: Shirley “Sherry” Havens & Freeman “Jeff” Smith, Sales Associates
 Coldwell Banker Residential Brokerage | C. 908.507.4927 | O. 908.735.8080



MIDDLETOWN, NEW JERSEY

“Riverwind”, one of Monmouth County’s finest estates, set high upon 17 acres of waterfront property along the prestigious Navesink River. Magnificent views from the 10,000 square feet main home overlooking infinity pool and dock with lift. Guest house, 3 caretaker cottages, tennis court, 5 stalls, 2 pastures and much more!

8 bedrooms, 8 full and 3 half baths | \$8,500,000
 Represented by: Sarah Pomphrey & Mara Browndorf, Sales Associates
 Coldwell Banker Residential Brokerage | C. 732.841.8913 | O. 732.842.3200



SADDLE RIVER, NEW JERSEY

A luxurious lifestyle awaits in this rare all brick and limestone estate majestically nestled on 2+ acres on a cul-de-sac. Experience exceptional craftsmanship and luxurious details with dramatic dual staircase, Peter Salerno center island kitchen, 6 fireplaces, 3,000 sq. ft. owner's suite with patio, theatre, 10 car garage, pool and more!

6 bedrooms, 6 full and 3 half baths | \$7,488,000
 Represented by: Michele Kolsky-Assatly, Sales Associate
 Coldwell Banker Residential Brokerage | C. 201.310.6136 | O 201.461.5000



ENGLEWOOD, NEW JERSEY

Anchored by steel and concrete, this wonderfully private East Hill mansion offers grand rooms with distinctive features, including a banquet-sized dining room, gourmet kitchen, sumptuous master suite, deluxe entertainment area and lower level home theater and wine cellar. The grounds feature a pool, lighted tennis court and guest house.

7 bedrooms, 7 full and 3 half baths | \$6,500,000
 Represented by: Michele Kolsky-Assatly, Sales Associate
 Coldwell Banker Residential Brokerage | C. 201.310.6136 | O. 201.461.5000



BEDMINSTER, NEW JERSEY

Set on over 97 preserved acres, Hawk Hollow Ranch is an exceptional equestrian facility with custom home. Property includes barn with 27 matted stalls, tack room, apartment, indoor and outdoor arenas, jumping field, paddocks, fenced and open fields. This wonderfully private setting with river access offers the best of outdoor activities.

3 bedrooms, 3 full and 1 half baths | \$3,495,000
 Represented by: William Landesman, Sales Associate
 Coldwell Banker Residential Brokerage | C. 907.797.9424 | O. 908.766.2900



LIVINGSTON, NEW JERSEY

This California-style home offers open concept interiors with high ceilings and many special features. Sleek, spacious rooms throughout the home include a full-equipped chef's kitchen, great room with folding glass doors opening to the pool area, home theater, full gym, wine room and full spa with 2 baths, steam room and sauna.

3 bedrooms, 5 full and 2 half baths | \$3,400,000
 Represented by: Virginia Kamis & Jane Green, Sales Associates
 Coldwell Banker Residential Brokerage | C. 732.887.2499 | O. 732.254.3750



MENDHAM BORO, NEW JERSEY

Location, location has never been more perfect. The unique 6-bedroom, 4.5 bath stone-and-stucco manor sits majestically on almost 8 private acres and commands spectacular panoramic views of the Mendham countryside. Designed by James Timpson, the home dazzles with luxurious spaces, custom millwork and superior craftsmanship throughout.

6 bedrooms, 4 full and 1 half baths | \$3,150,000
 Represented by: Flor de Maria Thomas, Sales Associate
 Coldwell Banker Residential Brokerage | C. 973.214.7553 | O. 973.543.2552



WATCHUNG, NEW JERSEY

Breathtaking Contemporary on 1.5 acres with a stunning view of the Manhattan skyline. Luxurious lifestyle and quintessential architecture define this new custom home in a sought-after location. Soaring ceilings, a full-size elevator and meandering, heated pool complete the picture.

4 bedrooms, 4 full and 2 half baths | \$2,790,000
 Represented by: Carolann Clynes, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 908.400.7000 | O. 908.522.1800



MENDHAM, NEW JERSEY

Impressive rooms with high ceilings and deluxe amenities distinguish this extraordinary estate. Set along a cul-de-sac, it adjoins preserved land yet is convenient to commuter trains. Luxurious master retreat with sitting room, fireplace, dressing room and sumptuous bath. Stunning 5.5 acre grounds offer spacious patios, pool and pool house.

5 bedrooms, 6 full and 1 half baths | \$2,750,000
 Represented by: Flor de Maria Thomas, Sales Associate
 Coldwell Banker Residential Brokerage | C. 973.214.7553 | O. 973.543.2552



HOLMDEL, NEW JERSEY

Prepare to be impressed with the grandeur of this gated European-style chateau. Grand foyer with curved floating staircase, soaring ceilings, balcony overlooks. Spacious salon and dining room. Gourmet kitchen with large granite island and butler's pantry. Finished walk-out lower level, covered patios, terrace, heated pool, sauna and more!

7 bedrooms, 6 full and 2 half baths | \$2,499,000
 Represented by: Anne Schuman, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 732.740.0430 | O. 732.946.9600



WESTFIELD, NEW JERSEY

Your own private oasis awaits in this beautifully renovated estate on magnificent grounds. Grand formal areas, 2 fireplaces, gourmet kitchen with professional grade stainless steel appliances, lower level rec room with built-ins, pool, outdoor fireplace, cabana house with game room and bath, pool house with bar, flagstone patios and more!

4 bedrooms, 4 full and 1 half baths | \$2,350,000
 Represented by: Frank D Isoldi, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 908.787.5990 | O. 908.233.5555



MILLSTONE, NEW JERSEY

This custom contemporary estate set upon 40 serene acres offers elegant interiors which include 4 en-suite bedrooms, 2 home offices, and a two-story great room with a breathtaking wall of windows. Entertain in the lower level professional-grade catering kitchen, or around the spacious pool with patio, outdoor kitchen and screened pergola.

4 bedrooms, 6 full and 1 half baths | \$1,850,000
 Represented by: Robin Jackson & Deborah Hornstra, Sales Associates
 Coldwell Banker Residential Brokerage | C. 732.991.7183 | O. 609.933.0073



FRANKLIN LAKES, NEW JERSEY

At the end of a cul-de-sac on .92 acres, this 5 bedroom, 4 full & 2 half-bath custom home offers sophisticated interiors designed for grand entertaining and comfortable living. High ceilings, French doors, extraordinary craftsmanship and abundant light throughout almost 6,000 sq.ft make this elegant offering truly special.

5 bedrooms, 4 full and 2 half baths | \$1,825,000
 Represented by: Theresa Checki, Sales Associate
 Coldwell Banker Residential Brokerage | C. 201.788.8020 | O. 201.445.9400



WARREN, NEW JERSEY

Luxurious six bedroom, five full and one half baths estate. Highlights include a dramatic two-story family room with stone fireplace, cook's kitchen with fireplace, wet bar and custom entertainment center, and an exquisite master suite. This is a private oasis on 2+ acres with salt water pool, spa and waterfall.

6 bedrooms, 5 full and 1 half baths | \$1,795,000
 Represented by: Marion Weiss, Sales Associate
 Coldwell Banker Residential Brokerage | O. 973.535.4466 | C. 973.568.3034



MAHWAH, NEW JERSEY

Built by Charles Koehler in the 1800's, this historic Rolling Hills Estate with Ramapo Mountain views blends old world charm with recent renovations and an expansion, creating a wonderful flow perfect for entertaining and comfortable living. Relish beamed and coffered ceilings, sculptured moldings and archways, 5 fireplaces, a pool and more!

6 bedrooms, 5 full and 1 half baths | \$1,599,900
 Represented by: Carole "Lynn" Brescia, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 201.738.7315 | O. 201.891.6700



TEWKSBURY TOWNSHIP, NEW JERSEY

Relish the many luxuries of this spectacular estate set high atop the countryside with breathtaking views from walls of windows, weather-less mahogany decks, Juliet balconies and raised patios. Superb craftsmanship adorns the well-designed spaces offering elegant chandeliers, marble baths, a finished walk-out basement, 4-5 bay garage and more!

5 bedrooms, 6 full and 1 half baths | \$1,450,000
 Represented by: Benny "Kevin" Yento, Sales Associate
 Coldwell Banker Residential Brokerage | C. 908.334.4586 | O. 908.658.9000



SPARTA, NEW JERSEY

A rare find in lakefront living, this home directly on Lake Mohawk combines contemporary features with lakestyle charm. The private lake community offers countless recreational opportunities, top schools, fabulous restaurants accessible by boat, great shopping throughout the Bavarian-style plaza and a convenient NYC commute.

4 bedrooms, 3 full and 1 half baths | \$1,180,000
 Represented by: Joan Donohue, Broker Sales Associate
 Coldwell Banker Residential Brokerage | C. 973.477.8904 | O. 973.729.6111



BERNARDSVILLE, NEW JERSEY

Open space and glorious golf course views welcome you home to this magnificent Bucks County Colonial with oversized rooms in a dramatic, open floor plan. Enjoy extensive custom millwork and moldings, 3 fireplaces, designer eat-in kitchen, en-suite bedrooms, finished stairs to attic space, and basement with bar, game/media areas and fitness room.

5 bedrooms, 4 full and 2 half baths | \$1,939,000
 Represented by: William Landesman, Sales Associate
 Coldwell Banker Residential Brokerage | C. 908.797.9424 | O. 908.766.2900

MID-ATLANTIC

MARYLAND • PENNSYLVANIA • VIRGINIA
WASHINGTON D.C.





TRUE TO CRAFT

BY SUSAN KLASS

Set your eyes on this magnificent Crownsville, Maryland estate, and you'll be immediately taken with its purity. As you approach the sweeping circular driveway, the gated estate unfolds in a vision of genuine beauty: walls of windows, Arts and Crafts-style details and lush green scenery—crape myrtles, poplars, hydrangeas, perennials and rolling hills that are just as breathtaking when snow covered. You can see why the owners saw promise in the 3.14-acre site, the largest lot in the community.

When you step inside the 7,500-square-foot residence, you'll be just as awestruck. The 22-foot ceilings soar, the white oak hardwood floors gleam and the marble inlay foyer glimmers as you walk through the front entryway. Yet the atmosphere lacks ostentation, and instead radiates warmth through handmade elements, like many of the homes built in the spirit of the Arts and Crafts movement. That could be why Pam Batstone, an associate broker with Coldwell Banker Residential Brokerage in Annapolis, regards the home as an "entertainer's delight," since it offers a harmonious blend of indoor and outdoor spaces.

"One of the qualities that makes this estate special is its unique ability to entertain on so many levels," she notes. "You can host a party outdoors, thanks to the pool, outdoor kitchen and fire pit—or host a get-together indoors in the custom club room. It's versatile and made for the modern entertainer."

It's true. The grounds feature a pristine outdoor ambiance with adornments fashioned for the social set. There's a spectacular lagoon-shaped pool and waterfall, a circular fire pit space with casual seating, a pergola-covered open-air kitchen and flagstone-paved patios, all meticulously designed to envelop guests in comfort. The interior is just as honest and welcoming, with warm woods, four fireplaces throughout, beautiful millwork and luxury diversions that include the custom club room with handcrafted bar, walk-in humidor, billiards and two-tier theater seating. The sitting room is framed with windows, flooding the towering space in natural light and inviting the ultimate repose. As guests glide through the foyer, past the carved wooden stairwell, the graceful open floorplan flows from the gourmet kitchen, with its expansive center island, stainless steel Wolf cooktop and range, Sub-Zero refrigerator and granite countertops, into the formal dining room. "The fluid design of these spaces in particular accommodates every entertainment scenario," says Batstone. "There's ample room for a large formal gathering, yet the open plan is also perfect for mix-and-mingle casual affairs."

The upper level boasts the same fluid atmosphere, with five well-appointed bedrooms including the stunning master retreat, designed as the ultimate luxury sanctuary with white oak hardwood floors and travertine marble in the adjoining bath and a large outdoor balcony. Rounding out the impeccable details of this gated Maryland estate is a temperature-controlled wine cellar, beautifully designed office with coffered wood ceilings, custom window treatments throughout the home and an oversized three-car garage. Each enhancement, each element, brings the Arts and Crafts vision to life. It's just the level of detail that will attract a sophisticated buyer, believes Batstone.

"I envision the buyer being someone who appreciates the brilliance of this home's design and the master craftsmanship behind it—a person who is seeking true elegance, but also values privacy and convenience," she says.

The location in prominent Crownsville, just seven miles from Annapolis, is the definition of the latter, offering residents easy access to BWI (Baltimore/Washington International Thurgood Marshall) Airport; Washington, DC; and Baltimore, while providing a discreet lifestyle apart from the bedlam of city living. "If I had to choose two words to describe this property," remarks Batstone, "I would have to say 'captivating and exquisite.' It just has a remarkable blend of warmth and grandeur that you don't find every day."

The word "welcoming" also comes to mind—after all, you'd expect nothing less from a home inspired by a movement that embraces natural beauty and traditional craftsmanship.

.....

Crownsville, Anne Arundel County, Maryland
5 bedrooms, 5 full baths and 1 half bath
\$2,490,000

Represented by: Pam Batstone
Coldwell Banker Residential Brokerage
T. 410.919.1818



"You can host a party outdoors, thanks to the pool, outdoor kitchen and fire pit . . ."



HARWOOD, MARYLAND

Stunning arts-and-crafts style home with elevator, open design and soaring ceilings boasts 35 gorgeous acres with pool, waterfront pier and boat slip. Enjoy more than 8,000 square feet of luxury—designed for elegant living and grand entertaining with gourmet kitchen, library, spectacular great room and finished lower level.

5 bedrooms, 6 full and 1 half baths | \$3,750,000
 Represented by: Florence Calvert, Associate Broker
 O. 410.263.8686 | D. 443.995.6625 | fcalvert@cbmove.com
 Coldwell Banker Residential Brokerage



CHESTER, MARYLAND

Gorgeous and expansive 105 acre waterfront estate offers endless possibilities. The main home's architecture is breathtaking with beamed ceilings, Palladian windows and showcases six fireplaces, a gourmet kitchen, spectacular great room and beautiful entertaining rooms. A true family retreat with outdoor pool, farm, small barn and pond.

6 bedrooms, 6 full and 3 half baths | \$3,100,000
 Represented by: DeeDee McCracken, Sales Associate
 O. 410.224.2200 | D. 410.739.7571 | dmccracken@cbmove.com
 Coldwell Banker Residential Brokerage

EASTON, MARYLAND

Waterfront Federalist-inspired mansion on nearly four acres with pool offers almost 7,000 square feet on three finished levels. The home's stately design offers nine bedrooms, five baths, and an open floor plan for entertaining. Expansive water views of the Miles River and Grocely's Cove are enjoyed from most rooms.

9 bedrooms, 5 full and 1 half baths | \$2,975,000
 Represented by: Joseph G. Zorc, Sales Associate
 O. 202.333.6100 | D. 301.351.5274 | jzorc@cbmove.com
 Coldwell Banker Residential Brokerage



OWINGS MILLS, MARYLAND

One of the Valley's most notable estate homes, comfortably sited on 4.74 beautiful landscaped acres. Greatly expanded and renovated, with formal living and dining rooms, stunning kitchen, handsome library, incredible solarium, lower level wine room, gym, updated systems, and 7 fireplaces. Heated pool, pool house and extensive patios.

5 bedrooms, 2 full and 2 half baths | \$2,750,000
 Represented by: Karen Hubble Bisbee & Nancy Hubble, Sales Associates
 O. 410.821.1700 | D. 443.838.0438 | karen@hubblebisbee.com
 Coldwell Banker Residential Brokerage



POTOMAC, MARYLAND

This majestic six-bedroom executive residence shines with beautiful architectural design and craftsmanship throughout. Entertaining will seem effortless from the gourmet kitchen which opens to a grand family room and sun-filled library. The finished walk-out lower level boasts a billiard room, wet bar and bedroom suite.

6 bedrooms, 6 full and 3 half baths | \$2,200,000
 Represented by: Sheila Duncan Peters, Sales Associate
 O. 301.983.0200 | D. 301.641.5716 | speters@cbmove.com
 Coldwell Banker Residential Brokerage



ARNOLD, MARYLAND

Gorgeous gated waterfront estate with expansive views, waterside custom pool, private sandy beach and breezy patio area. The main residence boasts original elements throughout including sandstone fireplaces. The beautiful property includes stone walkways, a caretaker's cottage and a deep water pier which can accommodate large yachts.

6 bedrooms, 3 full and 1 half baths | \$1,999,900
 Represented by: Steve Graves, Sales Associate
 O. 410.647.2222 | D. 410.382.2009 | sgraves@cbmove.com
 Coldwell Banker Residential Brokerage



MONKTON, MARYLAND

Beautifully sited on 27.6 private acres backing to Gunpowder River. Updated custom built Walter Ramberg design features gallery foyer, vaulted great room with 2 Rumsford fireplaces, gourmet Keener kitchen and luxury master suite. Also includes Lothorian pool, outdoor kitchen and entertaining areas and 8-car garage with lifts.

7 bedrooms, 5 full and 1 half baths | \$1,995,000
 Represented by: Karen Hubble Bisbee & Lynn Plack, Sales Associates
 O. 410.821.1700 | D. 443.838.0438
 Coldwell Banker Residential Brokerage



POTOMAC, MARYLAND

This brick custom Tudor is set on two private wooded acres. Interiors reveal stunning woodwork, beautiful ceilings and arched doorways. Main level includes formal living room, dining room, library, family room, gourmet kitchen and guest suite. Master suite and two more bedrooms on second level.

4 bedrooms, 3 full and 2 half baths | \$1,495,000
 Represented by: Diana Keeling and Dana Rice, Sales Associates
 O. 301.718.0010 | D. 301.537.3703
 Coldwell Banker Residential Brokerage



ANNAPOLIS, MARYLAND

Built by John Pili, this historic home on a quiet street at the back gate of the U.S. Naval Academy is in the heart of Annapolis. The home enjoys modern amenities from upgrading and restoration yet maintains the original charming character, architecture and its historic design features throughout.

3 bedrooms, 3 full and 1 half baths | \$1,395,000
 Represented by: Kathy McMillan and Cary Dion, Sales Associates
 O. 410.263.8686 | D. 443.223.5500
 Coldwell Banker Residential Brokerage



DEALE, MARYLAND

Enjoy captivating views of the Chesapeake Bay from this beautiful five-bedroom home which was expanded to double its size, and lovingly renovated, yet maintains the charm and character of the original farmhouse. Just 45 minutes from D.C, this year-round retreat boasts a sandy beach and private pier with boat lift.

5 bedrooms, 4 full and 1 half baths | \$1,365,000
 Represented by: Florence Calvert, Associate Broker
 O. 410.263.8686 | D. 443.995.6625 | fcalvert@cbmove.com
 Coldwell Banker Residential Brokerage



HARWOOD, MARYLAND

This beautiful home on more than five lush acres features an open design, gourmet kitchen, library, recreation room, elegant hard wood floors, three fireplaces and more. Outside, enjoy a large deck boasting views of the in-ground salt water pool, two ponds with waterfalls, greenhouse and mature trees.

7 bedrooms, 6 full and 1 half baths | \$1,189,000
 Represented by: Connie Golihew, Sales Associate
 O. 410.224.2200 | D. 443.871.6021 | cgolihew@aol.com
 Coldwell Banker Residential Brokerage



ANNAPOLIS, MARYLAND

Majestically set above Clements Creek off of the Severn River, stunning waterfront home boasts 4,500 square feet, picturesque water views, large patio and custom deck. Hardwood flooring throughout, lower level recreation room, main-level master suite with study and second master suite upstairs. Saefern saddle and yacht club bond conveys.

5 bedrooms, 3 full and 1 half baths | \$1,175,000
 Represented by: Sandra Libby, Sales Associate
 O. 410.263.8686 | D. 410.353.2306 | sklibby@cbmove.com
 Coldwell Banker Residential Brokerage



SQUIRREL HILL, PENNSYLVANIA

Framed by beautifully-manicured grounds, this distinctive home offers superb amenities. The entry with stunning staircase, tile art panels and inlaid walnut flooring reveals a banquet-sized dining room, gourmet kitchen, luxurious master suite, indoor pool, media room and fitness room. Private rear grounds feature English gardens and a patio.

4 bedrooms, 5 full and 3 half baths | \$3,500,000
 Represented by: Susie Silversmith, Broker Sales Associate
 Coldwell Banker Real Estate Services | C. 412.260.7000 | O. 412.521.2222



UPPER ST. CLAIR, PENNSYLVANIA

Rich in fine details and stunning architecture, this magnificent custom estate offers all the amenities you need to entertain in style, relax with ease, and play to your heart's content! Enjoy a gourmet kitchen, sun drenched atrium, theater, game room, two inviting bars, guest suite, 7 car garage, and more!

5 bedrooms, 7 full and 2 half baths | \$2,250,000
 Represented by: Sherry Tom, Sales Associate
 Coldwell Banker Real Estate Services | C. 412.334.0922 | O. 412.833.5405



THORNTON, PENNSYLVANIA

This South Pond Estate offers extraordinary spaces including formal living areas with custom millwork. A gourmet kitchen, handsome library, sumptuous master suite and tiled sun room boast breathtaking views overlooking seven acres, including a pond. A separate apartment is also featured.

5 bedrooms, 4 full and 3 half baths | \$1,995,000
 Represented by: Lee Ann Embrey, Sales Associate
 Coldwell Banker Preferred | C. 610.329.2499 | O. 610.363.6006



LOWER GWYNEDD, PENNSYLVANIA

Pristine Center Hall Colonial on a premium 3-acre lot in desired Gwynedd Valley. Custom millwork throughout, office, sunroom, finished basement and an oversized 3-car attached garage. Gorgeous 2-story detached stone & cedar carriage house with additional 3-car garage, office, gym, half bath and seeding room.

5 bedrooms, 3 full and 2 half baths | \$1,950,000
 Represented by: Diane Reddington, Sales Associate
 Coldwell Banker Preferred | C. 215.285.2375 | O. 215.647.2727



BERWYN, PENNSYLVANIA

Nine year old five bedroom 6,100 square foot Main Line manse brings old world craftsmanship. Upscale amenities & exceptional use of fine woods grace the interior, finished lower level with a temperature controlled wine cellar while lawn & hardscaping create a private sylvan setting. Best T/E schools.

5 bedrooms, 3 full and 3 half baths | \$1,775,000
 Represented by: George Hitz, Associate Broker
 Coldwell Banker Preferred | C. 610.324.0552 | O. 610.975.5900



BUTLER, PENNSYLVANIA

Sprawling, 22-acre equestrian estate with pastoral grounds boasts an indoor and outdoor riding arena that can be used to host events, 8-stall horse barn and beautiful in-ground pool with spa and waterfall. The captivating Victorian home features a welcoming wrap-around porch and charming rooms designed for fine family living!

4 bedrooms, 3 full and 1 half baths | \$1,500,000
 Represented by: Kim Marie Angiulli, Sales Associate
 Coldwell Banker Real Estate Services | C. 412.398.0128 | O. 412.366.1600



GIBSONIA, PENNSYLVANIA

Gorgeous five-bedroom brick provincial home, nestled on one lush acre, features a four-car attached garage and exquisite design features throughout. Large bright rooms boast beamed ceilings, custom built-ins and beautiful windows offering picturesque views. A large patio with retractable awning, walk-out lower level and so much more!

