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HOMES & ESTATES

LUXURY LIVING WORLDWIDE

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ANNIVERSARY  
EDITION

THE BOLD DESIGN STROKES  
OF AUSTRALIA'S GREG NATALE

SETTING SAIL AT BERMUDA'S  
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# EXECUTIVE NOTES

HOMES & ESTATES MAGAZINE



## Charlie Young

CEO

W elcome home. This greeting is as much of a “welcome back” to myself as it is an invitation to immerse yourself in this magazine and its picture of fine living. This month marked a homecoming for me of sorts; I returned to the **Coldwell Banker®** family after seven years. In between the “welcome back” handshakes and planning sessions, I have been inspired by the strength of the connections made possible by Coldwell Banker’s distinguished network. The brand’s 110-year history of innovation has paved the way for our luxury real estate marketing program, **Coldwell Banker Previews International®**, to flourish in new ways. Coldwell Banker handled 25,171 transaction sides of \$1 million+ homes in 2015, equating to \$133.5 million in luxury sales each day

— making luxury truly synonymous with the Coldwell Banker name.

Coldwell Banker is not a brand that rests on its laurels, however. There is more work to do in the world of luxury. We continue to seek out opportunities for international expansion. We also will be looking at the ways in which we engage with discriminating buyers and sellers. One example is this magazine. It’s our chance to cultivate a different kind of connection with our clients and anyone who wants the pulse of luxury at a given moment. The stories explore possibility — where emotional connections are built on images, on sensory experiences, on shared history and on technology. It makes me excited for the future of luxury at Coldwell Banker. I’m proud to be back.

Data based on closed and recorded transaction sides of homes sold for more than \$1 million (USD\$) or more as reported by the U.S. Coldwell Banker® franchise system for the calendar year 2015.

## Craig Hogan

VICE PRESIDENT OF LUXURY

E arlier this year, our great brand celebrated 110 years of excellence. The **Coldwell Banker®** name — easily one of the most recognizable names in real estate — has come to symbolize so many things to so many people today. History. Trust. Service. Global connections. All of these qualities are on display in our special anniversary issue of Homes & Estates, yet another tradition we have cultivated through the decades under the incomparable **Coldwell Banker Previews International®** program.

It’s fitting that this fall issue is one of our most globally inspired magazines yet. Eighteen original stories take our readers on a true world-class “journey” from Sydney, to South Africa’s premier winemaking region, to New York’s vibrant Williamsburg enclave, to the Gold Coast of Chicago and every luxury city in between. It’s the reason why we worked hard to extend the magazine’s global reach as we have never

done before. Homes & Estates now will be delivered to newsstands in the United States, Canada, Mexico, Europe, Asia, the Middle East, Australia and South America, and directly mailed to ultra-high-net-worth individuals and Coldwell Banker offices worldwide. Because of our partnership with Unique Homes, which boasts a readership of 100,000+ in more than 80 countries, we are able to expose the stories of our clients’ beautiful homes to a whole new global audience.

Luxury real estate is a rich, complex and nuanced global business. It takes more than just words to inspire trust and loyalty all over the world. It takes experience and innovation, and a strong, well-connected worldwide network of professionals dedicated to nurturing relationships that stand the test of time. As this anniversary issue of Homes & Estates attests, “global” is in our DNA. It’s where luxury — our luxury — lives every day.





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# INSIDE 2016 EDITION 3

HOMES & ESTATES MAGAZINE



87

## RENAISSANCE MEN

Brooklyn-based design studio Atelier & Co. boldly brings the art and architecture traditions of the past into the present.

100

## THE SWEET SMELL OF SUCCESS

The twin sisters behind olfactory branding company 12.29 are creating sensory sensations for luxury brands.

92

## AUSTRALIA'S WILD CARD

Greg Natale's bold, tailored, and sophisticated approach puts him in his own category, and has led to his recognition as one of Australia's most acclaimed designers.

106

## CAPTIVATING ON THE CAPE

Delaire Graff Estate — diamond magnate Laurence Graff's jewel in South Africa's winemaking region — is an enchanting gem, seven years after its debut.