5 bedrooms, 4 full and 1 half baths | \$1,300,000
 Represented by: Kevin Mihm, Sales Associate
 Coldwell Banker Real Estate Services | C. 412.260.5854 | O. 412.366.1600



INDIANA TOWNSHIP, PENNSYLVANIA

Surrounded by trees and located on a cul-de-sac, this gorgeous home is designed for comfort. Two spectacular family rooms, a beautiful open kitchen, a captivating outdoor patio with fireplace, and in-ground pool all offer wonderful entertaining spaces. This unique home is located within the desirable Fox Chapel School District.

5 bedrooms, 3 full and 1 half baths | \$1,200,000
 Represented by: Linda Boettcher, Sales Associate
 Coldwell Banker Real Estate Services | C. 412.491.2806 | O. 412.366.1600



SOMERSET, PENNSYLVANIA

Perched atop a mountain, this magnificent estate will captivate you with its placid tranquility, finest craftsmanship and upgrades, luxurious space to entertain and relax with family and friends, lush open land for horses, spectacular 360° views and more! Approximately 75 minutes from Monroeville and 3 hours from Washington, D.C.

6 bedrooms, 3 full and 2 half baths | \$1,195,000
 Represented by: Richard Marsh, Sales Associate
 Coldwell Banker Real Estate Services | C. 412.913.9480 | O. 412.963.7655



PINE TOWNSHIP, PENNSYLVANIA

Custom built brick and stone Provincial offers 5 bedrooms and 4.5 baths. Open, spacious interiors are underscored by beautiful architectural elements and feature a family room with soaring fireplace and window wall, a gourmet kitchen and lower level theater, game room, bar and guest suite. A deck and patio observe private rear grounds.

5 bedrooms, 4 full and 1 half baths | \$1,190,000
 Represented by: Marisa Keylon, Sales Associate
 Coldwell Banker Real Estate Services | C. 724.900.0237 | O. 412.487.0500



ADAMS TOWNSHIP, PENNSYLVANIA

Elegant brick Provincial is nestled on beautiful property with an in-ground pool, summer kitchen, pool house and covered patio. Inside, gorgeous hardwood floors grace the main level which boasts gourmet kitchen with custom cabinetry and additional entertaining rooms with walls of windows. The lower level features a custom theater room.

5 bedrooms, 4 full and 2 half baths | \$1,175,000
 Represented by: Linda DiBucci, Sales Associate
 Coldwell Banker Real Estate Services | C. 412.519.5800 | O. 412.487.0500



UPPER ST. CLAIR, PENNSYLVANIA

Gorgeous 5,200 square foot contemporary has been upgraded and remodeled and offers spacious and comfortable living on 1.2 private acres with a pool. The first and second floors enjoy vaulted ceilings and walls of windows. Entertain from a beautiful gourmet kitchen and relax in the sunken living room and custom media room.

5 bedrooms, 5 full and 2 half baths | \$1,100,000
 Represented by: Lynn Dempsey, Sales Associate
 Coldwell Banker Real Estate Services | C. 412.445.6264 | O. 412.833.5405



ALEXANDRIA, VIRGINIA

Custom waterfront retreat serenely set on the Potomac River features a 300' dock with two boat slips. Interior offers fabulous water views, five fireplaces and a deluxe master suite with sitting room and balcony. Screened porch and 1800 bottle wine cellar are just a few of the additional amenities. Five bedrooms and four full- and one half-baths.

5 bedrooms, 4 full and 1 half baths | \$2,695,000
 Represented by: Liz Bucuvalas, Sales Associate
 O. 703.518.6163 | D. 703.626.8400 | lizpg@aol.com
 Coldwell Banker Residential Brokerage



VIENNA, VIRGINIA

Beautifully appointed Grand Monet custom home tucked in the Wickens Hunt community. Standing on 1.72 acres with features including hardwood floors, a library and an open lower level. The circular paved driveway and large front yard welcome you and the private pool and deck overlooking extensive landscaping makes this house the perfect retreat.

6 bedrooms, 4 full and 1 half baths | Price Upon Request
 Represented by: Mary Martin, Sales Associate
 O. 703.938.5600 | D. 703.505.9705 | mary.martin@cbmove.com
 Coldwell Banker Residential Brokerage



CHANTILLY, VIRGINIA

Gorgeous three-acres surround six-bedroom residence with 9,000 sq. ft., loaded master suite, gourmet kitchen, conservatory, five-car garage, and lower level with theater, sports bar and au pair suite. Cedar Crest community is located near the Fairfax and Loudoun border. This home is one of the finest in this secret neighborhood.

7 bedrooms, 7 full and 1 half baths | \$1,499,999
 Represented by: Traci Oliver, Sales Associate
 O. 703.691.1400 | D. 703.505.7614 | traciok@mrisc.com
 Coldwell Banker Residential Brokerage



ASHBURN, VIRGINIA

Stone facade former model features custom saltwater pool on rare one acre lot. Details include sweeping double staircase, wide-plank hardwoods, two-story family room with stone fireplace, gourmet oversized kitchen and sunroom. All bedrooms boast private baths and the lower level has a wet bar, theater and gaming area.

5 bedrooms, 6 full and 1 half baths | \$1,499,000
 Represented by: Traci Oliver, Sales Associate
 O. 703.691.1400 | D. 703.505.7614 | traciok@mris.com
 Coldwell Banker Residential Brokerage



ALEXANDRIA, VIRGINIA

Historic 18th Century Alexandria home enjoys modern luxuries yet maintains original character, architectural elements and exquisite craftsmanship throughout. The property includes an original parcel purchased by George Washington. Well-designed for fine living, it boasts an open floor plan with beautiful custom kitchen.

3 bedrooms, 3 full and 1 half baths | \$1,445,000
 Represented by: Liz Bucuvalas, Sales Associate
 O. 703.518.6163 | D. 703.626.8400 | lizpg@aol.com
 Coldwell Banker Residential Brokerage



FALLS CHURCH, VIRGINIA

Lakefront home features formal living and dining rooms, large den with fireplace, private downstairs master suite and more than 3,100 square feet of living space. Enjoy resort-style living with beautiful lake views and a great landscape at Lake Barcroft - located just 6 miles to D.C. Fishing, swimming and boating from your own backyard.

5 bedrooms, 4 full baths | \$1,295,000
 Represented by: Ken Trotter, Sales Associate
 O. 703.524.2100 | D. 703.863.0650 | ken.trotter@cbmove.com
 Coldwell Banker Residential Brokerage



GREAT FALLS, VIRGINIA

Captivating country manor in sought-after River Bend location is nestled on two gorgeous landscaped acres with custom in-ground pool and spacious outdoor entertaining area. The flowing floor plan boasts hardwoods, two levels, five fireplaces, built-ins in living room and library and three walls of windows in the elegant family room.

5 bedrooms, 4 full and 1 half baths | \$1,139,000
 Represented by: Suzanne Parisi, Sales Associate
 O. 703.471.7220 | D. 571.214.9934 | sparisi@cbmove.com
 Coldwell Banker Residential Brokerage



WASHINGTON, D.C.

Luxurious and light-flooded detached carriage house, with Tudor window and a brick drive, was recently renovated and boasts spa-like baths, 2/3 bedrooms, gourmet kitchen, hardwood floors and wonderful entertaining rooms. Located in the heart of Embassy Row, and just steps to the Metro, and Dupont Circle's shops and restaurants.

3 bedrooms, 2 full and 1 half baths | \$2,249,000
 Represented by: Michael Schaeffer, Sales Associate
 O. 202.387.6180 | D. 202.491.5910 | mikeschaeffer10@yahoo.com
 Coldwell Banker Residential Brokerage



WASHINGTON, D.C.

Enjoy a fantastic location in the Forest Hills area of Washington, D.C. close to dining spots, shopping and the Metro. With 4.5 baths, six bedrooms, wonderful entertaining rooms and a spectacular addition which adds living space. This beautiful, well-designed home enjoys a private setting.

7 bedrooms, 4 full and 2 half baths | \$1,775,000
 Represented by: Erich Cabe, Sales Associate
 O. 202.387.6180 | D. 202.320.6469 | erichcabe@gmail.com
 Coldwell Banker Residential Brokerage



WASHINGTON, D.C.

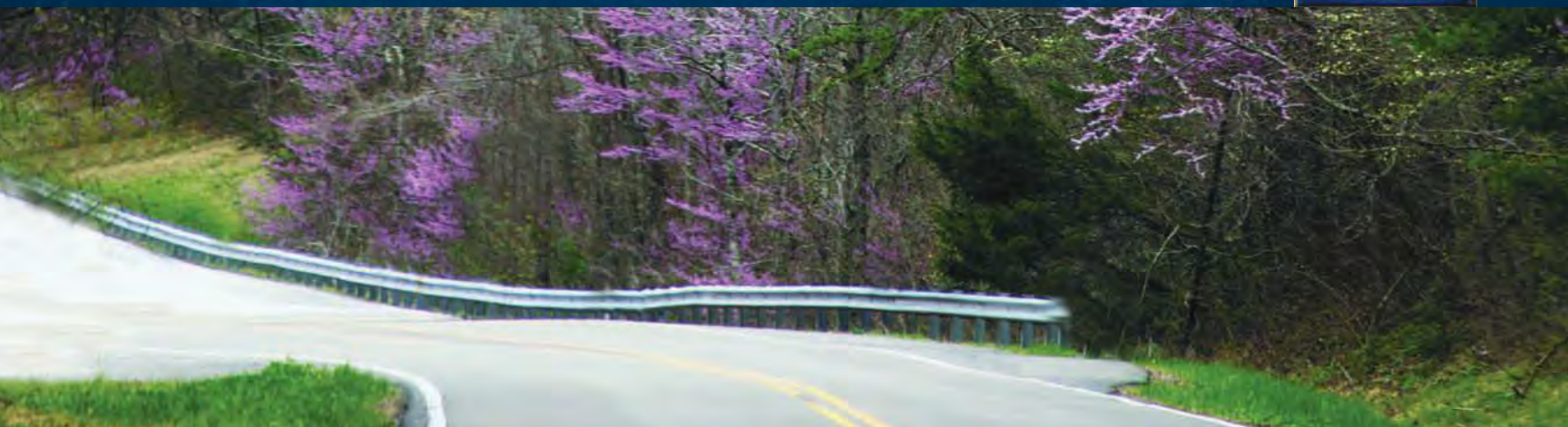
Extraordinary (one of largest) unit occupies almost all of 2nd floor in exclusive boutique building. In the heart of the arts/entertainment district. Close to tony restaurants, shops and fun. Pied-a-terre for famous furniture designer and his spouse. Light from oversize windows from every exposure; unique floor plan allows for great entertaining. Has every amenity including private outside deck, fireplace and garage parking. A fabulous in-town home!

2 bedrooms, 2 full baths | \$1,300,000
 Represented by: Betty Pair | Coldwell Banker Residential Brokerage | O. 202.333.6100 | C. 202.415.8998 | F. 202.342.9118 | bbpair11@aol.com
 www.cbmove.com



SOUTHEAST

FLORIDA • GEORGIA • TEXAS



AMONG THE TREES

By Dresden Scott

Nestled on a tiny strip of land between the Atlantic Ocean and Biscayne Bay in Miami, there exists a paradise dripping with first-class charms: tempting turquoise waters, white sand beach, posh shops rivaling Rodeo Drive and multimillion-dollar villas angled perfectly to soak up the Florida sun. It is known as Bal Harbour and few affluent homebuyers can resist its allure.

“Bal Harbour is Miami’s most luxurious seaside destination,” says Julian Cohen, a top-ranking sales associate with Coldwell Banker Residential Real Estate Florida. “Everyone wants a Bal Harbour address. It’s like the Beverly Hills of South Florida.”

Julian Cohen should know. He just unveiled a newly-built tropical oasis in guard-gated Bal Harbour Village. The 6,000-square-foot contemporary, with six bedrooms and six-and-a-half baths, flows seamlessly from inside to out, and expansive cut-out glass walls give a clear sightline to a lush backyard shrouded by travelers palms.

A hand-crafted courtyard driveway with grass inlay and voluminous glass doors immediately sets the tone: you have arrived at your own version of heaven. One step into the meticulously completed home, and you feel one with nature. You’re then welcomed into a tree-cloaked living room with double-height ceilings, a wood feature wall and direct views to the green of the backyard. The open-concept kitchen is all state of the art: German Miele appliances, sleek Graff plumbing fixtures and marble countertops imported from Italy. The reflective quality of the dark glass cabinets subtly serves as a continuation of the garden, trees and pool. Many of the rooms—the dining room, entertaining spaces, office and upstairs bedrooms—rest against the backdrop of glass, visually linked to the backyard. Even in the privacy of the master bedroom, you’re never too far from the outdoors with a balcony, spacious walk-in closet, and an enviable bath with dual sinks, stand-alone tub and massive step-in shower all presiding over the garden below.

Followers of Miami real estate may draw comparisons of this “modern tree house” to another iconic estate—3 Indian Creek—which sold for \$47 million in late 2012 and became the city’s most expensive residential sale in history. Julian Cohen’s father, Felix Cohen, led his son and the elite development team who brought the legendary property to market.

“The soul of the Indian Creek house is present in this Bal Harbour home,” reveals Felix Cohen. “You get the same feeling when you walk inside. We incorporated many of the same finishes, along with a seamless transition between the inside of the property and the great outdoors. All of your stresses and worries melt away when you’re inside. This is what a home should be.”

Adds Julian Cohen: “We want you to feel the ease and pleasures of being on a relaxing vacation every time you return home, whether from an intense day of business or a hard day of shopping.”

Felix Cohen also notes that it’s very private. “You’re only a few blocks from the beach, and yet, the house has an exclusive and private ambience,” he says.

The Parisian-born developer—who worked in the fashion industry for many years—designed, developed and curated the home over the course of two years. He oversaw every placement of a window, every finish, every material. Like a fashion designer preparing for a runway show, he layered unexpected details like Portuguese limestone flooring, black Venetian stucco, Brazilian ipe wood and French oak to form his final look. He created his own “textile” in the powder bath by weaving lilac pieces of stone into a mosaic so it looks like leather. Digital touches were also incorporated for a contemporary feel, such as an edge LED lighting system that acts as a “light bar” in the kitchen and a Crestron automation system.

Even the landscaping was curated like art. Rather than follow a plan, the Cohens worked spontaneously, planting all kinds of species—royal palms, travelers palms, sago palms and bamboo—around the property. If a plant or tree didn’t suit its location, they would dig it up and transplant it somewhere else.

“A house can be very beautiful,” says Felix Cohen. “But if it doesn’t have the right landscaping, it isn’t complete. It’s like lipstick on a woman—it finishes her whole look.”

No doubt, affluent buyers will find the home’s whole look pleasing to their eyes. Its blank white walls and monumental architecture could serve as a canvas for a serious art connoisseur. Or perhaps a yachter, thinks Julian Cohen, who points out that the exclusive marina is only two blocks away.

“Not everyone wants or needs to be right on the water—sometimes, privacy is a factor,” he explains. “The beauty of this home is that you still have the prestige of a Bal Harbour address.”

He compares the home to getting “a \$20 million lifestyle for \$6 million.” And in a destination like Bal Harbour, where the location and lifestyle are virtually priceless, that’s high value.

.....
Bal Harbour, Florida
6 bedrooms, 6 baths and 1 half bath
\$5,395,000

Represented by: Julian Cohen
Coldwell Banker Real Estate
T. 305 775 3953



The Parisian-born developer — who worked in the fashion industry for many years — designed, developed and curated the home over the course of two years.



MIAMI BEACH, FLORIDA

Located on exclusive Star Island, this magnificent estate rests upon an impressive 58,332 sq. ft. corner lot with 240' of sparkling waterfront and unobstructed views to Biscayne Bay and Downtown Miami. The estate boasts a beautiful 2-story villa with open verandas that face the bay and a separate and private 3BR/3BA Guest House.

7 bedrooms, 8 baths | \$40,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

New modern masterpiece built by Todd Michael Glaser rests on a 30,740 sq. ft. lot on upper North Bay Road. +/-186' of waterfront on wide bay with downtown Miami views. Approximately 13,000 sq. ft. of interior, elevator, gourmet kitchen, palatial mastersuite, marble master bath, rooftop deck, 95' pool, private dock, 1BR/1BA 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



MIAMI BEACH, FLORIDA

Enjoy 170' of water frontage and views from this 9,815 sq. ft. home built by acclaimed architect Kobi Karp & builder Bart Reines on a 52,360 sq. ft. lot. This custom home showcases Balinese & Chinese influence, walnut hardwood & limestone flooring, gym, office, elevator, custom kitchen, wine cellar, rooftop deck, and heated salt water pool.

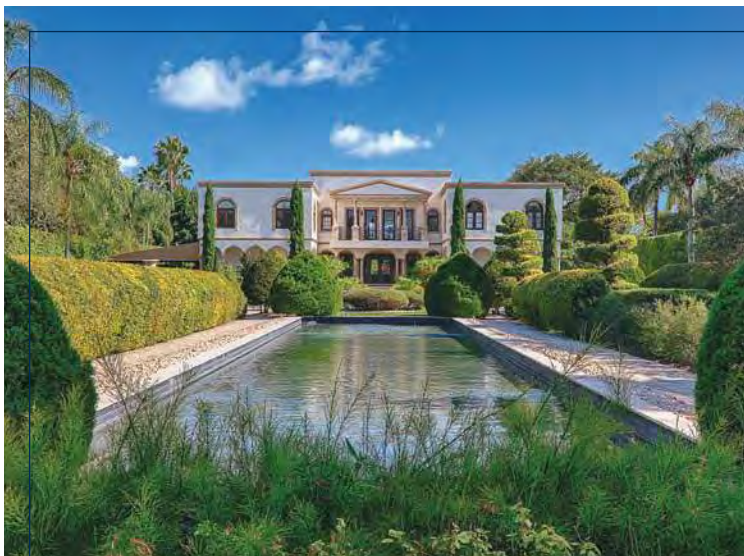
7 bedrooms, 7 full baths and 2 half baths | \$29,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This magnificent 2-story Mediterranean estate boasts 8,697 sq. ft. of interior and 140' of waterfront with open bay & downtown views. Exquisite marble and granite floors, chef's kitchen, private dining room, large living and family room. Sumptuous 2nd floor master suite with private balcony & marble bath. Lush landscaping, pool and large dock.

6 bedrooms, 6 full and 3 half baths | \$21,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This magnificent French Neo-classical masterpiece is located in the exclusive, guard-gated Indian Creek Island. Resting on 1.25 acres with 137 feet of waterfront, this estate features over 8,500 sq. ft. of interiors, manicured gardens and a looking-glass pool. Twin staircase, 26-foot-high domed ceilings, a pool and a large dock complete the home.

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 Katerina features a guesthouse and 100' of waterfront views. This Mediterranean 10,383 sq. ft. estate is located on Pinetree Drive and features marble flooring throughout, a gourmet kitchen, formal dining & living room, Florida room, wet bar, 3 fireplaces & custom millwork. The spacious backyard includes lush landscaping, pool, putting green & boat dock.

6 bedrooms, 6 full baths and 2 half baths | \$18,770,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This contemporary bi-level unit located directly on the beach is the only complete oceanfront townhouse at the exclusive 40-story Setai luxury tower. Highlighting the residence is an expansive living room/dining area, 18-foot-high floor-to-ceiling windows and covered balconies with infinite direct oceanfront views.

4 bedrooms, 4 full baths | \$17,900,000
 Represented by: The Jills: Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



GOLDEN BEACH, FLORIDA

Exquisite mansion on a 33,771 sq. ft. lot offers 300 ft. on the open Intercoastal. The 10,171 sq. ft. home comes with a private dock and lift. Features include a putting green, tennis court, summer kitchens and an infinity style salt water pool with Jacuzzi.

7 bedrooms, 9 full 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

This newly built 30,000 sq. ft. estate located on gated Palm Island boasts 100' of water frontage with spectacular bay views. Three structures joined by loggias featuring exotic woods & stones, soaring ceilings, custom built-ins, clad marble pool, outdoor bar and dock with 2 lifts.

8 bedrooms, 8 full baths 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



MIAMI BEACH, FLORIDA

This amazing 2-story waterfront residence on prestigious North Bay Rd boasts 8,865 sq. ft. of luxury living. Exquisite marble & rich hardwood floors, grand living room, twin staircases, sumptuous master, family room. Outdoor features covered terraces, summer kitchen/bar, infinity pool, 100' of waterfront, large dock, and open bay & downtown views.

6 bedrooms, 7 full baths and 1 half bath | \$14,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



BAY HARBOR ISLANDS, FLORIDA

Floor to ceiling windows with stunning panoramic views of Indian Creek Golf Course and open waters. This south facing 9,251 sq. ft. masterpiece is reminiscent of Italy's famed villas. Features include pristine finishes, marble flooring, mahogany wood details, vault and arched ceilings and vast natural flowing light.

5 bedrooms, 5 full baths and 3 half baths | \$14,750,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND - MIAMI BEACH, FLORIDA

This residence is one of a kind, featuring limestone floors, Venetian plaster walls, open living room, family room, custom bar, wood-paneled study. Open Chef's kitchen, spacious master with his/hers marble baths. 4,000 sq. ft. terrace with Jacuzzi, spectacular views to Government Cut, S. Beach, city and the Atlantic Ocean, plus an oceanside guest cabana.

4 bedrooms plus Study, 6 full baths and 1 half bath | \$14,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



NORTH MIAMI, FLORIDA

Palazzo di Mare is located on a point lot with 343' of waterfront facing Biscayne Bay with stunning views of Bal Harbour, Indian Creek Island and Miami Beach. This tri-level estate is set on a 27,627 sq. ft. lot and boasts 16,446 sq. ft. of interior living space, interior courtyard and balconies.

8 bedrooms, 11 full and 3 half baths | \$13,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Spectacular waterfront residence on prestigious Sunset Island. Features a spacious living room with a fireplace; a family room framed around arched windows and a wood trestle ceiling; and a state-of-the-art kitchen. Sumptuous master suite; 2-story guesthouse; 156' of waterfront; beautiful lake views and new dock.

8 bedrooms, 8 full baths | \$13,500,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



CORAL GABLES, FLORIDA

This original estate by Walter De Garmo is a beautiful restoration of an historic 1926 home. Residence features Old World grandeur and style, original finishes throughout, and views of the Biltmore Golf Course. Features include inlaid marble floors, wood beamed cathedral ceilings, arched windows and doorways and stunning grandroom.

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



FISHER ISLAND - MIAMI BEACH, FLORIDA

This spectacular ground floor oceanfront residence in Villa Del Mare is like no other. Completed with the finest materials and appointments in the most prime and private location. This residence boasts +/-5,600 sq. ft. of interior, fresco walls & ceiling, arched entries. Expansive +/-2,500 sq. ft. terrace with direct beach/ocean views stretches the length of the residence.

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



GOLDEN BEACH, FLORIDA

Versailles inspired home! This 10,000 sq. ft. estate offers a grand foyer, formal living room with bar area and extremely high ceilings with custom moldings throughout. Pool area offers an immense covered patio and full summer kitchen with 190' of water frontage.