96

## COWBOY CHIC

Fueled by luxury artisans and high-end boutiques, Western style is riding high.

216

## THE LAST WORD IN... CARS

The Rolls-Royce Vision Next 100 is your first preview of the next 100 years.



13

## COLDWELL BANKER® REPORTS

Top trends shaping the luxury real estate landscape.

90

## PLAY IT AGAIN SPIRIO

Steinway & Sons introduces an innovative, unprecedented player piano, combining craftsmanship and technology.

103

## THE SMART REVOLUTION

Rapidly developing smart-home technology is leading to quickly changing capabilities and expectations.



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# PROPERTY INDEX

HOMES & ESTATES MAGAZINE



8

## COVER PROPERTY HIGHER CALLING

A Chicago couple fashions a classic apartment in the sky — an ambitious ode to the city's architecture.

68

## DAZZLING ON THE DUNES

A Lake Michigan contemporary compound breathes life into a protected seashore.

80

## LIVING ART

An urbane penthouse perched high above Chicago's famed Michigan Avenue captivates as both gallery and home.

110

## THE ROYAL TREATMENT

Once a playground for dignitaries and royalty, the Cragwood Estate enjoys privacy and pedigree.

172

## HUNDRED-YEAR-OLD HAVEN

A 1917 Pennsylvania estate shines with historic grandeur, modern updates.

191

## ISLAND INTRIGUE

Privacy, prestige and architectural distinction converge in this Winter Garden, Florida, Mediterranean estate.

18

## SETTING SAIL

A new project that includes Bermuda's first Ritz-Carlton resort promises to raise the bar for luxury hospitality and vacation real estate.

28

## PORTAGE BAY PAGEANTRY

A modern technological wonder on Seattle's Portage Bay captivates with aerodynamic architecture and awe-inspiring seascapes.

42

## THE TRIUMPH OF HACIENDA DE LA PAZ

An 8-acre Andalusian hacienda creates magic high above Los Angeles in the guard-gated city of Rolling Hills, California.

## INTERNATIONAL

Bermuda	18-19
British Virgin Islands	27
Canada	24-25
France	20-21
Italy	22-24
Jamaica	26
Thailand	24

## UNITED STATES

Arizona	54-56
California	30-49
Colorado	60-64
Connecticut	135-153
District of Columbia	177-179
Florida	191-215
Georgia	187-190
Hawaii	50-53
Illinois	8-11, 79-86
Iowa	79
Maine	170-171
Maryland	179-181
Massachusetts	154-169
Michigan	68-70
Minnesota	74-75
Missouri	76-78
Nevada	56-57
New Hampshire	170
New Jersey	110-126
New York	126-135
North Carolina	183-185
Ohio	71-72
Oregon	30
Pennsylvania	172-176
Rhode Island	171
South Carolina	186
Texas	64-67
Utah	58-59
Virginia	182
Washington	28-29
Wisconsin	73



# Higher Calling

BY ALYSON PITARRE

A CHICAGO COUPLE FASHIONS A CLASSIC APARTMENT IN THE SKY — AN AMBITIOUS ODE TO THE CITY'S ARCHITECTURE.

Chicago's skyline is a canvas of bold architectural statements, a portrait rendered in mile-high towers, historic beaux arts buildings and modernist structures envisioned by the likes of Louis Sullivan and Ludwig Mies van der Rohe. It's a city that lives in the clouds and among dreams, where the world's first skyscraper was ever conceived. It's a city meant to be experienced from both within and from above.

One comes to fully understand this paradox from the vantage point of a glorious penthouse on the 87th floor of Trump Tower, designed by Adrian Smith (the mastermind behind the world's tallest structure, Burj Khalifa in Dubai). Framed by 12-foot windows, the entire city of Chicago unfolds below, with unparalleled views to the north, east, south and west, glimpses of the Willis Tower, Aqua Tower and Lake Michigan's seemingly never-ending stretch of blue.

When Chezi Rafaeli, affiliated sales associate with Coldwell Banker Residential Brokerage in Chicago, first showed the 6,850-square-foot raw space to Tom and Michelle Gross in 2012, they were captivated upon first sight. "The views took our breath away," recalls Michelle. "We couldn't believe how stunning they were. I remember Chezi saying, 'Just wait until you see the views at night.' Plus, we discovered once we moved in that the sunrises and sunsets are equally spectacular. On the Fourth of July, we watch the Navy Pier fireworks on one side of the condo and 100 Village fireworks throughout the city on the other side. It's mesmerizing."

Tom, then vice chairman of Eaton in Cleveland, and Michelle, a former accountant, intended to retire in their apartment in the sky. They also wanted the half-floor penthouse to function and feel like a home, to "host children, grandchildren and friends for holidays, parties and events." But first, it would require a plan to transform the empty concrete shell into their vision for the future: a contemporary-yet-classic tribute to their favorite city.

"We're architecturally oriented," offers Tom. "I could live in a museum. All of the marble gives it a feeling of permanence, like it's been here forever."

Adds Michelle: "When you look around Chicago, the buildings are what make it so special. Why not walk into a house and feel like it's part of the city and part of the surrounding architecture?"


It was an ambitious undertaking. The couple spared no expense — financially or emotionally. Michelle moved full time to Chicago to oversee the project, with Tom visiting on weekends. They hired Victor Dziekiewicz of DesignBridge, an architect they had worked with previously.

Dziekiewicz designed a meticulous four-bedroom layout with soaring 16-foot ceilings — a lasting homage to the city.

"The project centered around maximizing the vertical and horizontal spatial qualities of the unit and framing panoramic skyline views," says Gabriel Ignacio Dziekiewicz, who now heads up DesignBridge following his father's passing in 2015. "Views of the city grid form the fourth wall in almost every room of the house."







“It feels like a perspective you can never have anywhere else — standing here and seeing the lights all around the city,” reveals homeowner Tom Gross.





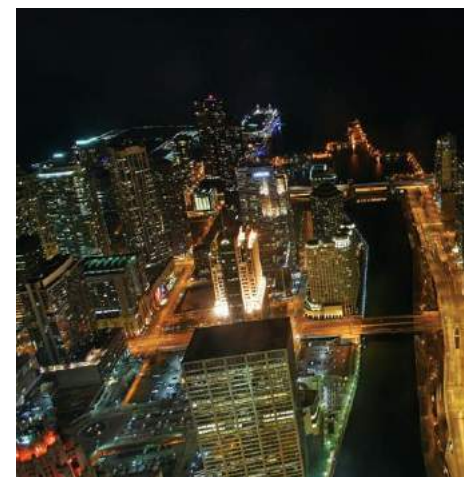
In the kitchen, the Grosses created a classic-meets-industrial feel anchored by patterned tile floors and expansive 12-foot windows framing views of Lake Michigan.

“Almost everything within these walls has been custom designed, which took talent and creativity both in the design process and the implementation,” she says. “To be able to turn a static picture into reality in a living room takes incredible skill and precision.”

The level of detail permeating the residence is the ultimate proof. A large kitchen was angled along the curved glass of the building, so the Gross family could simultaneously prepare a five-star meal on their La Cornue range while taking in views. Entertaining can be moved to the living room or to the wine room. A spacious laundry room with ample storage — something “you’d normally find in a suburban home rather than an urban dwelling,” says Michelle — serves an important day-to-day function.

Because maximizing storage space was important to the Grosses, custom-made cabinetry expands all the way to the ceiling in each room, with ingenious custom-built stainless steel ladders in three rooms for reaching the highest points. The cabinetry throughout the entire home is also graced with coordinating custom hardware, which Michelle calls “the jewelry of the home.” A meticulous lighting plan reveals state-of-the-art recessed LED lighting by Eaton, with decorative fixtures punctuating many rooms, all with the goal of illuminating the interiors and showcasing art to complementary effect.

Great care was also taken in selecting flooring that creates rhythm throughout the penthouse. In the foyer, white limestone and black marble are displayed in a stunning symmetrical pattern that flows into







“We didn’t really understand the level of service and professionalism offered at Trump Tower until we moved in,” says Michelle Gross. “My husband kiddingly calls it ‘Aging in Place,’ since all of our needs are so diligently attended to. Even theater tickets and dinner reservations are taken care of by the concierge.”



ebonized rift-sawn oak flooring in the living spaces. The kitchen and each of the bathrooms reveal their own distinct tile compositions to promote interest and a sense of timelessness.