5 bedrooms, 6 full baths and 1 half bath | \$11,000,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Mediterranean 6,911 sq. ft. waterfront estate built by renowned architect Maurice Fatio. This 29,200 sq. ft lot includes 26 x 25' living room with bay window, fireplace and French doors opening to a covered terrace facing incredible water views. The lush landscaping is accompanied by 135' ft. of water views, pool and spa, dock, lift & loggia.

6 bedrooms, 6 full baths and 1 half bath | \$11,000,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

One of a kind bi-level penthouse located in the luxurious Murano Grande. World class finishes and sweeping views of the ocean, bay and Miami skyline outline this 4,379 sq. ft. modern masterpiece. The residence boasts over 2,000 sq. ft. of outdoor space.

3 bedrooms, 3 full baths | \$10,950,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Waterfront masterpiece on prestigious Sunset Island situated on a 22,580 sq. ft. lot with 9,944 sq. ft. of living area. Home features majestic foyer, 13-seat theater, billiard room, chef's kitchen, wine cellar, solid marble archways and columns and inner courtyard.

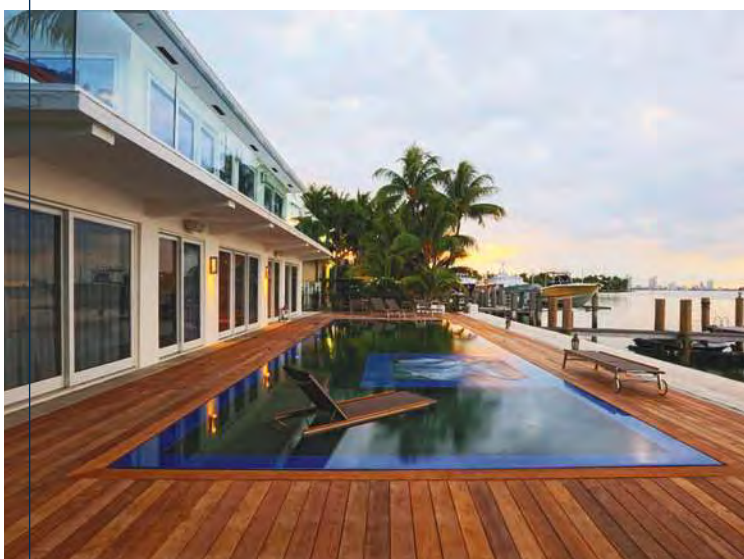
5 bedrooms, 5 full and 3 half baths | \$10,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Two units have been expertly combined in this oceanfront condo at the luxury Continuum. Features open living, dining and family room with fine marble floors and unobstructed views to the Atlantic Ocean. Master suite with private ocean balcony and marble Jacuzzi tub/glass rain shower.

4 bedrooms, 4 full baths | \$9,950,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Spectacular renovated contemporary Mediterranean estate on prestigious North Bay Road. It offers beautiful finishes, a state-of-the-art kitchen, library, sumptuous master suite with marble bath overlooking the bay, infinity-edge pool, beautiful landscaping and open bay views. On a large lot with 100' feet on the waterfront and a brand-new dock.

4 bedrooms, 4 full baths | \$9,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND - MIAMI BEACH, FLORIDA

This Oceanside residence offers spectacular ocean views boasting 4,590 sq. ft. of luxury. Impeccably decorated, marble floors, open flowing living areas. Large chef's kitchen, master suite with walk-in his/hers closets, hardwood floors and stunning onyx bathroom. Five oceanside balconies complete this amazing home.

4 bedrooms + 2 offices, 4 full baths and 1 half bath | \$9,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND - MIAMI BEACH, FLORIDA

This G-line condo on Fisher Island offers spectacular ocean views, featuring approximately 4,600 sq. ft. of interiors, open living, dining and family areas. Sports Florida white coral tile, an Acanthus fireplace, a study with rich wood, chef's kitchen, breakfast bar and 5 private terraces. The master suite has private terrace access and walk-in closets.

3 bedrooms, 3 full baths and 1 half bath | \$9,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



BAL HARBOUR, FLORIDA

This magnificent tower suite is the only one available in the luxury Majestic Tower. There are southeast and northeast panoramic views of the ocean and city. Features include a wrap-around balcony; gourmet kitchen; large living and media room with wet bar; and a huge master suite with amazing his and hers marble baths.

4 bedrooms, 6 full baths and 2 half baths | \$8,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



HIBISCUS ISLAND - MIAMI BEACH, FLORIDA

Opportunity to build a magnificent, dream bayfront estate on gated Hibiscus Island. The existing multi-family building currently consists of 9 condo units and is set on an impressive 12,249± sq. ft. lot. Enjoy spectacular bay views with 80± feet of waterfront and a private dock. Building rises 20 feet higher than any structure on the island.

9 Condo Units, 3-Story Building | \$8,790,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This magnificent 2-story waterfront Italian Villa was designed by renowned architect Peter Hawrylewicz. The residence boasts 6,827 sq. ft. of interior and rests on a 17,500 sq. ft. lot including a waterfront guest cabana. Features a great room, formal dining room, family/media room and beamed ceilings. Private dock and bay views.

6 bedrooms, 6 full baths and 2 half baths | \$8,750,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com

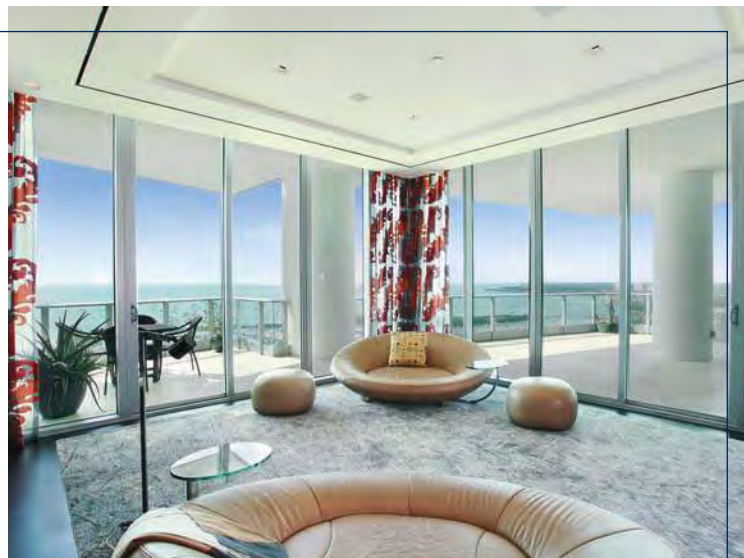


MIAMI BEACH, FLORIDA

This masterpiece of design offers 3,103 sq. ft. of living area plus large terraces. This one-of-a-kind floor plan opens the entire space into an expansive gallery. Open chef's kitchen, living and family rooms and a luxurious master suite with a walk-in spa and shower for two. Enjoy the sunrise/sunset views of Biscayne Bay, Fisher Island and the Atlantic Ocean.

3 bedrooms, 3 full baths | \$8,700,000

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



COCONUT GROVE, FLORIDA

Stunning 6,920 sq. ft. penthouse with mesmerizing bay, ocean & city views at The Grovenor House. This luxurious and distinctive residence includes an elegant and tranquil Grecian inspired master bedroom, a home office and staff quarters, a full service kitchen, a complete smart home, and exquisite custom finishes.

5 bedrooms, 6 full baths and 1 half bath | \$8,600,000

Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
Coldwell Banker Residential Real Estate | thejills.com



EASTERN SHORES, FLORIDA

Eclectic and elegant taste is met from this beautiful 9,340 sq. ft. home on a 28,500 sq. ft. lot. This private & gated splendor is accentuated by high ceilings & dazzling Maule Lake views from every corner. Features include a large dining & living room areas, bar, wine room/cellar, media room and a backyard with nature-inspired pool, Jacuzzi and gazebo.

5 bedrooms, 6 full baths and 2 half baths | \$8,500,000

Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
Coldwell Banker Residential Real Estate | thejills.com



GOLDEN BEACH, FLORIDA

Villa Dell' Amore sits on a 12,375 sq. ft. lot and boasts modern elegance and impeccable design. This 7,261 sq. ft. home features limestone flooring throughout the 1st floor. A customized library and spacious living and dining room overlook the Intercoastal.

7 bedrooms, 6 full baths and 1 half bath | \$7,995,000

Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This modern masterpiece is located in the prestigious Sunset Islands. This two-story 8,261 sq. ft. waterfront estate features windows throughout, rooftop terrace, pool, a sizeable boat dock and 160' ft of water frontage. A one of a kind offering.

7 bedrooms, 8 full baths and 1 half bath | \$7,675,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

A Mediterranean home situated on a 17,674 sq. ft. lot on the tip of gated Palm Island. Enjoy 120' ft. of Bay views. Boasting 3,821 sq. ft. of living area, guesthouse, custom built-ins, and fireplace. Lush manicured grounds accompanied by pool, Jacuzzi and private dock.

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



PALM ISLAND – MIAMI BEACH, FLORIDA

This magnificent 2-story Mediterranean Villa on Palm Island offers the most amazing views of the Miami skyline. Impeccably decorated, over 7,100 sq. ft. of open living areas, Crema Oyster Stone floors, fine art fixtures, Carriage House, stunning main master suite. Rooftop terrace, 3 vanishing edge pools, 80' of waterfront with a dock.

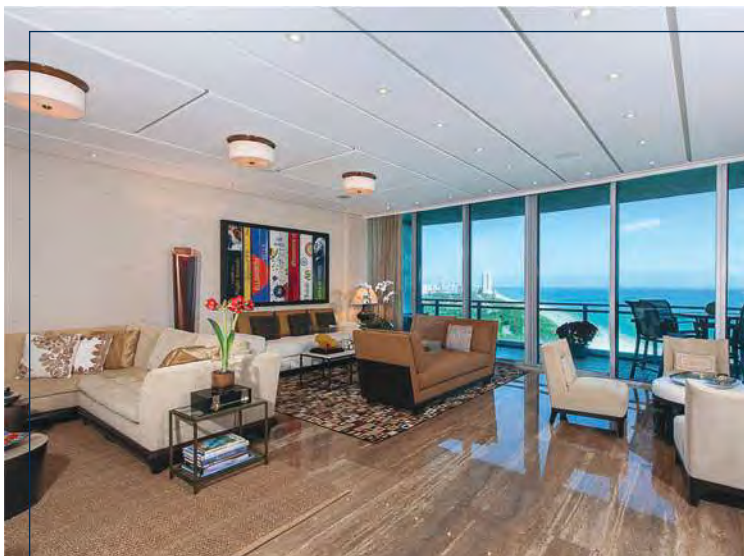
5 bedrooms, 5 full baths and 2 half baths | \$7,499,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Brick driveway leads to this impressive 12,600 sq. ft. home. Enjoy breathtaking views of the bay and downtown Miami from this classic estate. Large picture windows border the 6,300 sq. ft. living area with an accompanying wet bar and separate formal dining. 75' of water frontage is complimented by a heated pool, summer kitchen and a sun deck.

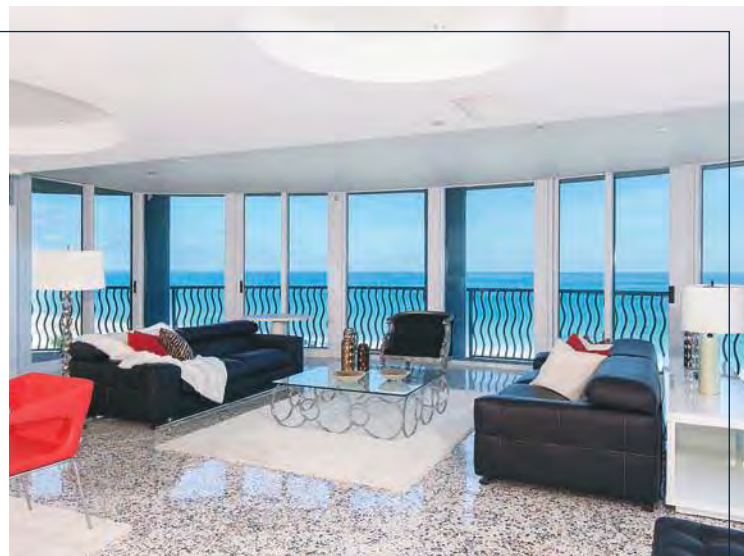
6 bedrooms, 7 full baths | \$7,025,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Marvel at one of Ritz Carlton's finest residences in One Bal Harbour. This 3,120 sq. ft. home opens to beautiful bay & ocean views. The turn-key residence was decorated by one of Miami's finest interior designers. Luxury finishes include marble flooring & marble kitchen countertops. Master bedroom with his & her walk-in closets along with master bath.

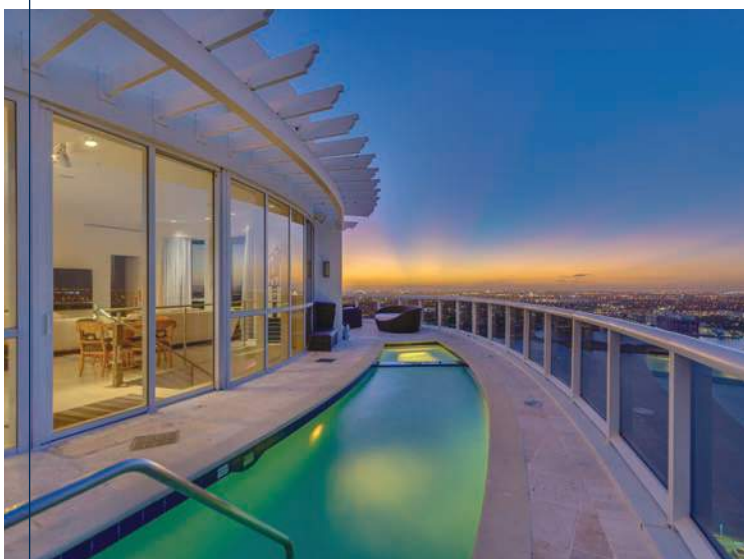
3 bedrooms, 3 full baths and 1 half bath | \$6,999,999
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This direct oceanfront condo with wrap-around balcony offers amazing ocean, beach & city views. Boasting 4,640 sq. ft. this fully renovated luxury residence features exquisite terrazzo & hardwood floors, open flowing living/dining areas. Sumptuous master suite with private balcony, walk-in closet, midnight bar, and marble bath.

5 bedrooms, 5 full baths and 1 half bath | \$6,975,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA

Spectacular sunset views from this 6261 sq. ft. penthouse at Trump Royale. Formal areas feature 20 ft. ceilings & marble floors. Wenge stairs connect social areas to a mezzanine library & second floor entertainment room. The residence includes two Mia Cucina chef's kitchens and features a wine cellar, a terrace with pool & Jacuzzi overlooking the ocean.

6 bedrooms, 4 full baths and 1 half bath | \$6,950,000
 Represented by: The Jills | Sara Ludmir | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND - MIAMI BEACH, FLORIDA

This private southeast oceanfront corner residence sits directly on the beach with wrap-around balcony and views to the Atlantic Ocean. Beautifully renovated with open living and dining spaces and a perfect kitchen with breakfast room. Spacious master suite with sitting area and sumptuous master bath.

3 bedrooms, 3 full baths and 1 half bath | \$6,800,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



CORAL GABLES, FLORIDA

Enjoy panoramic views from your own palace in the sky! A luxurious 10,190 sq. ft 2-story condo featuring 6 bedrooms, 6 baths and 1 half bath, all surrounded by 6 terraces. Marble floors run throughout accompanied by Venetian plaster walls, crown moldings & custom built-ins.

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



BISCAYA ISLAND, FLORIDA

Located on Biscaya Island, this 2 story ultra-modern masterpiece built in 2009, with no expense spared. Impeccably decorated resting on a 15,000 sq. ft. lot. Features open living, family areas, formal dining area and Italian limestone floors. Impressive 22 ft.-high ceilings, spectacular second floor master, glass-edge pool, cabana, dock and bay views.

6 bedrooms, 7 full baths and 1 half bath | \$6,600,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA

Enjoy direct ocean & city views in this turn-key, 2 level condo encompassing 5,472 sq. ft. The only one of its kind in the exclusive building. The residence boasts a cinema & game room, bar, formal dining, large living area, kitchen with SS appliances, built-in espresso & gas stove. The master bedroom has sweeping ocean views from its private balcony.

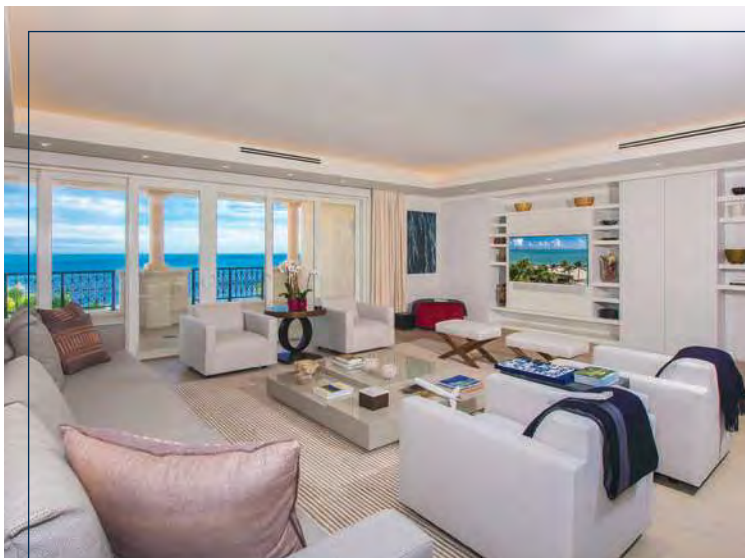
5 bedrooms, 4 full baths | \$6,600,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Enjoy spectacular views of the bay & Star Island as you step into your private oasis on Hibiscus Island. Beautiful marble floors flow throughout the home including an oversized private balcony off the master bedroom. The home is situated on a 9,262 sq. ft. lot and accompanied by a pool deck, which boasts a complete summer kitchen.

6 bedrooms, 4 full baths and 2 half baths | \$6,499,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND - MIAMI BEACH, FLORIDA

An ultimate island getaway awaits you in this beautifully renovated island Oceanside condominium that spans 3,140 sq. ft. Spectacular direct beach and ocean views. Spacious layout has an oversized living room and dining area, great for entertaining. Enjoy the views of the beach and ocean, cruise ships down Government Cut on a wraparound terrace.

4 bedrooms, 3 full baths and 1 half bath | \$6,490,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI, FLORIDA

Amazing opportunity to build your estate on a 36,266 sq. ft. waterfront lot. Plans have been approved by HEP Board for an 8,000+ sq. ft. modern home by architect Raphael Levy. This incredible parcel of land boasts 160' of waterfront and enjoys unobstructed wide bay views.

Waterfront Vacant Lot | \$6,450,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND - MIAMI BEACH, FLORIDA

Watch the sunrise & sunset from this most-coveted southwest corner residence featuring unobstructed views to downtown, bay and Atlantic Ocean. Home boasts 3,784 sq. ft. of luxury with exquisite Saturnia marble floors, open living and family areas. Spacious master with walk-in closet, and magnificent marble bath. Full wrap-around balcony with amazing views.

4 bedrooms, 4 full baths and 1 half bath | \$6,200,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



FISHER ISLAND - MIAMI BEACH, FLORIDA

This coveted South East corner unit with beach and Ocean views is stunning. Features a Den and 3,580 sq. ft. of open living space. Open living, dining and family areas, and large kitchen with breakfast area. Spacious master suite with walk-in closet, private terrace and bath with Jacuzzi tub. Beautiful wrap-around terrace.

3 bedrooms + Den, 3 full baths and 1 half bath | \$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

Awe-inspiring oversized 5,450 sq. ft. two story townhome in the sky! A private foyer entry and floor to ceiling glass throughout provide expansive views of the ocean, bay and city. The master suite is located on the lower level boasting his/her walk-in closets and his/her full baths.

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



BAY HARBOR ISLANDS, FLORIDA

This 2-story waterfront residence in Bay Harbor is a master work of contemporary design and décor. Featuring 6,260 sq. ft. with open living room, impressive 24' ceilings, large family/media room, arched windows & French doors with views the pool and Intracoastal. Exquisite marble & rich hardwood floors, private dining area, and private dock.

6 bedrooms, 6 full baths and 1 half bath | \$5,500,000
 Represented by: The Jills, Felise Eber & Jill Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This 2-story country style 3,153 sq. ft. home is situated on Sunset Island accompanied by 80 ft. of water frontage. The home sits on a 15,309 SF lot and features a foyer with high ceilings & original wood flooring. The living room boasts a fireplace & arched ceilings with custom moldings.

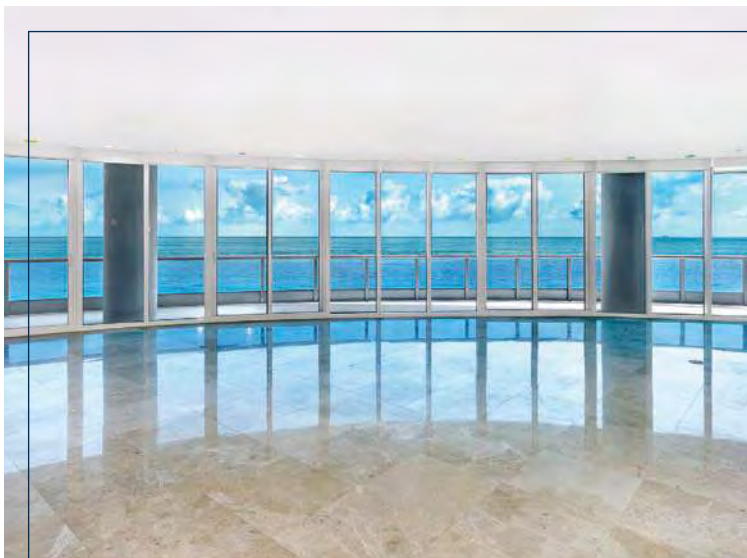
5 bedrooms, 3 full baths | \$5,200,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI, FLORIDA

Luxury living at the Icon Brickell. This reconfigured 3,524 sq. ft. unique condo boasts sweeping panoramic bay & city views and has been completely renovated with the finest finishes. The master bedroom features the entire "02" line living room with a Jacuzzi.

5 bedrooms, 4 full baths | \$4,800,000
 Represented by: The Jills, J.Mann | T. 786.877.620
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Panoramic ocean views from floor to ceiling windows welcome you to this 2,959 sq. ft. home in the sky. Wahab construction & award-winning architect meticulously designed this apartment. Enjoy the custom kitchen, black granite countertops, Miele appliances, a Crestron system & six zone Sonos based sound system all operated wirelessly.

3 bedrooms, 3 full baths | \$4,500,000

Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
Coldwell Banker Residential Real Estate | thejills.com



GOLDEN BEACH, FLORIDA

This stunning 2-story waterfront home sports a modern décor, many beautiful finishes and walls of glass opening to sweeping Intracoastal views. Features living room with 20' ceilings, family and dining room, custom wet bar and chef's kitchen. Second floor master with his/hers walk-in closets, private balcony and marble bath.

6 bedrooms, 5 full baths and 1 half bath | \$4,500,000

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



FISHER ISLAND - MIAMI BEACH, FLORIDA

Beautiful condo on Fisher Island offers spectacular views to the ocean, beach and Government Cut. Home boasts 3,134 sq. ft. of luxury living with open living and dining area, exquisite limestone floors, large chef's kitchen. Features large master suite with terrace access, bath with sunken Jacuzzi tub. Expansive wrap-around balcony.