Each bedroom, while united by paint and wool wall coverings, also feels different than the next, thanks to unique art and lighting fixtures. All of it was carefully considered before being executed, says Michelle, to maintain the architectural integrity of the Trump Tower and the many iconic buildings within its surrounds.

“When you are building a home — and especially when you are building a home 1,100 feet in the sky — you want to create something that feels stable and timeless,” says Michelle. “You want it to be a place where people are going to live for a long time. I would love for the next owner to have that same sense, that living here is special and unique, unlike anywhere else. This home was created with love and permanence.”

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# TOP TRENDS SHAPING THE LUXURY REAL ESTATE LANDSCAPE

BY MARK MOFFA

**R**ecently, Coldwell Banker Real Estate LLC asked seven respected and knowledgeable sales associates and broker/owners affiliated with the **Coldwell Banker®** brand to gather for a roundtable discussion to reveal and examine the developments currently having the greatest effect on the industry.

As we were preparing for the roundtable, we expected to hear that buyers are concerned about safety and security, highly focused on technology and smart homes, and even preoccupied with spaces for their collections of art, wine or cars. And to some extent this was true. But it was clear that our panelists are also finding great impacts centered around generational and ethnic differences, changes in the home due to lifestyle trends, and the significant use of newly manufactured luxury materials.

## **Boomers Are Rightsizing, Not Downsizing**

Perhaps one of the most surprising observations from our gathering was that a significant portion of 50-to-70 year olds are no longer downsizing to condominiums.

Jill Hertzberg, affiliated sales associate with Coldwell Banker Residential Real Estate in Miami Beach, Florida, said that previously, almost all boomers who contacted her would want to move out of their big house and into a condo. But that's no longer true.

"A lot of them don't want condos all of a sudden," Hertzberg said. "Now, a lot of them are wanting to go to new homes. They want smaller homes, and they want one story, or they want a master downstairs."

Jade Mills, affiliated sales associate with Coldwell Baker Residential Brokerage in Beverly Hills, said that she is witnessing the same trend. Boomers

*Coldwell Banker associates report that many baby boomers are downsizing to single-level homes, in lieu of buying condominiums. Kevin Owens and Darice Tiffany, affiliated sales associates with Coldwell Baker Residential Brokerage, are listing Hacienda De Vida Inspirada in Scottsdale, Arizona, for \$2.2 million. See the listing on page 54.*

who used to move to condos in high-rises are opting for smaller single-family homes instead. "Now, a lot of those people are saying, 'I have five friends in this building, and three friends in this building, and we really would rather be more private, and have a little house. We don't want to see the people in the lobby every day.'"





*“Most buyers are in their mid 30s to 40s,” Demeure said. “Buyers have become more sensitive to the French charm and are looking to experience a lavish lifestyle. Buyers have also increased their decision-making time slightly, in order to find the perfect match.”*



*“One trend that we’ve been seeing for a number of years is people who can live and work anywhere in the world, and they are uprooting their young families,” Wells said. “People are making lifestyle decisions.”*

“They want to live on one level,” Mills added, noting that additional bedrooms are desired for when the children come home to visit. “They want the master on the same level as the living room.”

In Aspen, Colorado, Carrie Wells, affiliated sales associate with Coldwell Banker Mason Morse Real Estate, said the idea of downsizing is not the norm in her market. “We’re seeing equally as many older clients who are wanting larger homes,” she said. “They really want a place where the family can come and convene.”

Elevators, or at least planning for one, are becoming commonplace as well, noted Wendy Lister, affiliated sales associate with Coldwell Banker Bain outside Seattle, Washington. “We used to only have them in the older homes, and now they are either put into the newer homes or they are, as we say, plumbed — a shaft has been created for someone to put one in when they want it.”

**Younger Buyers Want Large, Creative Spaces**

If what boomers want is somewhat surprising, then what younger buyers are seeking may be no surprise at all. Work, lifestyle and design trends are being established and adopted by younger consumers.