3 bedrooms, 3 full baths and 1 half bath | \$4,495,000

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



CORAL GABLES, FLORIDA

Beautiful 8,303 sq. ft. home reminiscent of the English countryside located on Snapper Creek Lakes. French doors & a gorgeous foyer illuminate the home that sits on a 57,499 sq. ft. lot. The outside patio is completed with manicured grounds and a pool. Oversized Master bedroom boasts his/her walk-in closets.

3 bedrooms, 3 full baths and 1 half bath | \$4,300,000

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



SUNNY ISLES, FLORIDA

This beautiful upper Penthouse is located in the Sayan, a boutique building with only 90 units. Residence features spectacular direct ocean & city views, grand entry hall, open living room, formal dining room and study. Sports a modern island kitchen, with state of the art appliances and master suite with sitting room & his/her closets.

5 bedrooms, 5 full baths and 1 half bath | \$3,999,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This stunning Penthouse at the Capri is SoBe living at its finest. Residence features 2,165 sq. ft. of impeccably decorated interior, marble floors, open living and dining areas, gourmet kitchen and private balconies with views over South Beach, Ocean and Biscayne Bay. Features a private rooftop terrace with summer kitchen.

3 bedrooms, 3 full 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

This most desirable southwest corner unit at the luxury Bellini condo in Bal Harbour is truly stunning. Residence features open living, dining and family areas. A magnificent open Chef's kitchen, exquisite marble and rich hardwood floors featuring two large master suites. Expansive private wrap-around terrace with spectacular ocean and city views.

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



BAL HARBOUR, FLORIDA

Direct ocean views greet you as you enter this turn-key 1,913 sq. ft. condo through your own private elevator. Modern and elegantly designed throughout, the 2 bedroom, 2 1/2 bath is located at the prestigious One Bal Harbour. The oversized terrace allows for relaxation amongst a tropical oasis with views of the pool and ocean.

2 bedrooms, 2 full baths and 1 half bath | \$3,399,000
 Represented by: The Jills, Jill Hertzberg & Hillary Hertzberg | T. 305.336.2210
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Elegant 4,135 sq. ft. residence located in 's Millionaire's Row. This magnificent residence offers unsurpassed modern sophistication. Condo highlights include stunning cherry wood floors, oversized media room, maid's room with full bathroom, an oversized formal dining room, full chef's kitchen with Miele and Sub-Zero appliances.

4 bedrooms, 5 full baths and 1 half bath | \$3,395,999
 Represented by: The Jills, Jill Hertzberg & Jill Eber T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



BAL HARBOUR, FLORIDA

Impeccably decorated penthouse at the Majestic Tower features fine marble floors, floor-to-ceiling walls of glass, open dining, living/media room, wet bar and many custom design finishes. Spacious master suite with walk-in closet, marble master bath and wrap-around balcony with ocean and city views.

2 bedrooms, 2 full baths and 1 half bath | \$3,250,000
 Represented by: The Jills, Felise Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Spectacular new 2-story Mediterranean waterfront home, completely rebuilt. Features elegant foyer, living/dining room with wide bay views, state-of-the-art kitchen, soaring ceilings, fine marble and Brazilian wood floors throughout. Beautiful second floor master suite with private veranda and onyx bathroom. Huge pool and dock with amazing bay views.

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

This 2-story residence "Casa Bahia," originally built in 1925, has been completely renovated from the ground up. The home maintains its original colonial charm with 21st century technology. Features include limestone floors, large master with marble bath, new plumbing/electrical, impact windows, a new chef's kitchen, new landscaping and pool.

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



FISHER ISLAND - MIAMI BEACH, FLORIDA

This beautiful Bayview condo is a must see. The residence features fine marble floors throughout, open chef's kitchen, flowing living and dining areas. The master suite is spacious with a walk-in closet, and large en-suite bath. A private terrace with unobstructed wide bay and downtown skyline views.

3 bedrooms, 3 full baths and 1 half bath | \$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

This fully gated Mediterranean estate is surrounded by a beautiful garden landscaped by Santiago Pelaez and is situated on an 8,344 sq. ft. lot. This home features 11 ft. ceilings and an open floor plan boasts over 4,006 sq. ft. total living space. The layout allows for great entertaining with an open gourmet kitchen surrounded by a wall of windows.

5 bedrooms, 5 full baths | \$2,775,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This gorgeous 2-story townhouse at Sunset Harbour features flowing living and dining areas, fine imported stone and rich hardwood floors. Open gourmet kitchen with top appliances, granite counter tops. Upstairs master is spacious with walk-in closet, private terrace that overlooks the Intracoastal and dock.

4 bedrooms, 3 full 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

Rare opportunity to own a 3,733 sq. ft. waterfront townhome located on the exclusive island of Aqua. Meticulously designed by architects Frank Demand and Robert Brown, this spacious townhome is truly unique with features that include a 40 ft. boat slip, two-car garage and five-star amenities.

4 bedrooms, 5 full baths and 1 half bath | \$2,499,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Classic 1929, 2-story Mediterranean Villa & Guest House. Combines contemporary architecture with a stunning renovation. Upstairs main house features 2BR/3BA. Master w/large tiled terrace overlooks the pool. Downstairs a renovated Chef's kitchen, original Quarry tile floors, dining room & den/office. Mosaic pool w/fountain & hot tub.

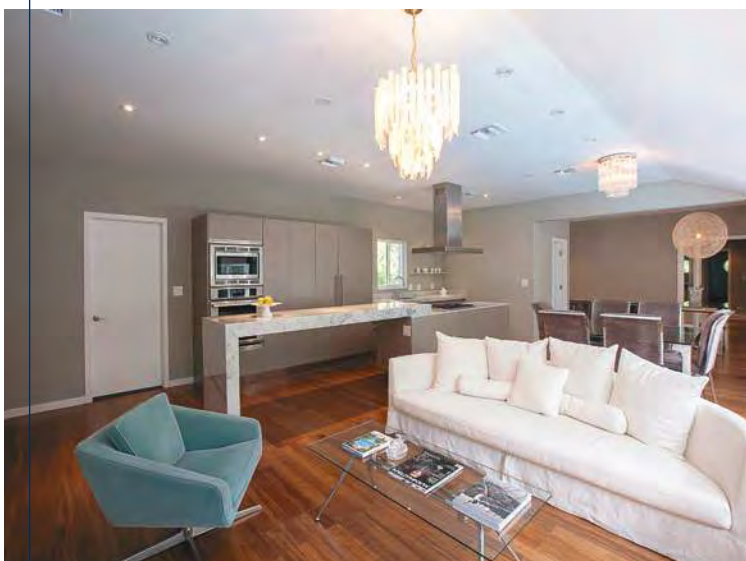
4 bedrooms, 5 full baths and 1 half bath | \$2,275,000
 Represented by: The Jills, Felise Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This 2-story estate sits on an oversized 9,944 sq. ft. lot. The villa is lined with floor to ceiling windows that create a relaxing atmosphere throughout the 3,066 sq. ft. living area with views of the garden and pool. Custom cabinetry compliment the chef's kitchen and Spanish tile runs throughout the first floor.

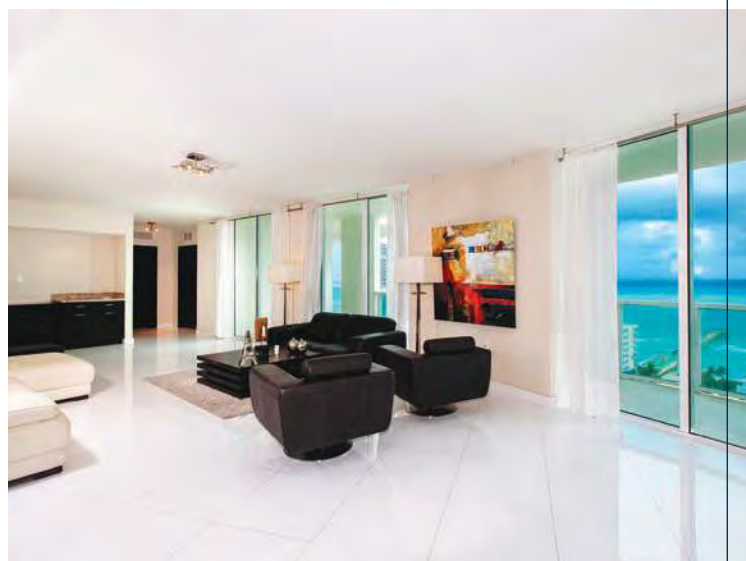
5 bedrooms, 4 full baths and 1 half bath | \$2,200,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This 2,722 sq. ft. turn-key home is located on Venetian Island and sits on a 7,500 sq. ft. lot. The home has undergone a complete renovation by renowned architect Francisco Elias. Renovations feature a new kitchen with SS appliances, built-in refrigerator and chef's island. The main living room boasts hard wood floors complimented by natural light.

5 bedrooms, 3 full baths and 1 half bath | \$2,100,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA

Stunning 2,914 sq. ft. penthouse at the St. Tropez. The residence is ready to move in and features a full wrap-around oceanfront balcony. Highlights include open flowing living/family and dining areas, wet bar and open kitchen with top of the line appliances. The spacious master suite with full walk-in closet, en-suite bath with marble rain shower and sunken Jacuzzi tub.

4 bedrooms, 4 full baths and 1 half bath | \$1,995,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA

This direct oceanfront residence is located at the Sayan, an Oceanside boutique building that has only 90 units in Sunny Isles Beach. The residence features 2,383 sq. ft. of interior, full 800+ sq. ft. wrap-around balcony with city, beach and ocean views. Open flowing living/family areas, separate dining room and new chef's kitchen with top appliances.

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



HALLANDALE, FLORIDA

Beautiful one story waterfront home located in exclusive Golden Isles. Once inside the spacious and open residence includes 4,264 sq. ft. of entertaining and living space. A gourmet kitchen and family room with built in cabinetry are highlighted with an abundance of natural light.

5 bedrooms, 3 full baths and 1 half bath | \$1,799,000
 Represented by: The Jills, J.Mann | T. 786.877.6201
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This quaint 2,606 sq. ft. home is located on prestigious Hibiscus Island. The oversized 9,750 sq. ft. lot is surrounded by lush landscaping and offers peace, privacy & tranquility. The serene surroundings are reflected inside the home with natural light complimented by oversized windows & doors creating a bright & inviting atmosphere.

4 bedrooms, 4 full baths | \$1,600,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This sparkling 1,904 sq. ft. condo is located in one of the most sought after buildings in Miami Beach, The Bath Club. The home includes a state of the art Miele equipped kitchen. Marble floors run throughout accompanied by spectacular ocean views. The elite building offers access to beach club, tennis courts, fitness center, spa, pool and restaurant.

2 bedrooms, 2 full baths and 1 half bath | \$1,399,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI, FLORIDA

One of Bristol Tower's best units with stunning bay and city views from 900 ft. of wraparound terrace. The ready to move in with a 2,070 sq. ft. open and spacious living area, private foyer with double door entry, walls of glass with open bay views and endless west and city views.

2 bedrooms, 2 full baths and 1 half bath | \$1,390,000
 Represented by: The Jills, Jon Mann | T. 786.877.6201
 Coldwell Banker Residential Real Estate | thejills.com



COCONUT GROVE, FLORIDA

This 3,490 sq. ft. romantic corner villa was completely renovated by designer Cynthia Wilde. Features include floating ceiling architecture, terracotta Mexican tiled floors, fireplace and a secluded master bedroom equipped with sauna shower & Jacuzzi bath. Enjoy lush landscaping through your own private screened balcony.

4 bedrooms, 3 full baths and 1 half bath | \$1,349,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T.305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



COCONUT GROVE, FLORIDA

Panoramic bay views create a backdrop like no other in this 2 bedroom, 2 bath unit located in the heart of Coconut Grove. The 1,530 sq. ft. living area is accompanied by a 750 sq. ft. terrace that extends across the entire apartment & is accessible from every room. Enjoy true tropical living in your own private sanctuary.

2 bedrooms, 2 full baths | \$1,275,000
 Represented by: The Jills, Hillary Hertzberg | T. 305.336.2210
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This beautiful home on prestigious La Gorce Drive has been fully updated. The home sports a contemporary style and décor with 2,249 sq. ft. of interior, open flowing layout, and features a spacious backyard with heated salt water system pool. Updates include a whole house generator, updated bathrooms and all hurricane impact windows and doors.

4 bedrooms, 2 full baths and 1 half bath | \$1,250,000
 Represented by: The Jills, Felise Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



BAL HARBOUR, FLORIDA

This magnificent ocean-front Penthouse is located in the Center Tower at the St. Regis Bal Harbour on one of the most pristine beaches on the East coast. It has an open floor plan, 10-foot ceilings and 2 expansive private balconies with breathtaking views. This home has never been lived in and is sold turn-key with world-class finishes.

2 bedrooms, 2 full baths | \$3,395,000
 Represented by: Sara Ludmir & Ryan Evan Rose
 Coldwell Banker Residential Real Estate
 Sara C. 786.256.0817 | sara.ludmir@floridamoves.com
 Ryan C. 305.793.1236 | ryan.rose@floridamoves.com



CAPE CORAL, FLORIDA

Indulge in the new SW Florida lifestyle. This voluminous custom 2 story Gulf access riverfront home boasts 5,487 square feet of luxury living. Featuring endless water views, custom kitchen, private elevator, steam shower, 2 master suites, infinity edge pool and spa, dock with two boat lifts. An extraordinary life awaits you at a fabulous price.

5 bedrooms, 4 full and 2 half baths | \$1,825,000
 Represented by: Douglas Trevino | Coldwell Banker Residential Real Estate
 O. 239.463.4488 | C. 239.410.4460 | F. 239.463.5542 | douglas@purefloridaluxury.com
 & Christian May | O. 239.218.9521 | C. 239.463.4488 | F. 239.463.5542
 christian.may.realtor@gmail.com | www.PureFloridaLuxury.com



FORT LAUDERDALE, FLORIDA

One-of-a-kind, luxury town-home in Fort Lauderdale's Las Olas area. Corner lot with deeded dock, 3,782 sq ft, 5 en suite bedrooms with balconies, spacious master suite, private 30x12 heated pool, gas fireplace, elevator, whole house generator, Wolf gas range, Sub-Zero, Bosch. Close to the beach, Las Olas shops, restaurants & galleries.

5 bedrooms, 5 full and 1 half baths | \$1,890,000
 Represented by: Rick Brott | Coldwell Banker Residential Real Estate | O. 954-763-4455 | C. 954.540.5290
 rick@teamsouthflorida.com | TeamSouthFlorida.com



FORT LAUDERDALE, FLORIDA

Harbor Beach residence — 95' of deep waterfront; ideal for boating, minutes to the Intracoastal Waterway & inlet to the ocean. Open floor plan exquisitely updated, 4th bedroom currently an office. Large great room, open gourmet kitchen, family room, lavish master suite & impact windows & doors. Tropical pool, patio & covered lanai. Private beach club, marina & police patrol available.

4 bedrooms, 4 full baths | \$2,999,000
 Represented by: Peter Barkin | Coldwell Banker Previews International
 O. 954.938.2962 | C. 954.675.6656 | F. 888.656.2571 | peter@barkingilman.com &
 Mark Gilman | O. 954-938-2962 | C. 954-557-8777 | mark@barkingilman.com
 www.BarkinGilman.com



FORT LAUDERDALE, FLORIDA

Gated Mediterranean masterpiece. 110' of deep waterfront; minutes to the Intracoastal. Waterway views from almost every room. 2 story grand foyer & living room. 2 custom offices, library, 3rd floor game room, billiard room, home theater, family room with wet bar & wine room, & exercise room. Gourmet kitchen, lavish master suite & elevator. Covered loggias & open balconies overlook the pool & spa.

6 bedrooms, 6 full and 3 half baths | \$7,800,000
 Represented by: Peter Barkin | Coldwell Banker Previews International
 O. 954.938.2962 | C. 954.675.6656 | F. 888.656.2571 | peter@barkingilman.com &
 Mark Gilman | O. 954-938-2962 | C. 954-557-8777 | mark@barkingilman.com
 www.BarkinGilman.com



FORT LAUDERDALE, FLORIDA

Ideal for boating, 100 feet of deep waterfront. Updated, mid-century home with classic style & modern conveniences. Dramatic entry & two story great room with a vaulted ceiling & coral fireplace. Waterway views from most rooms & multiple sliders blend indoor & outdoor living spaces. Contemporary kitchen, family room, media room & 2nd floor loft area. Lavish master suite, pool & patio area.

5 bedrooms, 5 full and 1 half baths | \$2,125,000
 Represented by: Peter Barkin | Coldwell Banker Previews International
 O. 954.938.2962 | C. 954.675.6656 | F. 888.656.2571 | peter@barkingilman.com &
 Mark Gilman | O. 954-938-2962 | C. 954-557-8777 | mark@barkingilman.com
 www.BarkinGilman.com



FORT LAUDERDALE, FLORIDA

Updated residence in guard house entry subdivision. 123' of deep waterfront, ideal for avid boater. Open floor plan ideal for entertaining, waterway views from almost every room. Great room opens to formal dining room & contemporary kitchen, lavish master suite & bathrooms. Large covered loggia overlooks the pool, oversized backyard & the waterway. Walk to the beach, restaurants, shopping & the mall.

4 bedrooms, 4 full baths | \$2,350,000
 Represented by: Peter Barkin | Coldwell Banker Previews International
 O. 954.938.2962 | C. 954.675.6656 | F. 888.656.2571 | peter@barkingilman.com &
 Mark Gilman | O. 954-938-2962 | C. 954-557-8777 | mark@barkingilman.com
 www.BarkinGilman.com



JUPITER, FLORIDA

Spectacular single story living with one of the widest easterly lake views in the community. 6 en-suite bedrooms plus office. CBS pool home with impact glass. The Jack Nicklaus designed golf course and state-of-the-art community facilities will surely satisfy your expectations. Located in the heart of Jupiter, the Loxahatchee Club is a Platinum Club of America Community.

6 bedrooms, 7 full and 1 half baths | \$2,095,000
 Represented by: Lee Farmer | Coldwell Banker | O. 561.745.0102 | C. 561.685.0419
 F. 561.744.1694 | lee.farmer@floridamoves.com | www.leefarmerhomes.com



LAKELAND, FLORIDA

Prestigious 3.5 acre estate. Gourmet state-of-the-art kitchen. Total turnkey with all furniture. Formal area highlighted by baby grand piano. Master suite, private sitting area, fireplace. Brazilian mahogany library, solar heated pool, 12 person Jacuzzi, stream connecting pool-Jacuzzi. 45' x 75' barn. Private guest quarters—elevator access. Virtual tour: youtube.com http://youtu.be/J5Rg8a1AEOw

4 bedrooms, 5 full and 1 half baths | \$4,900,000
 Represented by: Beverly Page | Coldwell Banker | C. 863.640.0026
 beverly@beverlypage.com & Ron Denney | C. 863-660-3919 | rondenney01@aol.com



LONGBOAT KEY, FLORIDA

Welcome to Acqua Vita (“Water of Life”), where design and function flow in concert with the beauty of Longboat Key and Sarasota Bay. This magnificent, soon-to-be-built estate is the masterful collaboration of the award-winning firms of Perrone Construction, Clifford M. Scholz Architects, and in association with Rowntree Enterprises. This unique residence, with enormous Bay views, offers 10,000+ square feet of living area.

6 bedrooms, 6 full and 2 half baths | \$8,400,000
 Represented by: Lynne Koy | Coldwell Banker Residential Real Estate | O. 941.387.1803 | C. 941.544.5117 | lkoy@coldwellbanker.com
 www.lynnkoy.com



MIAMI BEACH, FLORIDA

An Art Deco dream home designed and renovated by Bray-Lemaire Design Group. Featuring an open kitchen with top of the line appliances, Sub-Zero refrigerator, updated bathrooms, moldings, doors, limestone and wood floors and 1-car garage. Dining room and kitchen offer views of the pool with many doors leading to a secluded and lushly landscaped back yard. Enter through a camera monitored privacy gate on 43rd St.

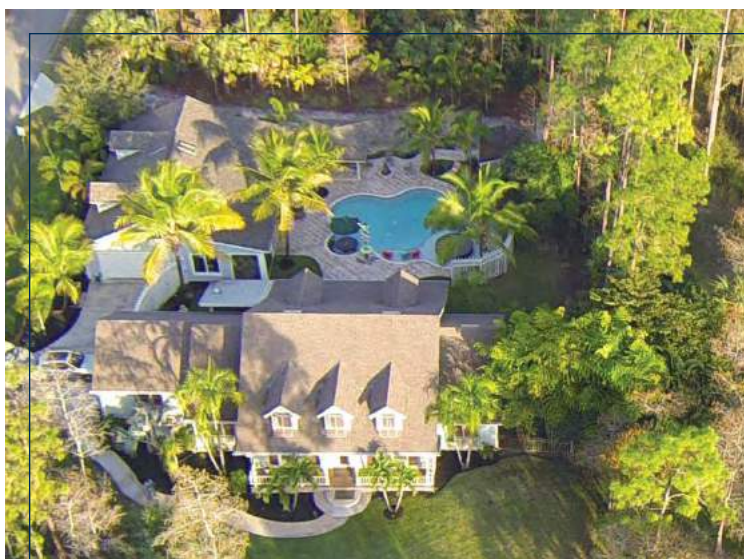
4 bedrooms, 3 full baths | \$1,349,000
 Represented by: Eva Oliver & David Sporn | Coldwell Banker Residential Real Estate
 Eva C. 786.356.7213 | David C. 305.803.3283



MIAMI BEACH, FLORIDA

Magnificent Mid-Century Modern home on a 10,320 SF corner lot in Miami Beach's Prime Lakeview neighborhood. Large open spaces with lots of natural light, volume ceilings, beautiful eat-in kitchen with Viking stove and refrigerator. Many upgrades including a new metal roof, new master bath, Nest digital thermostats, and front door camera intercom system. High-hat lighting throughout. This architectural gem won't last!

3 bedrooms, 2 full and 1 half baths | \$1,699,000
 Represented by: Eva Oliver & David Sporn | Coldwell Banker Residential Real Estate
 Eva C. 786.356.7213 | David C. 305.803.3283



NAPLES, FLORIDA

Let your imagination run wild in this Southern Country meets Key West inspired Oakes Estates home and guest house. Situated on a beautiful tree line and coconut trees, this estate home features 5 bedrooms and a den, with the master downstairs, front porch for enjoying the evening sunset, and a screened-in lanai complete with a summer kitchen perfect for cooking up your cheeseburger in paradise. The outdoor living space overlooks the expansive pool with salt water system, infinity spa, swim-up table for drinks or lunch, kiddie splash area, and much more! This is a one-of-a-kind property and won't last. Available by private showing only.

5 bedrooms, 3 full baths
 Lori Fowler, PA | C. 239.877.3800 | Lori@LoriMovesFlorida.com
 Dana Punzalan | C. 415.690.6539 | Dana@LoriMovesFlorida.com
 Coldwell Banker Park Shore | LoriMovesFlorida.com





NAPLES, FLORIDA

Beautiful waterfront property with direct access to the Gulf, offers a variety of entertainment options with gorgeous gourmet kitchen, large indoor dining and an oversized lanai. First floor master bedroom, replete with large master bath, is open and airy and provides access to the pool & spa area. The hardwood, tile and marble flooring of this beautiful home speak of masterful craftsmanship, care of design and easy living.