“The newer buyers that are coming in and wanting the ‘white boxes,’ or the more modern contemporary — I’d say they are up to 40 [years old],” Hertzberg said. “They are the ones who are wanting the bigger homes.”

Wells noted that younger buyers with money are enjoying newfound freedom thanks to today’s technology.

“One trend that we’ve been seeing for a number of years is people who can live and work anywhere in the world, and they are uprooting their young families,” Wells said. “People are making lifestyle decisions.”

“Another trend is how taxes in different states affect people’s decisions as far as where their primary residence is,” noted Wells. “For instance, in California, with very high real estate taxes, many of my clients

are shifting to Aspen as their primary residence and counting the days they are here. California becomes their second home.”

Laurent Demeure, president of Coldwell Banker France and Monaco, said that younger buyers are seeking to transform nontraditional spaces, such as lofts and artists’ studios.

“Most buyers are in their mid 30s to 40s,” Demeure said. “Buyers have become more sensitive to

the French charm and are looking to experience a lavish lifestyle. Buyers have also increased their decision-making time slightly, in order to find the perfect match.”

**Bringing the Outdoors In — And the Indoors Out**

Outdoor living is not new as a trend, but our panelists report that today’s high-end homes are incorporating more elements than ever to maximize

*The newest artificial grasses, such as this rooftop arrangement by ForeverLawn, are surprisingly sophisticated. In addition to luxury homes, the company has provided synthetic turf for companies such as Walt Disney World Resort, Universal Studios Florida, ESPN and Google.*



enjoyment of the outdoor space.

"Our outside area ... it used to be the pool, then it was an area to eat," Hertzberg said. "Now it's a full living room and dining room outside."

Lister affirmed that observation, joking about her Seattle location. "You all have sunshine. We have it lots of times, but as you have maybe heard, not always," she quipped. "So our outdoor living rooms have become absolutely essential. And the really fine homes have two of them — one is covered and one is uncovered."

Lister said they are normally heated with a fireplace, and include wet bars and barbecues.

Hertzberg described a new, surprising improvement in this realm: artificial grass.

"At first, when I saw it, I was horrified, but now I love it," she said. "It is so beautiful. Now they have made it with little weaves in it, and it looks real."

"A lot of people here have rooftops, so they will have a Jacuzzi or a pool up there, and then around it on the roof that you would normally see, you'll see it will be covered with this artificial grass. But it is quite pretty. They have potted plants around it and it looks real."



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"We do see a lot of it," Mills concurred. "There is a huge difference between the very good grade and the very poor grade artificial turf. If it's bad, it's really bad. And if it's good, you can barely tell."

### It's A Material World

Often it's the details that distinguish a nice home from a luxury one, and one of the topics our panelists talked most about was the newer materials being used in new construction and renovations.

"We are seeing a lot of different manufactured materials," Mills said.



*"I'm seeing more wood in the higher end, but a lot of the condo renovations are using the luxury vinyl tile that looks like wood, but in various colors," Caudill said, calling the look "coastal contemporary."*

It can be startling, Lister said. "In the finer homes, where you would expect to see marble or certain granites, we're certainly going back to uses of coppers, stainless steel and materials that people have used in the past. But some of the manufactured products that are very, very expensive.... I'm having a hard time adjusting."

Mills talked of contemporary glass walls and porcelain floors. "I've had people love it, and I've had people who have said, 'Oh my gosh, it is just too much.'" Although our experts noted that not all of the porcelain they are seeing today has the stark white sheen. Porcelain closely resembling whitewashed oak is becoming popular as well, they reported.

Hertzberg referenced visiting a listing in Los Angeles with Mills, during which she was caught off guard by a revelation from the builder. "When we went into bathroom, I said, 'Oh, this is so pretty,' because I thought it was onyx ... and he said, 'Oh, it's not onyx, it's an artificial material that's made to look like onyx.'"