4 bedrooms, 3 full and 1 half baths | \$2,395,000
 Represented by: Sharon & Art David | Coldwell Banker Residential Real Estate
 O. 239.262.7131 | C. 239.250.5113 | F. 239.262.8349 | artdavid@earthlink.net
 www.naples4u.com



ODESSA, FLORIDA

Ski-Lake Keystone/1.7 acre gated estate! screened pool with updated dock and boat house. 3-car garage. Outdoor kitchen. Porte-cochère welcomes you into the grand foyer with twin curved staircase and massive A-frame cathedral ceiling. New roof, generator, pet kennel. Excellent school district.

5 bedrooms, 4 full and 1 half baths
 Represented by: Mary Zohar | Coldwell Banker Residential Real Estate
 O. 813.962.0631 | C. 813.417.6696 F. 813.968.9468 | mary.zohar@floridamoves.com
 www.maryzohar.com



PARKLAND, FLORIDA

Elegantly designed, expertly maintained 5/5.5, 2-sty estate. Floor to ceiling windows, soaring ceilings. Gourmet kitchen. Dramatic wood/iron staircase. Spacious rooms, custom closets. Breathtaking views of golf & expansive pool area. State-of-the-Art sound system. Parkland Golf & CC amenities including world famous Greg Norman golf course.

5 bedrooms, 5 full and 1 half baths | \$1,420,000
 Represented by: Jesse Pan | Coldwell Banker Residential Real Estate
 O. 954.753.2200 | C. 954.249.9952 | F. 954.344.7063
 jesse.pan@floridamoves.com | www.floridamoves.com/jesse.pan



SARASOTA, FLORIDA

This Mediterranean showplace captures breathtaking sunsets over Sarasota Bay. Impressive features inside include family room with large bar, eating area and chef's open wood kitchen; study with pecky cypress ceiling; wood floors, entertainment room and more. Walls of glass and sliding doors take you out to the pool and spa overlooking the dock.

5 bedrooms, 6 full and 1 half baths | \$4,500,000
 Represented by: Barbara Ackerman | T. 941.383.6411
 Coldwell Banker Residential Real Estate | barbara@barbaraackerman.com



TAMPA, FLORIDA

There's room for everyone in this Beach Park pool home! Features include 2-story foyer and living room, 1st floor guest suite, private office, spacious eat-in kitchen with center island, 2nd floor bonus room and screened entertainment patios & pool area.

5 bedrooms, 4 full and 2 half baths | \$1,175,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate | O. 813.286.6563 | C. 813-690-2811
 sales@hughesshelton.com | www.HughesShelton.com



TAMPA, FLORIDA

An ideal floor plan describes this traditional Sunset Park home with 1st floor master suite and office. The light & bright kitchen is open to the family room and overlooks the yard with pool and entertainment patios. The family will love the 2nd floor with 5 bedrooms plus game room!

6 bedrooms, 4 full and 1 half baths | \$1,295,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate | O. 813.286.6563 | C. 813-690-2811
 sales@hughesshelton.com | www.HughesShelton.com



TAMPA, FLORIDA

Privately situated on an oversized waterfront site, this spacious mid-century home has been masterfully renovated, providing a taste of the original Florida lifestyle with all the modern conveniences. Features include a 1st floor master and guest suite, outdoor kitchen and dock with lift on deep water canal.

4 bedrooms, 3 full and 1 half baths | \$1,350,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate | O. 813.286.6563 | C. 813-690-2811
 sales@hughesshelton.com | www.HughesShelton.com



TAMPA, FLORIDA

This exceptional Sunset Park pool home offers quality craftsmanship and attractive finishes throughout. Amenities include sparkling new pool package, a 2 story foyer, formal living & dining rooms, butler's pantry with wet bar and a first floor guest suite.

5 bedrooms, 5 full and 1 half baths | \$1,369,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate | O. 813.286.6563 | C. 813-690-2811
 sales@hughesshelton.com | www.HughesShelton.com



TAMPA, FLORIDA

Nestled in Hyde Park Village's privately gated enclave, this stately 3-story Georgian residence was fully renovated in 2014 and is handsomely appointed throughout. Features include elevator, library with rich wood accents, stunning new kitchen and private courtyard.

5 bedrooms, 3 full and 1 half baths | \$1,395,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate | O. 813.286.6563 | C. 813-690-2811
 sales@hughesshelton.com | www.HughesShelton.com



TAMPA, FLORIDA

Enjoy this spacious Beach Park waterfront home with spectacular views and dock with 2 lifts. Features include a 2 story foyer, formal living & dining rooms, library, study and family room that opens to the tropically landscaped yard with pool and entertainment pergola.

5 bedrooms, 5 full and 1 half baths | \$1,750,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate | O. 813.286.6563 | C. 813-690-2811
 sales@hughesshelton.com | www.HughesShelton.com



TAMPA, FLORIDA

This waterfront pool home has been designed and renovated to perfection by JBrowning Designs. Features include wide plank French oak distressed flooring, custom wrought iron work and exquisite lighting. Enjoy bay breezes and watch breathtaking sunsets from your own piece of paradise.

5 bedrooms, 4 full and 1 half baths | \$2,195,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate | O. 813.286.6563 | C. 813-690-2811
 sales@hughesshelton.com | www.HughesShelton.com



TAMPA, FLORIDA

Custom built and immaculately maintained, this Beach Park home offers a 2 story foyer flanked by formal living and dining room perfect for entertaining. Additionally, the spacious kitchen and family room overlook the private oasis with attractive English style garden.

4 bedrooms, 3 full and 1 half baths | \$1,150,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate | O. 813.286.6563 | C. 813-690-2811
 sales@hughesshelton.com | www.HughesShelton.com



ATLANTA, GEORGIA

Chestnut Hall is a vast estate set on over 18 manicured acres in Atlanta's Buckhead/Sandy Springs neighborhoods. This property features a 17,000 square foot mansion with seven bedrooms, eight full and three half-baths, in addition to a four-bedroom/three-bath estate manager home and a one-bedroom pool house. The estate is offered exquisitely furnished, including paintings, rare antiques and luxurious finishes.

7 bedrooms, 8 full and 3 half baths | \$48,000,000
Represented by: Debbie Sonenshine, Previews Property Specialist | 404.252.4908
Debbie.Sonenshine@ColdwellBankerAtlanta.com
Coldwell Banker Residential Brokerage



ATLANTA, GEORGIA

When only the best will do. Buckhead's most palatial estate on Atlanta's most prestigious street. Built with privacy and security in mind, this opulent home is perfect for large scale entertaining, featuring a ballroom, cigar room, theater, two gyms, seven kitchens, recording studio and spectacular outdoor living areas surrounding a magnificent pool. Pamper yourself in the wellness center, nail and hair salon. The home features the finest stone and tile finishes from around the world.

9 bedrooms, 11 full and 4 half baths | \$15,900,000
 Represented by: Debbie Sonenshine, Previews Property Specialist | 404.252.4908
 Debbie.Sonenshine@ColdwellBankerAtlanta.com
 Coldwell Banker Residential Brokerage



MARIETTA, GEORGIA

This stunning, custom designed home in East Cobb features a guest house and an additional 2-bedroom apartment above the garage. The outdoor haven offers a cabana and grill, fireplace, bar and bath and is adjacent to the pool with waterfalls, grotto, hot tub, swim up bar and slide. The enormous wine cellar on main level and salt water aquarium in the bar are just two of the additional features that make this home special.

7 bedrooms, 8 full and 3 half baths | \$4,450,000
 Represented by: Marsha Sell, Previews Property Specialist | 770.955.0555
 Marsha.Sell@ColdwellBankerAtlanta.com
 Coldwell Banker Residential Brokerage



MARIETTA, GEORGIA

Spectacular views unlike anything you will see of the Atlanta skyline, Buckhead and Kennesaw, Blackjack and Red Top mountains! Positioned on a long private drive with iron gated entry, this sprawling 6.5 acre estate features a dramatic and open floor plan, pool with waterfall and Jacuzzi, expansive stone decking and gorgeous landscaping with nature trails, garden areas, Koi pond and more!

6 bedrooms, 5 full and 1 half baths | \$3,400,000
 Represented by: Marsha Sell | Coldwell Banker Residential Brokerage | O. 404.830.2000 | C. 404.713.5373
 marsha@sellteam.com | www.SellTeam.com





ATLANTA, GEORGIA

Elegant custom renovation masterpiece situated on over an acre. With an open floorplan, this beauty promotes fine living and boasts a chef's designer kitchen with carara marble, an oversized island and granite counters that open to a large grand room with coffered ceilings. The home also features a spacious master retreat and finished terrace level.

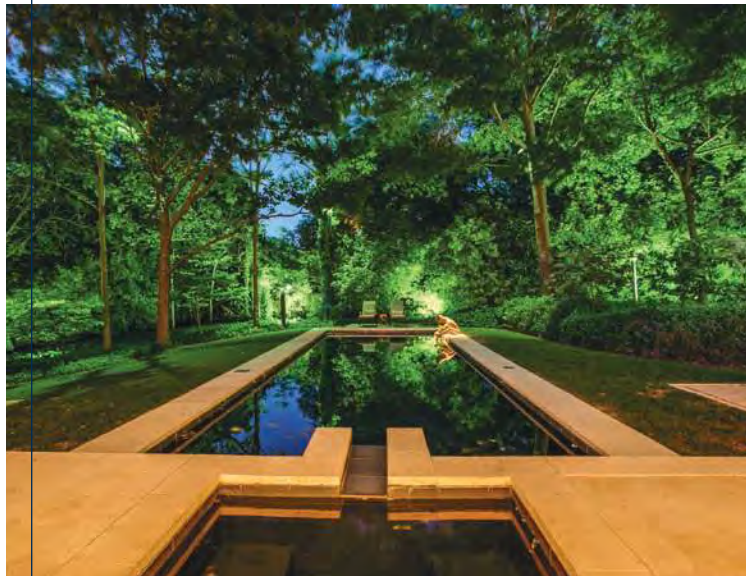
4 bedrooms, 5 full and 1 half baths | \$1,375,000
 Represented by: Robin Blass, Previews Property Specialist | 770.396.6696
 Robin.Blass@ColdwellBankerAtlanta.com | Coldwell Banker Residential Brokerage



MARIETTA, GEORGIA

Located in top ranked Walton high school, this exquisite open and dramatic plan features an exquisite gentleman's library with coffered ceiling and fireplace. Magnificent two-story grand room overlooks perfect private lot! Two complete master suites and two master baths! Sitting area with fireplace in both suites! Huge kitchen with enormous center island opens to large family room with vaulted ceiling.

4 bedrooms, 4 full and 2 half baths | \$1,100,000
 Represented by: Marsha Sell | Coldwell Banker Residential Brokerage | O. 404.830.2000 | C. 404.713.5373 | marsha@sellteam.com | www.SellTeam.com



DALLAS, TEXAS

Gated luxury retreat nestled in prestigious Bluffview leaves nothing to be desired. This gorgeous California contemporary style home is situated on just under an acre wooded property with a stunning landscaped environment. Luxury finish outs include Venetian plaster walls, exotic wood and iron doors, limestone flooring, private first floor master suite, two guestrooms, five fireplaces, study and media room. Low voltage vantage lighting system completes this residence.

3 bedrooms, 3 full and 1 half baths | \$2,750,000
 Represented by: Coldwell Banker Residential Brokerage
 CBDFW.com/13083454



DALLAS, TEXAS

Beautiful Hawkins Welwood home in the prestigious Glen Abbey is located on the putting green of the third hole in Bent Tree Country Club. Impressive features include rich hardwoods, custom finishes, arched walkways, downstairs master, gourmet kitchen, pool and spa, elevator, wine cellar, balcony with golf views, library, outdoor fireplace and more.

6 bedrooms, 6 full and 3 half baths | \$1,980,000
 Represented by: Coldwell Banker Residential Brokerage
 CBDFW.com/13012938



DALLAS, TEXAS

Preston Hollow home on a corner lot boasts sophisticated living spaces, multiple dining areas and a classic study. The perfectly appointed kitchen highlights Viking appliances, butler's pantry, wine fridge and warming drawer. This house features 4 fireplaces and a circular staircase leading to the upper level where media and craft rooms await.

6 bedrooms, 6 full and 1 half baths | \$1,700,000
 Represented by: Coldwell Banker Residential Brokerage
 CBDFW.com/13036722



MCKINNEY, TEXAS

This exquisite Mediterranean home is in the community of Stonebridge Ranch. Luxurious details include custom wrought iron work, hardwoods and triple crown molding, a study, spacious family room, gourmet kitchen, wet bar, game room, home theater and more. Enjoy the salt-water pool and spa, and the large grassy area with a fire pit.

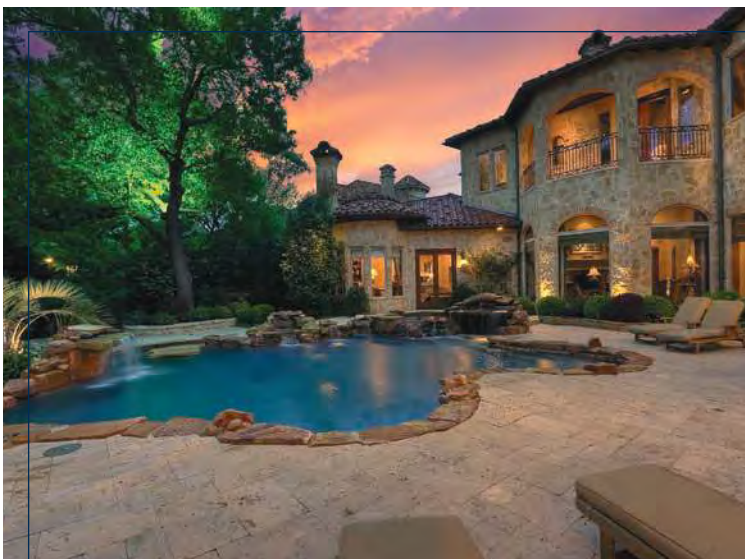
4 bedrooms, 4 full and 1 half baths | \$1,199,000
 Represented by: Coldwell Banker Residential Brokerage
 CBDFW.com/13031993



DALLAS, TEXAS

Timeless Tudor on 0.30 acres in the heart of Lakewood. Blocks from White Rock Lake & minutes from Downtown Dallas, vintage home blending function with style. Corner lot property. Lovingly restored & expanded to 4,400 sf, incredible pool & hard to find 3-car garage. Majestic fireplace & open kitchen to back yard. H/W flrs. 4/3.5/2LA+study.

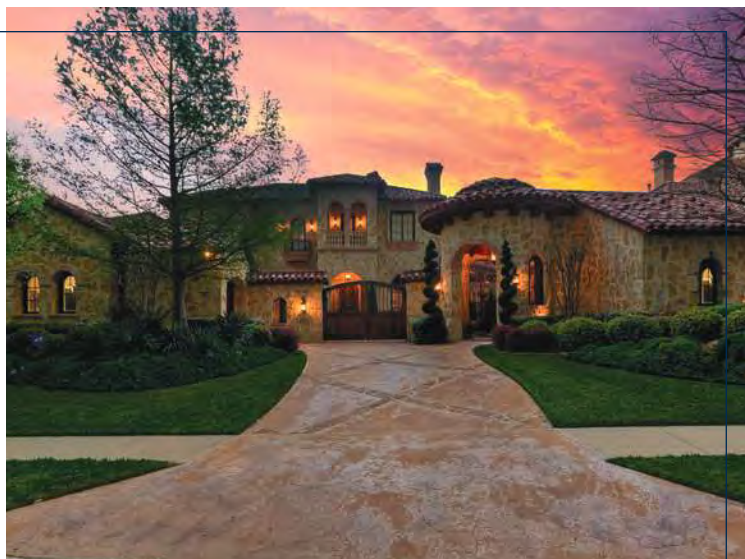
4 bedrooms, 3 full and 1 half baths | \$1,199,000
 Represented by: Lee Lamont | Coldwell Banker Residential Brokerage
 O. 214-828-4300 | C. 214.418.2780 | lee@lamontrealestate.com
 www.LamontRealEstate.com



FRISCO, TEXAS

A one-of-a-kind estate on a creek lot enjoys plenty of privacy. This exceptional home has received multiple awards for the attention to detail, high quality and impressive design. Featuring an eye-catching facade with a private front courtyard, this home also includes a unique sunken wine room, detached exercise room or optional 6th bedroom, an award winning outdoor kitchen and pool, magnificent home theater and a 4-car garage. Extensive trees and relaxing creek views make this home the total package.

5 bedrooms, 6 full and 1 half baths | \$2,390,000
 Represented by: Coldwell Banker Residential Brokerage
 CBDFW.com/12197203





HEATH, TEXAS

Unparalleled waterfront French-inspired estate was carefully designed for casual, yet elegant living. Unobstructed views abound and impressive features include huge gourmet kitchen, open family room, intricate ceiling treatments, game room with bar, lake view study and huge master with phenomenal bath. Spacious luxurious outdoor living boasts a fireplace, 3 viewing porches, covered balcony and an infinity edge pool with spa.

4 bedrooms, 4 full and 1 half baths | \$2,275,000
 Represented by: Coldwell Banker Residential Brokerage
 CBDFW.com/12126110



ROCKPORT, TEXAS

Magnificent 3.5 acre estate on Copano Bay where sunsets are spectacular & fishing is easy! Coastal design, rich hardwoods, crown molding, gourmet kitchen, granite counters & eating bar. Living room, kitchen, dining, luxurious master suite & bath on 2nd floor. 3 bedrooms, 3 baths, laundry & game room on 1st floor. Separate guest house with 3 car/RV/boat garage.

5 bedrooms, 5 full and 2 half baths | \$2,250,000
 Represented by: Carole Peltier | Coldwell Banker The Ron Brown Co. | O. 361.729.4044 | C. 361.463.9567 | F. 361.729.4809
 carole.peltier@coldwellbanker.com | carole.peltier.com



MIDWEST

ILLINOIS • MINNESOTA
MISSOURI • OHIO





AGAINST THE CURRENT

BY LORI BROOKES

Torn from the pages of “The Great Gatsby,” life on Lake Minnetonka is a seductive nod to an era when America’s economy soared and prosperity was celebrated with opulence, optimism and lively waterfront estates. Wealthy Midwesterners, aristocrats, royalty and U.S. presidents have “summered” along Wayzata’s shores for generations—not unlike the Long Island Gold Coast that Fitzgerald immortalized in his famous novel. The stately mansions that dot the lakeshore to this day are a reminder of the great American Dream—a dream honored by a landmark estate brought to market by Cindy Redmond of Coldwell Banker Burnet.

The home’s location, set along 230 feet of private packed sand and riprap rock shoreline, pays homage to the boating traditions of the Gold Coast. You can feel the nautical winds blow across the lake’s surface, with cresting waves that capture the sun’s rays sparkling like diamonds. Passing boaters even slow down in the midst of their own wake to take long pauses and gaze at the magnificence of the property.

“This estate has breathtaking waterfront appeal, with bountiful perennial gardens and panoramic bay views,” describes Redmond. “An international boating magazine recently listed it among its ‘Best Homes for Boaters.’ It is easily one of the most magnificent historic homes on Lake Minnetonka.”

Built in 1920, the residence itself is one for the history books. The Wayzata Historical Society cites it as a historical resource for Prairie-style architecture, with its strong connection to landscape, overhanging eaves and liberal use of wood.



A 2003 restoration, lovingly undertaken by the home's current owner, introduced the latest amenities into the home without compromising the original character. Taking inspiration from the homes in Nantucket and the New England coast, the interiors adopted a breezy, open feel with light-filled windows and plenty of spaces for hosting guests. The gourmet kitchen was re-envisioned with an all-white palette, stainless steel countertops and Swarovski crystal chandeliers dangling above the work and dining spaces. The third level of the home was also expanded, bringing the home to nearly 10,000 square feet. Designed with entertaining in mind, the third level features an ornate, European-style bar, game room and rooftop patio with a unique hydraulic roof system and gorgeous staircase that leads up to the "widow's walk" spanning the entire length of the home.

“
This estate has breathtaking waterfront appeal, with bountiful perennial gardens and panoramic bay views

”

“Needless to say, the views are incredible,” says Redmond. “The rooftop space is great for family entertaining—perhaps watching the kids or grandkids as they make their way down the dock to jump into the lake. The current owner purchased the home with children in mind. It’s a place to make memories for years to come.” Memories will be made in this home. Attention to detail and a loving hand have been applied for the next generation to enjoy. It could be a summer retreat for an evolving family who enjoys water recreation or a legacy home for a couple who wants to spend time with grandchildren.

“The powerful presence of this estate is a reflection of the owner’s love for the home,” adds Redmond. “She perfected every inch of the estate inside and out, from top to bottom, with enthusiasm and care. Her efforts were rewarded with priceless memories with her family, who enjoyed the years together along the shores of the mighty Lake Minnetonka.”

Fitzgerald concluded his novel, “So we beat on, boats against the current, borne back ceaselessly into the past.” Sometimes the past is inescapable; and in the case of this historic Wayzata estate, it is the key to one buyer’s future.

Wayzata, Minnesota
7 bedrooms, 7 full baths
Price Upon Request

Represented by: Cindy Redmond
Coldwell Banker Burnet
T. 952.473.3000



CHICAGO, ILLINOIS

Elegant Gold Coast co-op, completely renovated, 7,200 square foot duplex features grand living and dining rooms overlooking the lake and beach, a cook's kitchen with eating area and a butler's pantry. The upstairs master wing boasts a fireplace, study/sitting room, luxury bath and dressing room. Three huge bedrooms, an upstairs 2nd kitchen, paneled library, laundry and storage galore complete the gracious entertaining and living space.

4 bedrooms, 4 full and 3 half baths | \$4,850,000

Represented by: Janet Zell | T. 312.543.3110 | Janet.Zell@cbexchange.com

Coldwell Banker Residential Brokerage



HINSDALE, ILLINOIS

Gracious Woodlands setting provides the backdrop for this refined and elegant home. Tastefully designed with imported fixtures and enduring quality of craftsmanship, this tranquil enclave is mindful of both family function and high-impact entertaining. A rich collaboration among architecture, European-inspired design and natural setting create a peaceful respite both within and without. Timeless!

4 bedrooms, 5 full and 2 half baths | \$4,750,000

Represented by: Cyndi Myers & Anne Madden | T. 630.935.2856 | Anne.Madden@cbexchange.com

Coldwell Banker Residential Brokerage



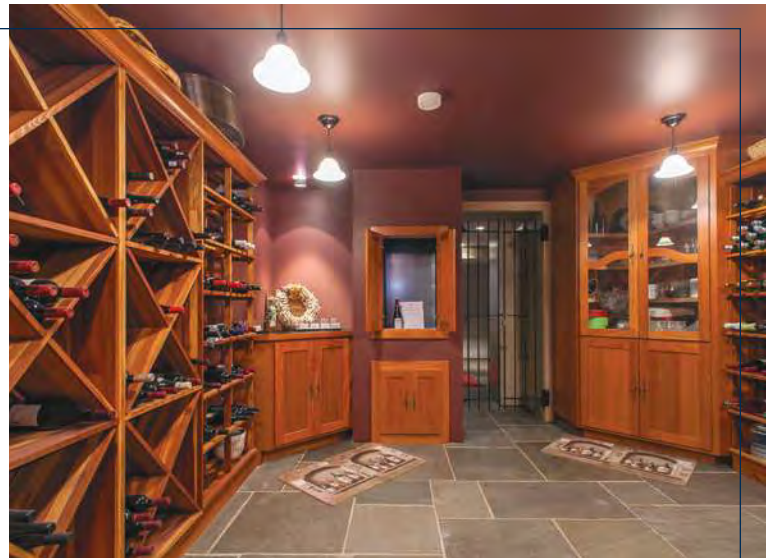
CHICAGO, ILLINOIS

Exquisite renovation of a historic rowhome on highly sought after block. Extra wide, light filled interior boasting top quality designer finishes. Original home was extended creating generous living space. Main level features 10' ceilings, formal living room, separate dining room, chef's kitchen/great room.