*Man-made products are mimicking natural materials in ways that provide high-end looks with greater durability and less maintenance. Here, Walker Zanger's Nature Collection uses porcelain to replicate the rich color and patina of antique wood floors found in farmhouses and grand country estates.*

PHOTO COURTESY WALKER ZANGER



The manufactured onyx look-alike is more expensive than real onyx, and doesn't stain. The same is true of the "marble" in the kitchen.

Hertzberg noted that back on the East Coast, she deals with clients' need for constant maintenance of decks and docks, often made of teak. Now, she explained, the plastic composites that look a lot like wood are making life easier. "It has eliminated all that maintenance."

In Aspen, understandably, Wells reports: "You don't see super stark, white contemporary homes like you might find at an ocean location."

"We still see honed marble and black absolute granite in addition to Caesarstone and other manufactured materials," Wells said. "The trend is for clean lines and soothing color palettes, but not so cold, because many buyers and designers think about the fact that for five months out of the year, the outside is white."

Wells noted that texture is important, and barn wood siding is popular inside and out. "To have zinc, barn wood siding and stone is a very interesting combination that we see on many modern homes, with barrel vaults and even flat roofs."

Jana Caudill, affiliated sales associate with

Coldwell Banker Residential Real Estate in Naples, Florida, said homeowners in her area are trying to make a distinction between their second homes in Florida and their primary homes elsewhere. "We're seeing that people want to decorate their homes completely differently than if they have a home up North where they might have the dark cherry woods.

"I'm seeing more wood in the higher end, but a lot of the condo renovations are using the luxury vinyl tile that looks like wood, but in various colors," Caudill said, calling the look "coastal contemporary."

### Immigration Creates Localized Needs

Part of our roundtable discussion reinforced the age-old axiom that all real estate is local, further illustrating the shortcoming of national market report statistics. For example, Lister shared that the Seattle market is greatly impacted by an influx of Chinese and East Indian buyers, due largely to the booming tech industry in the area.

"The things that are absolutely mandatory are — for the Chinese — the second kitchens," Lister said. "They have to be designed for their type of cooking, and they have to be ventilated."



*Boomers who used to move to condos in high-rises are opting for smaller single-family homes instead. "Now, a lot of those people are saying, 'I have five friends in this building, and three friends in this building, and we really would rather be more private, and have a little house.'"*

### Closet Space

Panelists reported a continued interest in massive his and hers closets. "What they now want is the biggest closet that money can buy and the house can hold," Lister said.

"Here, the woman's closet is substantially more important," Hertzberg said.

"Of course. As well it should be," laughed Lister.



PHOTO COURTESY CALIFORNIA CLOSET COMPANY, INC.





*Lister closely tracks developments in China. “About 40 percent of my income has been from Chinese families buying my listings. But now that’s changing.” She said a slowdown is underway, due to Chinese buyers having more difficulty transferring their money into the United States.*

Lister added that her Chinese clients demand living space for their parents. “They take care of their parents,” she said. “Having quarters for parents, or one parent, even amongst the Washingtonians that are not from China, has become much more common.”

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“But it will come back; it will just be a bombardment in about a year or a year and a third from now,” she noted. “The regime in China will be changing toward the end of the year. There are so many Chinese people that do want to get out, and they are finding more ways to get their money over here legally and create businesses.

“We are going to go through a whole new learning process,” Lister explained. “The first thing that we ask is, where is their money?”

**Investment Has Its Privileges**

Randy Chavers, managing director of Coldwell Banker Island Affiliates, said the latest attempts to draw buyers to the Caribbean include “citizenship by investment.”

He said the trend, started in St. Kitts, allows for buyers to get a second passport. “You can invest \$500,000 in real estate and get your passport,” he said. “You get to travel visa-free to 132 countries.”

Chavers noted that the financial industry continues to be responsible for much of the interest in the islands — 60 percent of all of the reinsurance business in the world is based in Bermuda, he said. And he hypothesized that the idea of a “global tribe” of people not being tied to a specific country, but rather eschewing nationalism and ideology in favor of a new mindset, might gain in popularity.

“I think that might be heightened by Brexit and some of the other changes recently in the global economy,” he added.

If Brexit is impacting the Caribbean, then it most certainly is being felt in France.

“Brexit has created an unprecedented opportunity, which we intend to grasp,” said Demeure. “The low-interest loans as well as the impact of the euro/U.S. dollar exchange rate have also largely contributed to boost the market. The low euro rate has led to an increase in the number of affordable properties.

“International buyers are drawn to the euro countries to invest in real estate as a strategic investment plan,” he added. “International buyers are back!”



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**Working – In Tandem – From Home**

“It’s very, very important today that you have a space for two offices,” Mills said. “Even people in their 60s and 70s are looking for dual offices,” she said, noting that even if they are just doing charity work, everyone wants their own work space.





# Setting Sail

BY ALYSON PITARRE

A NEW PROJECT THAT INCLUDES BERMUDA'S FIRST RITZ-CARLTON RESORT PROMISES TO RAISE THE BAR FOR LUXURY HOSPITALITY AND VACATION REAL ESTATE.

**I**f the idea of living directly on the waterfront with access to a mega-yacht marina, five-star hotel and luxury residences overlooking the azure seas of Bermuda sparks your sense of wanderlust, then you may want to keep close watch on Caroline Bay, Bermuda, over the next two years. The tropical sanctuary has promised to be “the flagship for a new era of luxury hospitality in Bermuda,” according to Craig Christensen, president and CEO of Morgan’s Point Ltd., the development company behind the much-anticipated project.

The first phase will feature a 79-room Ritz-Carlton Reserve resort — the first Ritz-Carlton in

Bermuda — and world-class amenities such as restaurants, an indoor/outdoor spa and upscale boutiques, a mega-yacht marina with slips for 79 boats and 23 superyachts, and 35 branded waterfront residences represented exclusively by Coldwell Banker Caroline Bay. Adds Christensen: “The first block of residences is scheduled to be ready for occupancy in the summer of 2017, with the remaining blocks to open consecutively, one per month, until all five are completed.”

Nestled in a cove on the island’s west end and bounded by the historic Morgan’s Point peninsula, the residences were designed by San Francisco-based SB Architects, with interiors by global luxury hospitality veterans Hirsch Bedner Associates (HBA). The inten-

tion, say both firms, was to “fully embrace Bermuda’s casually elegant lifestyle” inside and out. Both design teams were careful to make a distinction between Bermuda and the Caribbean, exploring the differences, the beauty and the unique qualities of Bermuda. Explains Miguel Baeza, partner at HBA: “There is a great sense of pride among those who live on the island. We want this project to be something that they can also look at with pride.”

SB Architects applied a contemporary interpretation of British Colonial architecture for the resort, bringing a modern edge to the traditional island vernacular. Seeking to evoke a sense of calm and sophistication in the residences, the San Francisco-based





The Ritz-Carlton Reserve Residences will be the flagship for luxury in Bermuda with 35 waterfront residences featuring plunge pools and outdoor kitchens.



firm designed clusters of crisp, white buildings — ranging from two- to four-bedroom residences with natural wood balconies, situated around three white-sand beaches and a generous planting of palms. The interiors took visual cues from the bay itself, as evidenced by the spectacular plunge pools, outdoor entertaining kitchens and sweeping ocean vistas that grace many of the residences.

“From the very start, we knew that we wanted to make this project about Bermuda,” says Baeza. “The sounds, colors, shapes, scents and culture of Bermuda were going to inspire what we envisioned and designed for the interiors.”

Christensen notes that the homes “were de-

signed with lifestyle in mind.” The two-bedroom floor plans are punctuated by 1,946 square feet of interior space with 476 square feet of outdoor living. The three-bedroom floor plan offers 2,172 square feet with 525 square feet of outdoor living, while the four-bedroom penthouses are the pinnacle of luxury, with 3,203 square feet and 1,063 square feet of outdoor living with private elevator entry. The residences also have access to an owners’ lounge and are fully engaged with concierge service by Ritz-Carlton Reserve.

“When looking at Caroline Bay in Bermuda, I have to say that the entire project is unique ... unique to Bermuda,” concludes Baeza. “There is nothing else like it.”