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

Represented by: Rachel Krueger | T. 312.802.0082 | Rachel.Krueger@cbexchange.com

Coldwell Banker Residential Brokerage



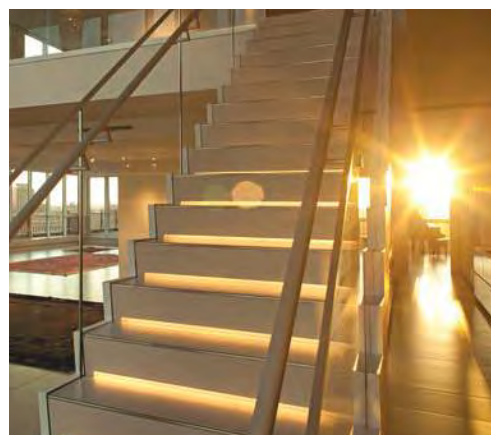
WINNETKA, ILLINOIS

Stunning one-of-a-kind nautical Hampton like retreat close to lake, train & town. Renowned architect renovation with versatile floor plan, 4/5 bedroom, 5.5 bath home. First floor affords master suite and library. Second floor has 3 en-suite bedrooms & laundry. Walk out lower level with wine, rec and exercise rooms!

5 bedrooms, 5 full and 1 half baths | \$1,975,000

Represented by: Linda K. Martin | T. 847.275.7253 | Linda.Martin@cbexchange.com

Coldwell Banker Residential Brokerage



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 2 half baths | \$8,000,000

Represented by: Barry Berg and Chad Larsen | T. 612.925.8411 | BarryBergGroup.com

Coldwell Banker Burnet



EDINA, MINNESOTA

An unparalleled combination of timeless architectural design and master craftsmanship, this home features more than 16,000 beautifully finished square feet. Enjoy elaborate entertaining spaces with magnificent details and amenities. The formal, yet open, concept is the perfect combination of Old World elegance and modern convenience. Nearly 2,100 square feet of decks and balconies offer breathtaking views and showcase pristine landscaped gardens.

5 bedrooms, 8 baths | \$9,495,000

Represented by: George W. Stickney | T. 952.476.3694 | gstickney@cbburnet.com

Coldwell Banker Burnet



ORONO, MINNESOTA

Commands the major share of Lake Minnetonka's most prominent point, Brackets Point. Steeped in history and lovingly restored, this 13 -acre estate brims with almost 360-degree magnificent water views and 1,700 feet of lakeshore. Close proximity to Downtown Minneapolis.

7 bedrooms, 6 full and 7 half baths | \$24,000,000
 Represented by: Meredith Howell | T. 952.476.3692 | mhowell@cbburnet.com
 Coldwell Banker Burnet



WILDWOOD, MISSOURI

10.9 acre country estate/mini resort. Pool, pond, sports court, ball field and extensive outdoor entertaining. Over 10,000 square feet of living space. Classic lodge design with soaring cathedral/wooden ceilings, floors and beams. Stone fireplace centered in great room. Center island kitchen. Main floor terrace has a built in BBQ area, outdoor stone fireplace, overlooks pond & pool area. T-shaped pool, cabana & water slide feature. 4-car garage with batting cage above.

7 bedrooms, 6 full and 3 half baths | \$1,925,000

Represented by: John Ryan & Mary Gentsch | T. 314.993.8000 | johnryan@coldwellbanker.com

Coldwell Banker Gundaker



WILDWOOD, MISSOURI

This stunning contemporary home situated upon 7+ wooded acres is perfect for the most discriminating buyer. Step inside to find 20' soaring ceilings that lead you into the expansive great room with an amazing floor-to-ceiling custom fireplace. Brilliant light enters from the dramatic wall-of-windows that overlooks the magnificent pool. The gourmet kitchen is a chef's delight. Come enjoy this masterfully custom estate home with deliberate design to perfection.

6 bedrooms, 7 full and 1 half baths | \$1,449,999

Represented by: Jim Broderick | T. 314.766.9750 | Jim.Broderick@cbgundaker.com

Coldwell Banker Gundaker



FORISTELL, MISSOURI

Exquisite in every sense! Exceptional craftsmanship inside and out. Brick and stone exterior with over 7,500 square feet of living area. Astonishing details, from the hand-scraped hickory floors, extensive crown molding, archways, columns, solid wood doors and tongue-and-groove wood ceilings are just the beginning. Custom gourmet kitchen. Walk out to the salt water pool complete with pool bath, lushly landscaped waterfall all overlooking the lake nestled on 3.86 acres.

6 bedrooms, 5 full and 2 half baths | \$1,299,000

Represented by: VIP Group | T. 314.280.1234 | chadmatlick@cbgundaker.com
Coldwell Banker Gundaker



INDIAN HILL, OHIO

Stunning architectural details and award-winning landscape design in this 14,000 square foot home in one of Indian Hill's most pastoral settings. Entertain in style, live like a king!

5 bedrooms, 5 full and 2 half baths | \$3,450,000
 Represented by: Perrin March | T. 513.379.2253 | Perrin.March@cbws.com
 Coldwell Banker West Shell



INDIAN HILL, OHIO

Historic 4 bedroom home designed with today's comforts, yesterday's charm & elegance. Panoramic river views, 3-car garage, and 2 bedroom guest house.

4 bedrooms, 4 full and 2 half baths | \$1,699,000
 Represented by: Doug Spitz | T. 513.616.3798 | Doug.Spitz@cbws.com
 Coldwell Banker West Shell



DELAWARE, OHIO

Resort-style living! Custom built home by Heninger Homes on 7,115 acre wooded ravine lot with stream. Private gate and circular drive lead to this lovely home with 9,988 square feet of total living space.

6 bedrooms, 6 full and 2 half baths | \$3,500,000
 Represented by: Gary Wolf | T. 614.204.9788 | Gary.Wolf@kingthompson.com
 Coldwell Banker King Thompson



DUBLIN, OHIO

Spectacular soft, contemporary showplace on lush, picturesque lot overlooking 6th green and lake on the Memorial Tournament course. Completely updated in superb condition, offers casual elegance, perfect home for serious entertaining!

5 bedrooms, 4 full and 2 half baths | \$1,150,000
 Represented by: Virgil Mathias | T. 614.403.2890 | Virgil.Mathias@kingthompson.com
 Coldwell Banker King Thompson



WEST

CALIFORNIA

COLORADO • HAWAII



Baroque on the Bluff

BY JAYMI NACIRI

Asking Juan Pablo Molyneux to take a look at Pebble Beach estates for sale is much like asking Tom Ford to take a look at bolts of double silk crepe. It is almost ravenous the way these masters devour a new challenge.

That's certainly what it was like when Molyneux, an internationally renowned designer who is called "The Patron Saint of Lost Arts" by the Wall Street Journal, toured Casa Ladera and began to envision transforming the iconic property into a revisionist masterpiece.

Molyneux's impeccable design touch has been touted worldwide. His work in Pebble Beach has further cemented his reputation while simultaneously exalting the allure of Casa Ladera. What has been created is a lusciously layered space that dances between "Baroque Fantasia," as Architectural Digest called the property in its August 2014 feature, and luxe family estate.

"Juan Pablo Molyneux, the internationally acclaimed interior designer and committed classicist, did a superb job," says Charles Paternina, a spokesperson for the owner. "From the specially designed and hand-painted tiles in the dining room to vibrant colors throughout the house, the antique fireplaces imported from France and Italy, every detail has been considered. The home was designed to delight and inspire."

By all accounts, the 1920s Spanish Colonial had exquisite bones, with a location high on a bluff, expansive public spaces, and a view spanning Carmel Beach to Point Lobos, Stillwater Cove and the Lodge at Pebble Beach. Crafted by renowned architect Robert Farquhar, who also built Beverly Hills High School, downtown LA's California Club and The Pentagon, to name a few, the five-bedroom, 10,136-square-foot Mediterranean estate quickly became a Pebble Beach landmark.

Nearly 100 years later, Molyneux, finding Casa Ladera "distinguished though... underdressed," set out to remedy that with his own unique brand of decadent design.

"This home has gone through several additions, but they saved the best for last," says the home's listing agent, Kim DiBenedetto of Coldwell Banker Del Monte Realty. "Today it is a once-in-a-lifetime estate that reflects the renowned skills of Molyneux and a very rare combination of location and quality. The property is located equidistant between the Carmel Gate to Pebble Beach and the Lodge at Pebble Beach. All the while, it is as private and secluded as one could hope for, with walls of mature landscaping and a gated entrance. No one knows this 3+-acre estate is hiding behind the walls of Casa Ladera overlooking the Pacific Ocean."



One might expect the pairing of these two masters to be electric, and one would be right. With Farquhar's original foundation and Molyneux's deeply nuanced eye, the home has been re-inspired with additional square footage, mesmerizing color and texture, and a Michelangelo-like obsession with detail.

The home's singular dining room has been the source of repeated gushing, and for good reason. It is here that Molyneux's vision has been fully realized in a familiar palette of blue and white.

In this large formal space, the designer covered the walls in hand-painted, French-crafted tiles, the design bringing to life the San Francisco Bay and the Spanish mission, along with other Northern California landmarks. Molyneux had the mural digitally created from an engraving he found. Below, inlay parquet floors; above, a silver-and-bronze Régence chandelier; and across from the pair of large picture windows that invite light and landscape, a formidable carved mantel finish off the room.

It is but one of many spaces that mesmerize at first glance and continue to unfold, detail by detail, the longer you hold your gaze, with layers of color and texture coming to life. In the living room, Molyneux has created a sophisticated yet vibrant tableau, expanding the windows to better frame the views out to the courtyard, slathering the walls in Venetian plaster, and having the beams that march across the vaulted ceiling hand-painted and antiqued.

Also included in the multimillion-dollar renovation were 1,500 square feet of additional living space, new guest suites and a loggia/gallery that created an enclosure for the courtyard—a sumptuous space with a fountain, fireplace and direct access from the living room and dining room.

The grounds of this iconic estate are equally inspired.

"The outdoor living space gives this property another dimension of desirability," adds Paternina. "The beautiful gardens and courtyard, the copper hot tub, the pool and the raised, heated terrace looking toward the Pebble Beach Club straight ahead and Carmel Beach over your left shoulder create a private paradise."

That view is one of Pebble Beach's most beguiling features. As location goes, it doesn't get much more dreamy than one overlooking craggy coastlines and soaring cliffs that dive right into whitewater.

"Casa Ladera's setting is truly incredible, on a very special street in Pebble Beach with unmatched views of Stillwater Cove and Carmel Beach," says Paternina. "And complementing that setting is Casa Ladera—the ideal combination of a very comfortable family home and a beautifully executed work of art. What else can one ask for?"

Pebble Beach CA

5 bedrooms and 6 full baths and 2 half baths

\$23,000,000

Represented by: Kim DiBenedetto

Coldwell Banker Residential Brokerage

T. 831 626 2223





SAN JOSE, CALIFORNIA

A fantastic ranch property sitting on approximately three and one-half acres of land, located just minutes away from Highway 85, high tech companies and one of the neighborhood's top schools. An exquisite custom home with expansive beam ceilings and a gourmet kitchen is home to a serene, pastoral setting with magnificent views. This property also includes a guesthouse with a tower and an approximate 1,500 square foot metal out-building with endless possibilities.

4 bedrooms, 3 full and 1 half baths | \$2,488,000

Represented by: Jeannie Apostle-Holden | CalBRE# 00898102 | Coldwell Banker Residential Brokerage | O. 408.252.1133 | C. 408.529.8321 | japostole@cbnorcal.com
SiliconValleyHomes4Sale.com



BIG SUR, CALIFORNIA

As you raise yourself out of the private lap pool and into the spa, the dramatic south coast is laid before you in its entire, wondrous splendor. Welcome to this mystical area of Big Sur, next to the iconic Post Ranch Inn. A sophisticated blend of natural materials, The Voss House has been lovingly restored as a testament to the artistry of William Wilson Wurster, one of California's foremost architects. TheVossHouse.com.

3 bedrooms, 3 full and 1 half baths | \$6,500,000

Represented by: The Heinrich Team | CalBRE# 00584641, 01069022 | Coldwell Banker Residential Brokerage | O. 831.626.2434 | C. 831.626.2434
team@theheinrichteam.com | TheHeinrichTeam.com



CARMEL, CALIFORNIA

Located in Carmel's exclusive estate area, this gated residence, surrounded by about an acre of mature landscaping, was extensively remodeled in 2008. The interiors include hickory floors, Loewen windows, custom cabinetry and hardware, and beamed ceilings. A chef's kitchen is designed for entertaining with two Wolf ovens, a six burner stovetop and a Carrera marble island. Other amenities include four fireplaces, office, bathrooms with radiant heat, garage with space for eight cars and tennis court. ShafterWay.com.

3 bedrooms, 4 full and 1 half baths | \$5,650,000

Represented by: The Heinrich Team | CalBRE# 00584641, 01069022 | Coldwell Banker Residential Brokerage | O. 831.626.2434 | C. 831.626.2434
team@theheinrichteam.com | TheHeinrichTeam.com



CARMEL, CALIFORNIA

From roof to floors, counters to cabinets, to top-quality hardware and appliances right out of the box, this renovated three bedroom, three and one-half bath home has so much. The charm of its board and baton and cut stone exterior are but a tiny preview of the warmth and spaciousness that awaits you inside. It is now time for you to experience...a beach house on Carmel Point.

3 bedrooms, 3 full and 1 half baths | \$2,690,000
 Represented by: Tim Allen | CalBRE# 00891159 | Coldwell Banker Residential Brokerage | O. 831.622.4622 | C. 831.214.1990
 tim@timallenproperties.com | TimAllenProperties.com

PEBBLE BEACH, CALIFORNIA

Poppy 2 parcels are now open to the public and available for purchase. These 13, one-plus acre lots sited along Viscaino and Ronda Roads, just blocks from The Lodge, are fronting the rich greens and rolling fairways of the newly renovated Poppy Hills Golf Course. ThePebbleBeachLots.com

Lots offered from \$685,000 to \$1,700,000
 Represented by: Tim Allen | CalBRE# 00891159 | Coldwell Banker Residential Brokerage | O. 831.622.4622 | C. 831.214.1990
 tim@timallenproperties.com | TimAllenProperties.com



CARMEL HIGHLANDS, CALIFORNIA

Just south of Carmel in 'The Highlands' sited above the Pacific offering sunsets that will bring tears to your eyes is what can only be described as a private luxury resort. This five bedroom, six and one-half bath ocean-view home features a wine cellar, two guest apartments, two hot-tubs, five garages, a swimming pool and yes...a tennis court. Rolling lawns and landscaped gardens accent the fenced and gated two-acre parcel.

5 bedrooms, 3 full and 1 half baths | \$6,495,000
 Represented by: Tim Allen | CalBRE# 00891159 | Coldwell Banker Residential Brokerage | O. 831.622.4622 | C. 831.214.1990
 tim@timallenproperties.com | TimAllenProperties.com



CARMEL, CALIFORNIA

This stunning contemporary residence is located on a secluded site in the gated community of Otter Cove. Rich, Brazilian Cherry floors are dramatically enveloped by clear expanses of glass open to the shimmering surfaces of the ocean. Your own pathway leads to the Mal Paso Beach below. The design and structure are inseparable from the natural beauty of this powerful and evocative landscape. AuroradelMar.com.

4 bedrooms, 5 full baths | \$9,500,000

Represented by: The Heinrich Team | CalBRE# 00584641, 01069022 | Coldwell Banker Residential Brokerage | O. 831.626.2434 | C. 831.626.2434
team@theheinrichteam.com | TheHeinrichTeam.com



EL DORADO HILLS, CALIFORNIA

This rare, premier lakefront home features expansive views of beautiful Folsom Lake and its magnificent sunsets. The exquisite California classic estate has approximately 1.7 acres of beautifully landscaped grounds equivalent to a resort. Located in El Dorado Hills, voted one of the best places to live by CNN Money, the local community has top ranked schools, restaurants, shopping, trails and parks, all within about 30 minutes of downtown Sacramento and approximately two hours from the slopes of Lake Tahoe or the city of San Francisco.

4 bedrooms, 5 full and 1 half baths | \$3,499,000

Represented by: The Pat Seide Group | CalBRE# 00892540 | Coldwell Banker Residential Brokerage
O. 916.933.1155 | C. 916.933.1155 | patricia.seide@cbnorcal.com | PatSeide.com



ASPEN, COLORADO

A remarkable custom home sited on one of the most private lots within Eagle Pines. Set on the ski slopes of Buttermilk ski area with ski in/out access and abundant views capturing the city of Aspen and mountains beyond. Unique design elements such as the Cantilevered terraces, attention to detail, and the scale of the rooms are reminiscent of Frank Lloyd Wright design esthetic. A tasteful home theater on the lower level of the house, geothermal heating & cooling, caretaker quarters, over 5 acres of secluded serenity and all bedrooms above grade make this a very unique property.

7 bedrooms, 8 baths | \$27,500,000
 Represented by: Carrie Wells | T. 970.925.7000 | Coldwell Banker Mason Morse | carriewells.com



ASPEN, COLORADO

This extraordinary example of cubist architecture was thoughtfully designed to balance geometric lines and shapes with the surrounding natural landscape. Featuring 9,039 sq ft of living space on nearly 6 acres of tree-filled, meticulously landscaped gardens, this property trumpets its intention for indoor/outdoor living and entertaining. Walking into the large open living area, giant wall-length panes of glass present magnificent views of all four ski areas – Aspen, Aspen Highlands, Buttermilk and Snowmass. The two master suite bedrooms and three guest suites showcase the elegance of simplicity, while offering stunning views from inside or from a private second floor patio.

5 bedrooms, 5 baths | \$10,750,000
 Represented by: Carrie Wells | T. 970.925.7000 | Coldwell Banker Mason Morse | carriewells.com



SNOWMASS, COLORADO

This award-winning slope side home was designed by Tim Hagman and features Colorado mountain-style with a hint of California Mission-style. The exterior dry-stacked stone leads inside to form a dominant feature in the open kitchen and living room. Large wood trusses accent the high vaulted ceilings with commanding views of Mt. Daly and the adjacent ski runs. The dining room opens to a private interior courtyard and there's a great relationship with all the interior spaces to the multiple outdoor entertaining areas. Separate media room, master wing with adjoining office, wine room and large ski/mud room complete this ski-in/ski-out mountain getaway.

5 bedrooms, 5 baths | \$9,450,000

Represented by: Carrie Wells | T. 970.925.7000 | Coldwell Banker Mason Morse | carriewells.com



ASPEN, COLORADO

Victorian meets contemporary in the West End corner location just blocks from the central core of Aspen. This five-bedroom home defines restrained elegance with attention to detail and a soothing color palette. Completed in 2008, the residence speaks luxury and sophistication from the moment you step into the entry. The voluminous living room leads to an open kitchen complete with top of the line appliances, slab marble countertops and island - here's where your day begins and is the center of entertaining. The dining room shares a pass-through fireplace with the living room. The upstairs private master suite adjoins a small office and an outdoor terrace with impressive views of Aspen Mountain.

5 bedrooms, 4 baths | \$7,450,000

Represented by: Carrie Wells | T. 970.925.7000 | Coldwell Banker Mason Morse | carriewells.com



HALEIWA, HAWAII

North Shore Oahu, exclusive beachfront "Trophy Estate" with 101 feet of beach frontage. A rich blend of structural and architectural design maximizing Hawaii's indoor/outdoor living capturing the allure and tranquility of the tropics! Grand yet intimate, this high tech property features the main residence, two separate guest residences all opening to the pool and lush private grounds.

6 bedrooms, 7 baths and 1 half bath | \$18,000,000

Represented by: Anne Hogan Perry | Coldwell Banker Pacific Properties | T. 808.286.6474 | annehoganperry.com

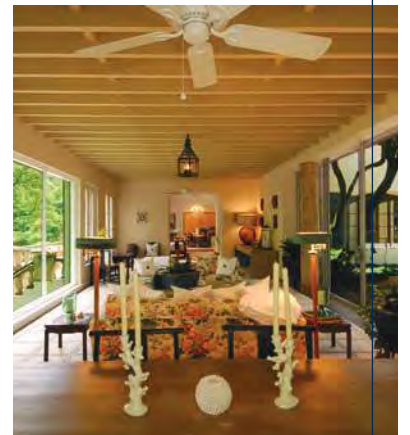


HONOLULU, HAWAII

Enjoy the feeling of your own personal resort and Hawaii's endless sunshine on an extraordinary property. Extensively renovated with quality craftsmanship down to the finest details and includes all of the furnishings. With incredible views of the ocean and Diamond Head, it is a very special and spectacular piece of Hawaii. [VimeoPro.com/hiep/595kahiau](https://vimeo.com/hiep/595kahiau).

4 bedrooms, 6 full and 2 half baths | \$8,898,000

Represented by: Kai McDurmin | Coldwell Banker Pacific Properties | O. 808.593.6419 | C. 808.221.5957 | kai@cbpacific.com
cbpacific.com/kaim



HONOLULU, HAWAII

Experience the splendor of Old Hawaii. This expansive estate of approximately 3.7 acres is complete with rolling lawns, lush landscaping and the Nu'uanu stream at your back door. This stunning six bedroom, six and one-half bath residence offers soaring ceilings and timeless architecture in grand proportions. Oversized outdoor entertaining areas with lovely gardens offer a wonderful setting for gatherings, both intimate and grand. A separate one bedroom, one bath cottage completes this magical and very rare estate.

6 bedrooms, 6 full and 1 half baths | \$7,275,000

Represented by: Tracy Allen | Coldwell Banker Pacific Properties | O. 808.593.6415 | C. 808.593.6415 | tracyallen@cbpacific.com | TracyAllenHawaii.com



SOUTHWEST

ARIZONA • SOUTHERN CALIFORNIA



A photograph of a luxurious interior space, likely a hallway or living area. The ceiling is made of dark wood with exposed beams and several ornate lanterns hanging from it. The walls are white, and the floor is covered in dark, patterned tiles. In the foreground, there is a dark wood console table with a plant and two lit candles. To the right, a large bookshelf is visible, and a white armchair is partially seen. In the background, an arched doorway leads to an outdoor area with a view of the ocean.

IN THE SPIRIT OF OLD
CALIFORNIA

BY JAYMI NACIRI

Between the Pacific and the Los Padres National Forest, high on a promontory with nary another home in sight, the impeccable estate known as Villa della Costa offers coastal luxury beyond expectation and views beyond compare.

Santa Barbara's prized Gaviota Coast, a rolling swath of Southern California seaside landscape punctuated by spacious ranches, grassy knolls and abundant sea life, lies directly before and beside Villa della Costa, affording 360-degree vistas that extend beyond the shore out to deep waters and the Channel Islands.

From this advantageous perch, the villa enjoys a remarkable level of privacy, creating the ultimate executive hideaway with 106 acres of pristine land providing a buffer from the outside world while surrounding the property in spectacular scenery and surprising accessibility.

"Villa della Costa presents a unique combination of world-class quality and scale with early California ranch ambiance in a spectacular seaside setting, yet remains within easy reach of the culture centers of Santa Barbara, Montecito, and even Los Angeles," says Randy Solakian, the listing agent from Coldwell Banker Residential Brokerage in Montecito.

Completed in 2014 but with the soul of a heritage home, Villa della Costa presents a unique opportunity to own a one-of-a-kind estate that is equally at home with heads of industry, heads of state, and anyone with impeccable taste and a desire for a magnificent trophy property. Fastidiously planned and exceptionally realized, the LEED-certified villa is the result of more than two- and-a-half years of painstakingly detailed work by more than 500 artisans, technicians and craftsmen charged with infusing the spirit of old California into a modern aesthetic to forge a timeless estate.

"A high-net-worth individual demanding the ultimate in privacy, drama and comfort; perhaps a busy, well-traveled citizen of the world wanting a place not too remote but with the feeling of a private world of one's own—they seek to own a place where no amount of celebrity or notoriety will be noticed. Villa della Costa is a true retreat from the outside world without any compromise in quality and comfort," Solakian adds.

Throughout the home, authentic hacienda-style architecture and details such as steel windows and doors with bronze screens, Sun Valley bronze door hardware, and antique roof tiles imported from Spain and Portugal emphasize superior quality while creating an environment of refined livability.

In a wide hallway that serves the home's substantial public rooms, hexagonal terracotta tiles line the way, with a wood-hewn ceiling and a series of lanterns overhead.

In the spacious living room, rich custom walnut floors, a pitched ceiling dressed by more rustic beams and a wrought iron candelabra create easy elegance. Arched doors and windows perfectly frame views of the bright blue ocean, adding a punch of color to the neutral space.

A gourmet kitchen blends the home's captivating design with luxury finishes and high-end amenities to create a chef's haven. Custom cabinetry, stainless steel commercial appliances and slab counters welcome Talavera tiles on the backsplash—a nod to the architectural origin.

"We wanted the house to look like it had been there in the era of the Spanish land grants preceding California statehood," explains architect Jock Sewall. "We took the Spanish hacienda style and gave it an antique look with nice yet rustic details and finishes, taking our inspiration from the vast wild country and beautiful coastal mountaintop location. We brought it forward as the kind of elegant residence that an early land owner might have lived in during the early Spanish period of California."



"We took the Spanish hacienda style and gave it an antique look with nice yet rustic details and finishes, taking our inspiration from the vast wild country and beautiful coastal mountaintop location."

As such, the five-bedroom, eight-bath home serves up an unabashed coastal love affair that weaves through nearly every one of its spaces.

In the romantic master suite, views span the garden, hillsides and ocean, with a corner sitting area in front of the fireplace serving as the ideal spot to drink it all in.

Outside, the views beckon from every angle, whether spending an afternoon in the large pool, enjoying morning coffee under the covered patio, tending to the garden or entertaining in the outdoor kitchen. Of course, achieving those views presented an interesting challenge for the team.

"We were planting a home on this mountaintop, and there was nothing there—no systems or infrastructure," recalls Chad Burgoyne, senior project manager for Kitchell, builder of Villa della Costa. "We had to bring in all of the systems in order to be able to take advantage of that view." While siting the property, they also made sure to include the one feature that would make ingress and egress easy to achieve: a private helipad.

"The helipad is a must for a property of this caliber," says Solakian. "It is one of the many elements that was included to make this house not just spectacularly beautiful but also beautifully suited for entertaining both indoors and out, including an expansive poolside terrace, large lower level with bar, wine cellar, home theater and sitting room. In this home, one could entertain a president, or hundreds of guests. Or, just enjoy the incredible peace and serene beauty. It's a very special place, indeed."

Goleta, California
5 bedrooms, 8 full and 3 half baths
\$35,000,000

Randy Solakian: 805 565 2208
Joyce Rey: 310 285 7529



CHANDLER, ARIZONA

A rare 3.2 acre waterfront estate in an exclusive community is surrounded by a picturesque 15-acre lake and lush grounds. This 7,274 square foot home with guest house (1bedroom/1bath) has a circular drive and porte-Cochère and features a dramatic entry, five bedrooms (four ensuite) and an executive office with beautiful lake views.

6 bedrooms, 7 full and 1 half baths | \$2,495,000
 Represented by: Renee Merritt | Coldwell Banker Residential Brokerage
 C. 480.522.6135 | reneemerritt71@gmail.com | www.ReneeMerritt.com



NORTH SCOTTSDALE, ARIZONA

Amazing Chateau with finest of stone and wood make this a home for the ages. Mullioned windows, french doors, Venetian plastered walls. Limestone fireplace and antique chandeliers. Huge great room is anchored to the professionally appointed kitchen by the entertaining bar. A 1st floor master suite will delight you. All bedrooms are en suite. Relax in the pool & spa after going head to head in the game room.

5 bedrooms, 5 full and 1 half baths | \$3,900,000
 Represented by: Bonnie Hall | Coldwell Banker Residential Brokerage
 C. 602.524.8478 | bonnie-hall@msn.com | www.azmoves.com/bonnie.hall



PARADISE VALLEY, ARIZONA

This house is the perfect balance between Tuscan design and contemporary sophistication. It is in the guard-gated community of Judson Estates in Paradise Valley. This home is the epitome of elegance. Among its many features are home theatre and the Crestron system for total security and convenience. It will meet your expectations.

5 bedrooms, 5 full and 2 half baths | \$4,990,000
 Represented by: Anna Galewski Cates | Coldwell Banker Residential Brokerage
 O. 602.954.6888 | C. 480.620.8552 | annacates1@gmail.com



PARADISE VALLEY, ARIZONA

This custom quality Mediterranean-style home in a prime location offers amazing views, open floor plan, 5,963 square feet, soaring beamed ceilings and amazing chef's kitchen with premium cabinetry and appliances. The exterior boasts a sport pool, grassy yard, tennis court and three-car garage.

4 bedrooms, 4 full and 1 half baths | \$1,995,000
 Represented by: Jan Kabbani | Coldwell Banker Residential Brokerage
 C. 602.739.5050 | jan@jankabbani.com | jankabbani.com



PARADISE VALLEY, ARIZONA

Unsurpassed architectural detailing abounds in this 2008 masterpiece! 8,097 square feet includes a 662 square foot guest house. Home features include a chef's kitchen, custom ceiling finishes and intricate stone and wood flooring. Lush grounds, sparkling pool, spa and covered Ramada finish off this beautiful estate with five-car garage.

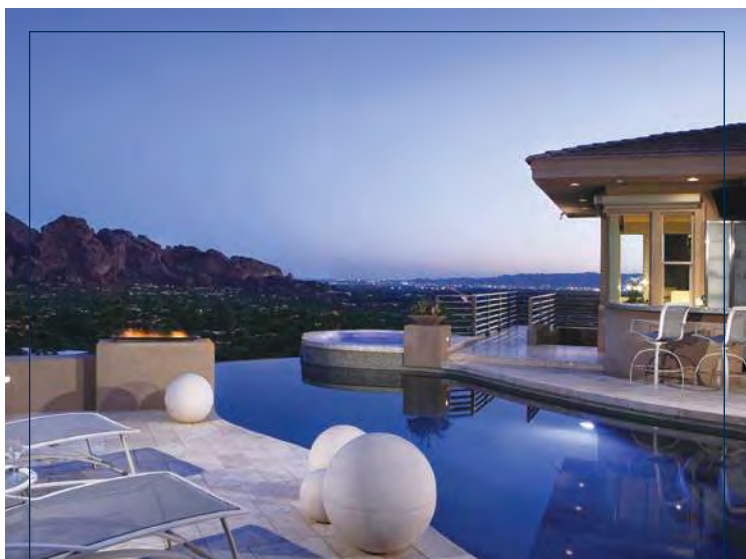
5 bedrooms, 5 full and 1 half baths | \$3,750,000
 Represented by: Jan Kabbani | Coldwell Banker Residential Brokerage
 C. 602.739.5050 | jan@jankabbani.com | jankabbani.com



PARADISE VALLEY, ARIZONA

This artistic masterpiece on 1.09 acres features Turkish limestone, exotic tile, mosaics and other exceptional features. Chef's kitchen, butler pantry, web bar, wine room, home theatre and electric glass pocket corner doors opening to an outdoor oasis make this perfect for entertaining. The home also offers guest quarters and a five-car garage.

5 bedrooms, 6 full and 1 half baths | \$3,500,000
 Represented by: Patricia Garrity | Coldwell Banker Residential Brokerage
 O. 602.954.6888 | C. 602.942.7520 | patricia.garrity@azmoves.com



PARADISE VALLEY, ARIZONA

Hillside, soft-contemporary property with remarkable city-light and mountain views offers slick, high-tech features and beauty throughout. Perfect gourmet kitchen and gracious entertaining spaces lead outside to the 40-foot waterfall, negative-edge saltwater pool and sweeping covered patios with guest pool house.

4 bedrooms, 4 full and 1 half baths | \$3,175,000
 Represented by: Sacha Blanchet | Coldwell Banker Residential Brokerage
 C. 602.882.4921 | sach@compatibleventure.com | www.lovedesertliving.com



TUCSON, ARIZONA

Located in one of the most prestigious gated, golfing country clubs, this exquisite estate has all the luxury amenities affluent buyers could demand. Located on one of the highest lots in all of Tucson affords you breathtaking & expansive views of the city below and 5 mtn ranges. Enjoy 2 master suites, game rm and private wine/tasting rm.

5 bedrooms, 5 full and 1 half baths | \$2,475,000
 Represented by: Troy Goodwin | C. 520.955.3634 | troy.goodwin@azmoves.com
 Cathy Wolfson | C. 520.548.3417 | catherine.wolfson@azmoves.com
 Coldwell Banker Residential Brokerage | www.ISellTucsonRealEstate.com



PHOENIX, ARIZONA

Residence #302 at Esplanade Place, the ultimate Phoenix high-rise address, is exquisitely and professionally decorated with designer finishes throughout the 3,550 sq ft. and offers a flexible open floor plan and welcoming spacious rooms! Enjoy the building's full fitness center, roof-top pool, spa, BBQs and valet parking!

3 bedrooms and 3 full bathrooms | \$1,350,000
 Represented by: Susan Polakof, CRS, ABR
 Coldwell Banker Residential Brokerage
 C. 602.738.5500 | F. 480.422.3789
 susan.polakof@azmoves.com
 SusanPolakof.com

PHOENIX, ARIZONA

Residence #902 with 3,550 sq ft, at Esplanade Place, the extraordinary Phoenix high-rise, is offered furnished and has the best breath-taking panoramic city and mountain views from most all rooms and 2 balconies! Only the finest services and amenities await you! 24hr security person, finger-print access to your floor, superb designer-decorated club room and welcoming lobby with furniture designed by Christian Liaigre.

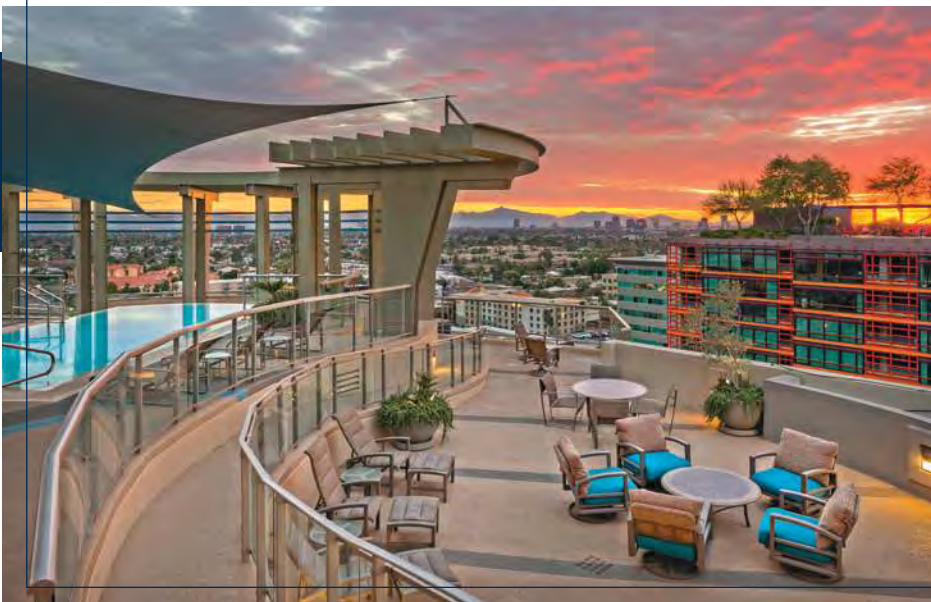
3 bedrooms and 3 full bathrooms | \$1,899,999
 Represented by: Susan Polakof, CRS, ABR
 Coldwell Banker Residential Brokerage
 C. 602.738.5500 | F. 480.422.3789
 susan.polakof@azmoves.com
 SusanPolakof.com



PHOENIX, ARIZONA

Residence #603 with 3,000 sq ft at exemplary Esplanade Place, adjacent to the Ritz Carlton Hotel, has numerous most desirable finishes including travertine and wood floors, a well-equipped chef's kitchen, 2 gas fireplaces, 2-view balconies. The building offers state-of-the-art security, a conference room and business center, underground assigned parking garage and the finest in the luxury high-rise lifestyle!

3 bedrooms and 3 full bathrooms | \$1,495,000
 Represented by: Susan Polakof, CRS, ABR
 Coldwell Banker Residential Brokerage
 C. 602.738.5500 | F. 480.422.3789
 susan.polakof@azmoves.com
 SusanPolakof.com



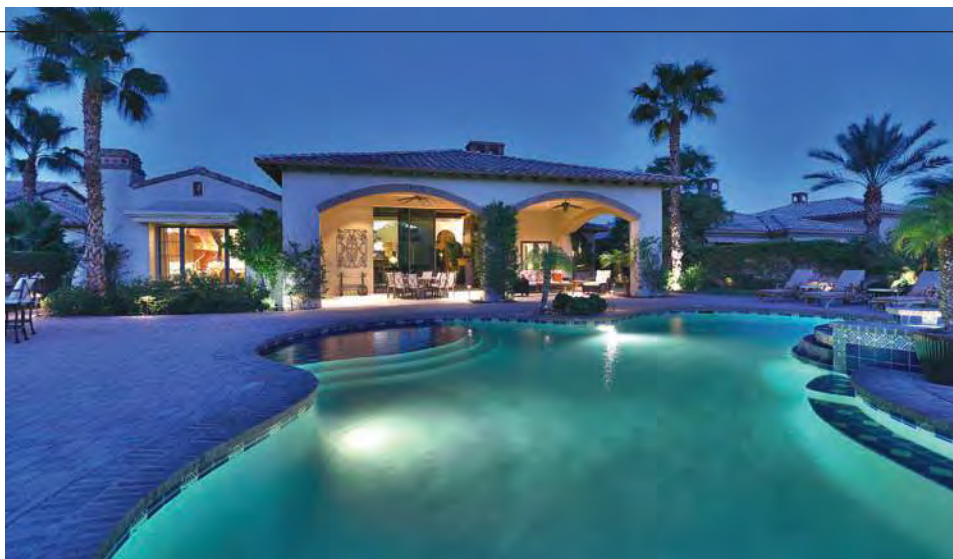


DEL MAR, CALIFORNIA

1+ Acre in private serene gated community, Exquisitely renovated estate with highest quality materials, luxurious living room & formal dining room, connoisseurs kitchen, spacious master suite, secluded retreat/office, stunning master bath, office/bonus room, enormous family room, 3 oversized secondary BR, 4000+ SF Entertainer's dream yard.

4 bedrooms, 3 full and 1 half baths | \$2,675,000

Represented by: Mabelle Richardson | Coldwell Banker Residential Brokerage O. 858.759.6568 | C. 619.977.3851 | F. 858.759.0116 | mabelle@coldwellbanker.com



LA QUINTA, CALIFORNIA

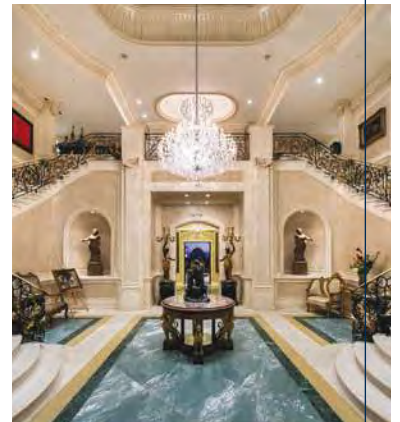
On almost 1/2 acre at Andalusia C.C., this stunning home offers elevated double fairway & multiple lake views. Incredible outdoor living area with a 1,000 sq. ft. custom free form pool with fire pit at the point, outdoor BBQ seating 8 & large covered entertaining area. Custom high-end amenities throughout! 5,116 sq.ft. www.58295Carmona.com

4 bedrooms, 4 full and 1 half baths | \$2,475,000

Represented by: The Munselle Group, Terri and Guy Munselle

Coldwell Banker Residential Brokerage

760.772.2411 | info@themunsellegroup.com | www.themunsellegroup.com



BEVERLY HILLS, CALIFORNIA

"Palazzo di Amore" represents the ultimate lifestyle on a one-of-a-kind 25-acre promontory. It can easily accommodate parking for approx. 150 cars, and its proximity to world-class cultural opportunities is virtually unbeatable. The prestigious residence, with its perfectly-conceived architecture, represents both majesty and family. Outstanding amenities include: privacy and security up a ¼ mile driveway, guard house, private drivers quarters, guest house, state-of-the-art theatre, discotheque, bowling alley, wine cellar, wine producing vineyard, pool, spa, formal gardens, tennis court and city to ocean views. With all the lush beauty of the Mediterranean, and all the cosmopolitan grandeur of a Beverly Hills address, Palazzo di Amore is indisputably without rival. www.PalazzodiAmoreEstate.com

12 bedrooms, 23 Baths | \$195,000,000

Represented by: Joyce Rey | CalBRE# 00465013 | Coldwell Banker Previews International | O. 310.285.7529 | C. 310.291.6646 | F. 310.861.1199 | joyce@joycerey.com | joycerey.com & Stacy Gottula | CalBRE# 01372678 | Coldwell Banker Previews International | O. 310.281.4365 | C. 323.610.7191 | F. 310.278.4882 | stacy@stacygottula.com | StacyGottula.com



YORBA LINDA, CALIFORNIA

Relax in luxury, California style. Enjoy panoramic views, golden hills, and an eloquent design featuring a stone-accented wine room, gourmet kitchen, sparkling pool with cascading fountain, and outdoor pavilion with wet bar, barbecue and custom outdoor fireplace. Elegance and spaciousness fit for royalty.

5 bedrooms, 4 full and 1 half baths

Represented by: Alex Horowitz | CalBre# 00983521 | Coldwell Banker Excellence
O. 714.529.1988 | C. 714.612.0116 | alex@alexhorowitz.com
AlexHorowitz.com



YORBA LINDA, CALIFORNIA

Nestled in the hills and sunshine of California, every inch of this estate embodies elegance from stunning architecture to luxurious amenities and grand views of the rolling hills. Experience the taste of elite living with a gourmet kitchen, expansive master bedroom with retreat, sparkling pool, spa and private putting green.

6 bedrooms, 7 full baths

Represented by: Alex Horowitz | CalBre# 00983521 | Coldwell Banker Excellence
O. 714.529.1988 | C. 714.612.0116 | alex@alexhorowitz.com
AlexHorowitz.com



YORBA LINDA, CALIFORNIA

This gorgeous, estate-style home is hidden away in a beautiful Southern California gated neighborhood. Perfect for entertaining with an open floor plan, multiple fireplaces, gourmet kitchen and wine closet. Bask in the serene backyard complete with English Garden, putting green, oversized pool with swim up bar and spa waterfall.

4 bedrooms, 5 full and 1 half baths

Represented by: Alex Horowitz | CalBre# 00983521 | Coldwell Banker Excellence
O. 714.529.1988 | C. 714.612.0116 | alex@alexhorowitz.com
AlexHorowitz.com



FULLERTON, CALIFORNIA

This stunning, one-of-a-kind custom home is a designer's dream and features a stained glass window, recreation room with wet bar and built-in custom home office. With gorgeous Mediterranean landscaping on a vast 0.8-acre lot, this home makes the most out of the ample space found in the hills of sunny California.

5 bedrooms, 5 full baths

Represented by: Alex Horowitz | CalBre# 00983521 | Coldwell Banker Excellence
O. 714.529.1988 | C. 714.612.0116 | alex@alexhorowitz.com
AlexHorowitz.com



DEL MAR, CALIFORNIA

Charm...think French farmhouse. There is a palpable warmth here & a myriad of local history. A true "home", lovingly maintained & updated since 1955. A wonderful space (3,150esf) that is no longer allowed for this location in the city of Del Mar. An incredible "in town" location, flooded with light, enjoy gorgeous sunsets & ocean views.

5 bedrooms, 4 full and 1 half baths | \$2,795,000
 Represented by: Shannon Colleen Hagan | 858.414.7514
 shannon@sandiegocoastalhomes.com | www.SanDiegoCoastalHomes.com



DEL MAR, CALIFORNIA

Front row center at the legendary Del Mar racetrack. This marvelous Modernist built to commercial standards is certain to impress. Hear the thunder of horses' hooves & revel in the beauty of the sunsets over the crashing waves. Private enclave of 7 estates. Stunning architecture. Structurally impressive. High security. Parking for 4 cars.

4 bedrooms, 4 full and 1 half baths | \$6,750,000
 Represented by: Shannon Colleen Hagan | 858.414.7514
 shannon@sandiegocoastalhomes.com | www.SanDiegoCoastalHomes.com



CARDIFF BY THE SEA, CALIFORNIA

Like a Tiffany diamond, this Modernist sparkles like no other. Its position, execution, allure & quality...virtually unmatched. Privacy & an awe-inspiring, forever unobstructed 270 degree view of ocean, lagoon & heaven. Walls of glass, concrete radiant heat floors. Available turnkey. Built like a fortress (anchored caissons & steel).

3 bedrooms 2 full and 1 half baths | \$2,995,000
 Represented by: Shannon Colleen Hagan | 858.414.7514
 shannon@sandiegocoastalhomes.com | www.SanDiegoCoastalHomes.com



LA JOLLA, CALIFORNIA

10,500esf, oceanfront magnificence, on .5 acres, an entertainer's dream, walls of glass, in a timeless Art Deco style. Privately walled & unassuming, you'll find every imaginable detail. Lavish finishes, rich paneled office, club-like bar/billiards room, theater, yoga & yes, a separate bonus/bar complete with 2 lane bowling alley, pool/cabana.

4 bedrooms, 4 full baths 3 half baths | \$27,900,000
 Represented by: Shannon Colleen Hagan | 858.414.7514
 shannon@sandiegocoastalhomes.com | www.SanDiegoCoastalHomes.com



LA JOLLA, CALIFORNIA

With dramatic backcountry views, this private residence in North La Jolla is nestled on an acre of land. This classic CA ranch features a resort-style backyard with a pool/spa, built-in BBQ and over 15 fruit trees. Custom finishes, a chef's kitchen, and expansive glass doors create a casual environment that caters to indoor-outdoor living.

4 bedrooms, 4 full and 1 half baths | \$2,222,000

Represented by: Michelle Serafini | Coldwell Banker Residential Brokerage
O. 888.851.5572 | C. 858.829.6210 | michelle@locationlocationcoastal.com
www.locationlocationcoastal.com



HUNTINGTON BEACH, CALIFORNIA

Open floor plan with plantation shutters, carpet, wood, travertine, tile. Master bedroom features a fireplace, dual walk-in closets and wet bar. Large master bath with separate shower, soaking tub, and dual vanities. Private front courtyard. Backyard features a pool with dual fountains, a spa and a canyon stone patio. Walk to Beach or to the Country Club for Tennis or Golf!

5 bedrooms, 4 full and 1 half baths | \$1,549,900

Represented by: Brett Wyland | Coldwell Banker Previews International
C. 714.325.1436 | brettwyland@juno.com | www.CaMoves.com/Brett.Wyland



LA QUINTA, CALIFORNIA

HUGE PRICE REDUCTION! Guard gated Enclave Mountain Estates at the La Quinta Resort & Club. Opulent features include imported Australian Concrete tile floors, Chef designed gourmet kitchen, dazzling master suite, floor to ceiling windows with breathtaking views to landscaped yard, pool, waterfalls and lake. 77420VistaRosa.com

4 bedrooms, 3 full and 3 half baths | \$3,999,000

Represented by: Rich Munday | Coldwell Banker Residential Brokerage
O. 818.487.5892 | C. 213.268.8083 | F. 818.784.4926 | rmunday9@yahoo.com &
Gary Yamaguchi | O. 310.600.6919 | C. 818.528.2226 | F. 818.784.4926
garyyamaguchi2003@yahoo.com | www.camoves.com/studiocity



LA QUINTA, CALIFORNIA

Welcome to this one of a kind estate in the guard gated community of Enclave Mountain Estates surrounded by stunning mountain views. Located on a double lot, this Mediterranean style home features imported natural Italian stone and marble, arched doorways and high wood beamed ceilings & chef's kitchen + separate Casita with 2 guest rooms.

4 bedrooms, 5 full and 1 half baths | \$4,299,000

Represented by: Rich Munday | Coldwell Banker Residential Brokerage
O. 818.487.5892 | C. 213.268.8083 | F. 818.784.4926 | rmunday9@yahoo.com &
Gary Yamaguchi | O. 310.600.6919 | C. 818.528.2226 | F. 818.784.4926
garyyamaguchi2003@yahoo.com | www.camoves.com/studiocity



LAGUNA BEACH, CALIFORNIA

As 1 of only 5 beachfront homes in the exclusive guard-gated community of Irvine Cove, this 10,000+ square foot estate represents the ultimate in beachfront living with approximately 180 feet of wave-kissed frontage and Irvine Cove's only beach cabana.

6 bedrooms, 7 full and 2 half baths | \$49,500,000
 Represented by: Tim Smith, The Smith Group | Coldwell Banker Previews International | C. 949.717.4711 | tim@timsmithgroup.com
 www.SmithGroupRealEstate.com



LAGUNA BEACH, CALIFORNIA

Situated on a private parcel at the prestigious Montage Resort, this newly constructed custom estate heightens every experience making life truly extraordinary. Spanning Pacific Ocean & Catalina Island views set the backdrop for every luxe detail in this 8,300+ square foot masterpiece.

6 bedrooms, 6 full and 2 half baths | \$29,995,000
 Represented by: Tim Smith, The Smith Group | Coldwell Banker Previews International | C. 949.717.4711 | tim@timsmithgroup.com
 www.SmithGroupRealEstate.com



IRVINE, CALIFORNIA

Prominently positioned atop one of the most exclusive locations in Shady Canyon, this extraordinary estate is located on a secluded 35,000+ sq. ft. parcel with full western exposure. The opulent 6 bedroom, 7.5 bathroom residence allows for the harmonious blend of resort-style sophistication and coveted seclusion.

6 bedrooms, 5 full and 3 half baths | \$9,395,000
 Represented by: Tim Smith, The Smith Group | Coldwell Banker Previews International | C. 949.717.4711 | tim@timsmithgroup.com
 www.SmithGroupRealEstate.com



LAGUNA BEACH, CALIFORNIA

Coastal luxury meets Laguna Beach charm in this premier oceanfront residence, featuring the perfect layout for a relaxed seaside escape. Decks and terraces on every level offer captivating views of the Pacific coastline, Catalina Island and Thousand Steps Beach located directly below.

3 bedrooms, 4 full and 1 half baths | \$5,499,000
 Represented by: Tim Smith, The Smith Group | Coldwell Banker Previews International | C. 949.717.4711 | tim@timsmithgroup.com
 www.SmithGroupRealEstate.com

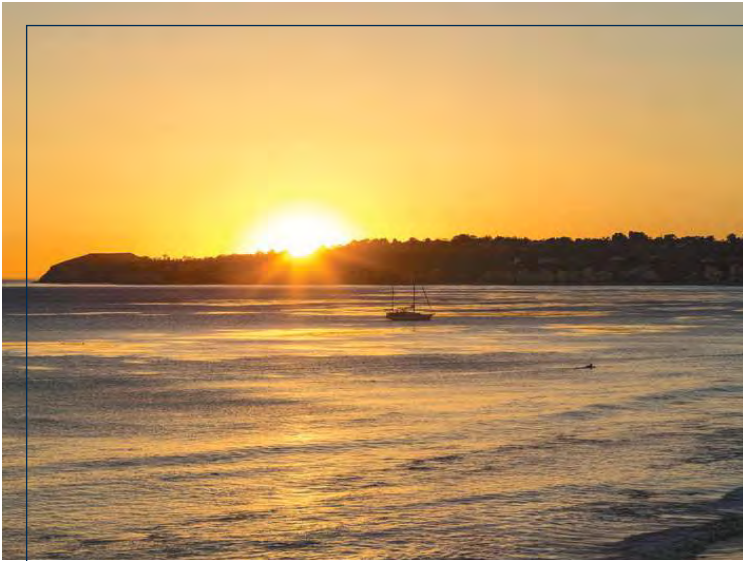


LOS ANGELES, CALIFORNIA

Perched high above the City of Angels is a contemporary vision of urban indulgence. Expertly choreographed from the 15th floor of the Californian on the Golden Mile, known in LA as the “Wilshire Corridor”, rests an expansive condominium that stretches from East to West. At almost 5,300sf, this rare double unit features exotic woods from Africa, stunning black granite floors, glorious walls for art & a cosmopolitan sensibility. Amenities include: putting green, dog park, luxurious formal living/dining room, oversized marble master bath with separate his/her walk-in closets, state-of-the-art media room with cashmere covered walls, chef’s kitchen & eat-in bistro with transparent/frosted electric glass & dazzling illumination that reveals a dance between the urbane aesthetic & views of the Pacific. This chic condominium is the ultimate in high-rise luxury living. www.LuxuryWilshireCondo.com

3 bedrooms, 3 full and 1 half baths | \$10,900,000

Represented by: Linda May | Linda May Properties | O. 310.777.6247 | F. 310.858.1837 | Linda@LindaMay.com | www.LindaMay.com



MALIBU, CALIFORNIA

Located in private, guard-gated Malibu Cove Colony, this spacious custom oceanfront home is on approx. 50 feet of beach frontage with expansive coastline views. An entry courtyard w/ lush landscaping leads to a gorgeous 2-story home w/ wood floors, large master suite & oceanfront decks on both levels. Scenic beauty right on the ocean.

4 bedrooms, 3 full baths | \$6,250,000
 Represented by: Ellen Francisco | CalBRE# 00709314 | Coldwell Banker Residential Brokerage | O. 310.589.2464 | F. 310.589.5520 | ellen@malibuonline.com | ellen@ellenfrancisco.com



MALIBU, CALIFORNIA

An Equestrian Dream Property in a prime Malibu location includes two homes and state-of-the-art horse facilities: A custom 10 stall barn w/ tack room and office, covered round pen, spacious arena and large pasture. Nestled next to parkland, riding and hiking trails, this gorgeous 6+ acre ocean view property has tremendous potential.

5 bedrooms, 4 full baths | \$7,995,000
 Represented by: Ellen Francisco | CalBRE# 00709314 | Coldwell Banker Residential Brokerage | O. 310.589.2464 | F. 310.589.5520 | ellen@malibuonline.com | ellen@ellenfrancisco.com



MALIBU, CALIFORNIA

This new modern masterpiece features panoramic ocean views. World class design of Italian cabinets, Miele appl, hardwood floors and marble throughout. Open airy sun filled expanse in the great room with soaring ceilings & glass frame the ocean. Nana & Fleetwood doors disappear to create an indoor/outdoor living experience. This private home is in Las Flores Canyon, minutes to PCH and close to Santa Monica.

3 bedrooms, 3 full and 1 half baths | \$2,950,000
 Represented by: Mitch Hagerman & Craig O'Rourke | Coldwell Banker Residential Brokerage – Venice
 Mitch C. 310.963.4358 | Mitch@MalibuLuxuryRealEstate.com
 Craig C. 310.714.5452 | craig.orourke@camoves.com | www.NewMalibuHome.com



MALIBU, CALIFORNIA

Newly constructed luxury estate with sweeping ocean views on 5+ acres in approx. 11,000 sf. Sophisticated finishes with 2 master suites, 4 add'l. beds with ensuite baths, office, maids room and 2 guest baths. Spacious basement with large spa tub create a luxury spa/gym. Large grassy yard, stone patios, huge motor-court and approved plans for an infinity pool.

7 bedrooms, 10 baths | \$12,750,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan | 310.317.9354
 Coldwell Banker Residential Real Estate | www.DazzanEstates.com



MALIBU, CALIFORNIA

Spectacular Ed Niles steel & glass architectural on approx. 16 ac. with endless canyon views. Dramatic master suite with floor-to-ceiling windows, chef's kitchen with black diamond fireplace, large outdoor patio and kitchen. Separate office/gym with bath/sauna, detached guest house/studio, pool and 50' helipad complete this one of a kind remarkable estate.

4 bedrooms, 5 baths | \$8,950,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan | 310.317.9354
 Coldwell Banker Residential Real Estate | www.DazzanEstates.com



MALIBU, CALIFORNIA

Designer quality remodeled home on sandy La Costa beach. Immaculately appointed, with new wood floors & windows. Gated courtyard entry with two covered parking. Open kitchen with Subzero & Viking appliances. Oceanfront dining area, living room with fireplace and deck over the sand. Romantic master suite with oceanfront balcony + 2 additional upstairs bedrooms

3 bedrooms, 3 baths | \$8,350,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan | 310.317.9354
 Coldwell Banker Residential Real Estate | www.DazzanEstates.com



MALIBU, CALIFORNIA

THE WHO, a private community designed by Scott Gillen/UNVAR-NISHED. Approx. 7,800 sq. ft. single story contemporary with 13' ceilings, large open spaces, walls of glass, massive great room and 60' long infinity pool. Fleetwood windows, white oak floors, Bulthaup kitchen & ocean view master suite. 3 car garage, gated with security. Projected completion Summer 2015.

4 bedrooms, 5 baths | \$7,350,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan | 310.317.9354
 Coldwell Banker Residential Real Estate | www.DazzanEstates.com

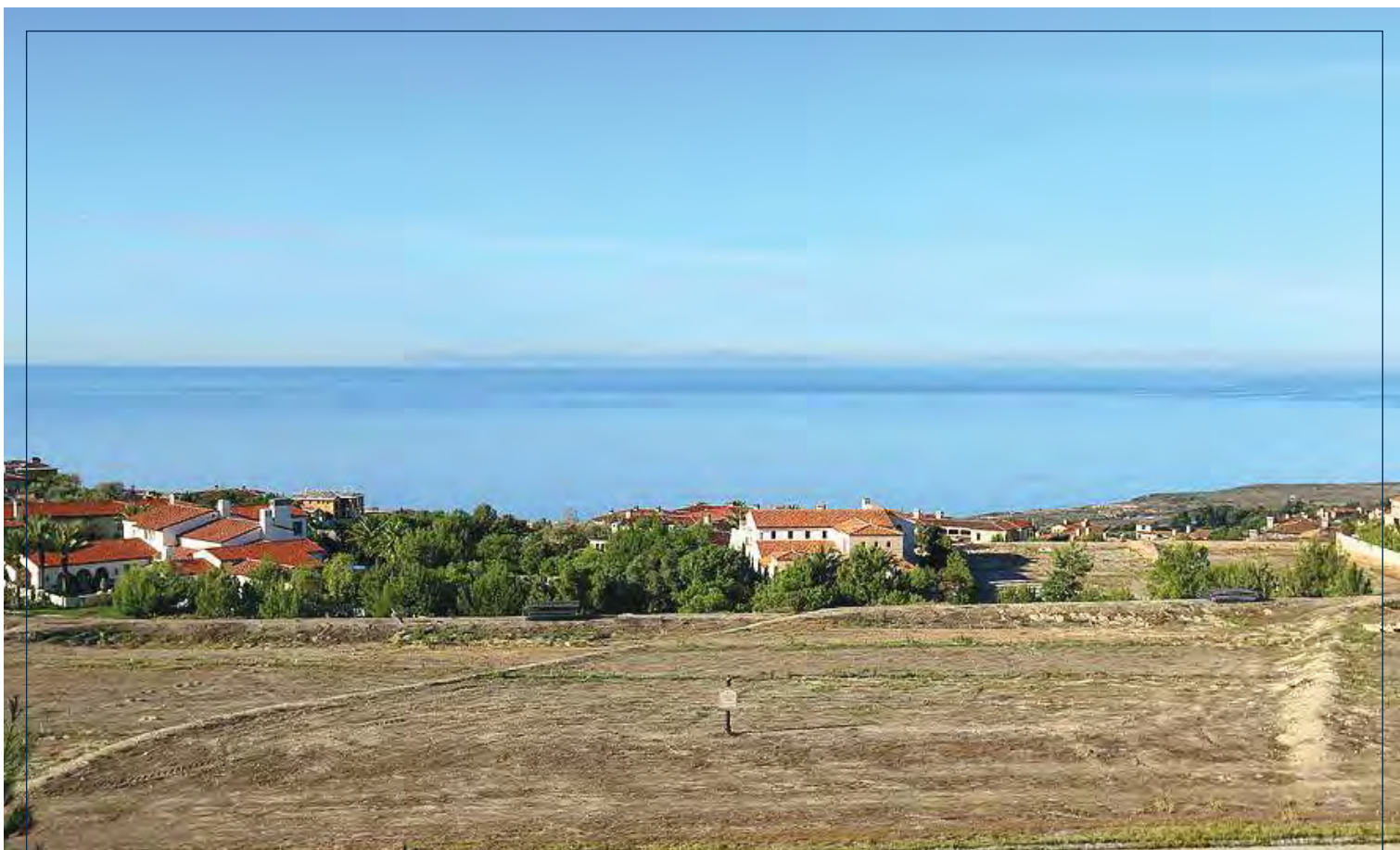


MONTECITO, CALIFORNIA

One of Montecito's great architectural estates by George Washington Smith, built in 1923 on over 5 manicured and magnificent acres of blissful privacy. Amenities include: pool, spa, N/S tennis court, 2-bedroom guest house, theater, cottage, wine cellar, 3-room office suite over 5-car garage, hen house, expansive manicured gently-sloped lawns, gardens, fruit trees and complete privacy with mature perimeter Oaks and foliage. Restored and remodeled in 2006. With four structures, the estate easily accommodates requirements for a private residential compound, as well as a delightful home for a large, active family.

8 bedrooms, 7 full and 3 half baths | \$29,500,000

Represented by: Randy Solakian | CalBRE# 00622258 | Coldwell Banker | O. 805.969.0900 | C. 805.565.2208 | randy@montecitoestates.com & Deanna Solakian | O. 805.969.0900 | C. 805.565.2264 | deanna@montecitoestates.com | www.MontecitoEstates.com



NEWPORT COAST, CALIFORNIA

Enjoy the ultimate location in Newport Coast from this soon to be built 15,000 sq ft custom home lot. Tuscan inspired villa located at the top of Crystal Cove with amazing white water views including Catalina, Newport Harbor and Palos Verdes. Amenities for the proposed custom estate include 6 br, 7 ba, a dedicated 18-seat theater, 6-car subterranean garage, wine cellar, game room, separate guest wing and elevator. Guard gated.

Lot Price \$6,350,000

Represented by: Fara Horiati | Coldwell Banker Residential Brokerage | O. 949.355.9955 | C. 949.355.9955 | info@HoriatiGroup.com
HoriatiGroup.com

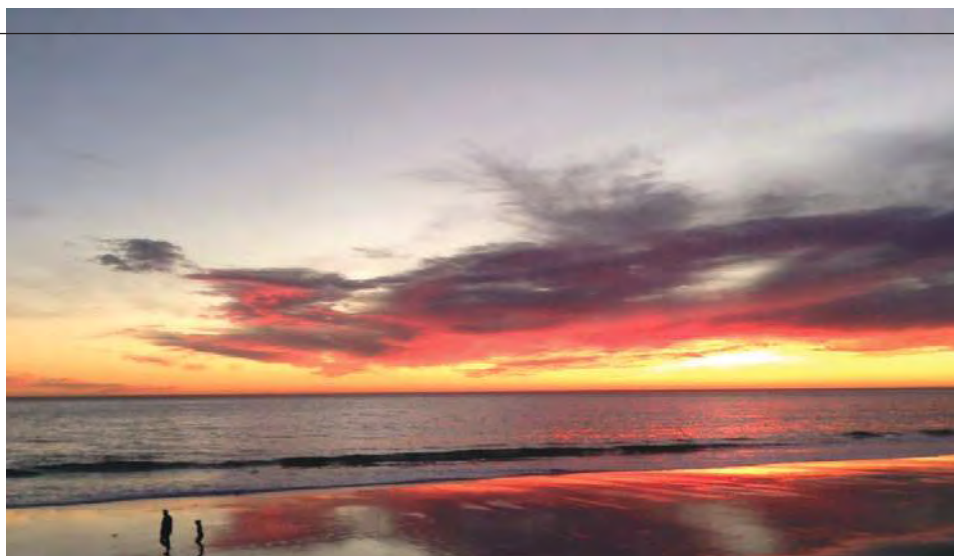


PACIFIC PALISADES, CALIFORNIA

Crown jewel of the bay with panoramic ocean views from the Santa Monica coastline to Malibu. Exciting, fresh, tasteful decor, it is one of the most significant and beautiful homes in Los Angeles. Indulge in a privileged life with grand entertainment rooms open to romantic terraces and exquisite gardens for magical parties in California style. Fabulous kitchen & family room. Sumptuous master suite. Theatre, library, offices, sitting rooms, gym. This mansion by the sea will take your breath away!

4 bedrooms, 6 full and 2 half baths | \$23,950,000

Represented by: Mary Lu Tuthill | Coldwell Banker Previews International | O. 310.979.3990 | F. 310.820.0159 | marylu@marylututhill.com
www.MaryLuTuthill.com

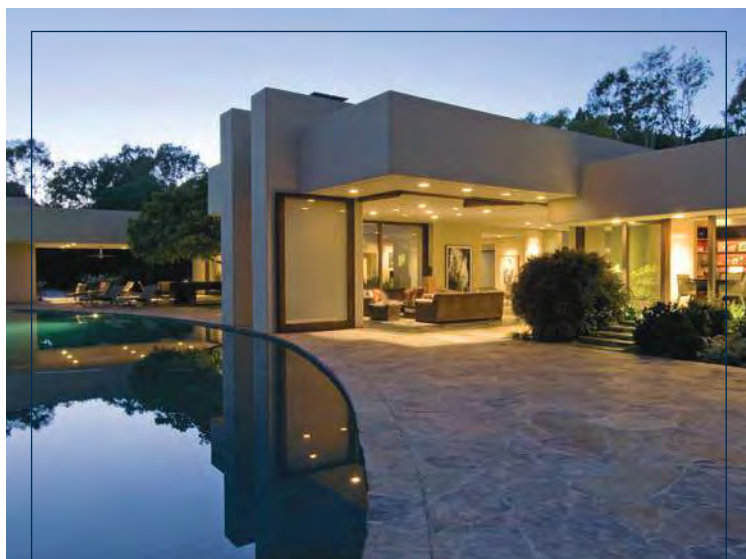


MALIBU, CALIFORNIA

Celebrity Beachfront Retreat on the market for the first time...ever! This charming Cape Cod style home offers large ocean side patios and decks, brick fireplaces, a true cooks kitchen, as well as, an entire second floor master suite, enormous garage/storage plus guest house (second bedroom). Close to shops and restaurants.

2 bedrooms, 3 full and 1 half baths | \$9,995,000

Represented by: Brenda Hayward | CalBRE# 01502468 | Coldwell Banker Residential Brokerage | C. 310.924.5352 | bhmalibu@gmail.com
www.31026BroadBeach.com



RANCHO SANTA FE, CALIFORNIA

Behind bold striking gates lies an enchanting masterpiece designed by renowned architect, Wallace Cunningham. Incredible details include South African slate flooring, Afromosia wood doors & entertaining decks overlooking a yin/yang shaped pool. Surrounded by 3.6 acs. of exotic landscaping, this 7,580+ sq. ft. estate is a gift to the senses.

5 bedrooms, 5 full and 2 half baths | \$6,750,000

Represented by: Lisa Schoelen | Coldwell Banker Residential Brokerage
O. 858.756.4481 | C. 858.414.3241 | F. 858.759.0116
lisa.schoelen@coldwellbanker.com | www.TeamLisaAndNicole.com



VISTA, CALIFORNIA

Resort style entertaining. Single-level 3+ bedrooms custom Mediterranean offers privacy and seclusion on a spacious hillside location. Private entry gate and panoramic views across the hills north of Vista towards the ocean. Vanishing edge pool and dramatic interior features. Granite kitchen, game room, separate entry guest quarters.

4 bedrooms, 3 full and 1 half baths | \$1,100,000

Represented by: George Cooke | Coldwell Banker Residential Brokerage
O. 858.676.6177 | C. 858.674.1222 | F. 858.487.0171 | george@georgecooke.com
www.GeorgeCooke.com



LA CANADA-FLINTRIDGE, CALIFORNIA

Stunningly rebuilt & expanded to perfection, one of the most beautiful properties in La Canada Flintridge. Situated on 2.3 landscaped acres in the prime estate area of Flintridge. This home includes: inviting entrance with original mahogany walls & limestone flooring, separate powder rooms, stately living room with coffered ceilings & stone fireplace, formal library with fireplace & dentil moulding, state-of-the-art kitchen, private screening room, billiards room, two-car & three-car garages and separate two-story guesthouse w/kitchen and elevator.

5 bedrooms, 5 baths | \$11,800,000

Represented by: Linda Chang and Brent Chang | Coldwell Banker Residential Brokerage | T. 626.685.5271 | changproperties.com | WoodleighLane.com



Miami Beach, Florida
7 bedrooms, 7 baths, 2 half baths
\$29,500,000 USD

Represented by: The Jills
Jill Hertzberg & Jill Eber | T:305.788.5455
Coldwell Banker Residential Real Estate | thejills.com

Boffi Soho
31 1/2 Greene Street
New York, NY 10013
t + 1 212 431 8282
info@boffiusa.com
www.boffi-soho.com