Christensen and team intend to completely transform the Morgan’s Point peninsula into a luxury oasis and sailing destination. In fact, the legendary Great Sound has already been selected as the site for the 2017 America’s Cup sailing competition.

“The Caroline Bay, Bermuda, project has been the vision of my partners and me for many years,” says

Christensen. “The hope was to create a world-class resort that will benefit the people of Bermuda and initiate a new era of luxury for the island. The Ritz-Carlton Hotel Company was the perfect partner to bring this vision to life. Together with our dream team of designers and other key partners, we will deliver unprecedented luxury and sophistication in this most idyllic spot. We anticipate that once completed, Caroline Bay, Bermuda, will be on many people’s bucket list.

.....  
 Caroline Bay, Bermuda  
 Southampton, Bermuda

2-, 3- and 4-bedroom branded residences starting at \$2,500,000

Represented by: Sandra Christensen  
 Coldwell Banker Caroline Bay  
 441.247.1861  
 sandra@carolinebayrealty.com





### PARIS, FRANCE

This beautiful triplex apartment in Hôtel Particulier has an elegant, sunny terrace and views of a quiet garden. The entrance hall and staircase lead to the 1st floor and open to a vast reception room and kitchen, with access to the private terrace. The 2nd floor includes a master suite with dressing room, bath and laundry room and a loft room on the top floor.

5 bedrooms, 1 full and 2 half baths | €2,700,000  
 Represented by: Vanda Demeure | C. +33.6.72.95.68.30  
 O. +33.1.83.53.53.53 | Coldwell Banker Demeure Prestige



### PARIS, FRANCE

This magnificent duplex on the Champs-Élysées has views of all of Paris' monuments! The home offers a living/dining room with a beautiful open kitchen surrounded by a tree-lined terrace, 3 bedrooms and a bath with the same magical view of Paris. A true unrivaled Parisian pied-à-terre!

3 bedrooms, 1 bath | €1,950,000  
 Represented by: Vanda Demeure | C. +33.6.72.95.68.30  
 O. +33.1.83.53.53.53 | Coldwell Banker Demeure Prestige



### PARIS, FRANCE

In the sought-after area of La Muette, close to Ranelagh Gardens, this magnificent, renovated 19th-century mansion has luxurious features: marble, wrought iron, precious woods, moldings and a home automation system. Features include a living room with a fireplace, master suite, 2 personal offices, a family room, fitness room, hammam and wine cellar.

5 bedrooms, 4 baths | €7,500,000  
 Represented by: Vanda Demeure | C. +33.6.72.95.68.30  
 O. +33.1.83.53.53.53 | Coldwell Banker Demeure Prestige



### REUGNY, FRANCE

This magnificent 47-acre property is located in the heart of the Loire Valley. The 3-level home has unobstructed 360-degree views and is 8 kilometers from Amboise and easily accessible from Paris (only 45 minutes away) and by plane (Tours Val de Loire Airport). This castle was once the home of Louise de La Vallière, King Louis XIV's favorite mistress.

19 bedrooms, 4 full and 3 half baths | €1,785,000  
 Represented by: Vanda Demeure | C. +33.6.72.95.68.30  
 O. +33.1.83.53.53.53 | Coldwell Banker Demeure Prestige





### RAMATUELLE, FRANCE

Newly built 5 years ago, this gorgeous home is perfect for entertaining and features a Bastide-style exterior and a warm contemporary flare throughout the interior. The 10-acre property offers lush vegetation, privacy, a 15-meter pool, fully equipped outdoor bar and pool house and parking for up to 30 vehicles. There is both a commercial and traditional kitchen.

12 bedrooms, 6 baths | €9,540,000  
 Represented by: Vanda Demeure | C. +33.6.72.95.68.30  
 O. +33.1.83.53.53.53 | Coldwell Banker Demeure Prestige



### PARIS, FRANCE

Situated on a high floor, this spacious 328-square-meter apartment is close to the Arc de Triomphe and boasts magnificent views of Paris, the Eiffel Tower and Bois de Boulogne thanks to its large windows and superb terrace. Luxury features in the star-shaped apartment include woodwork, a fireplace, parquet de Versailles and marble.

5 bedrooms, 4 baths | €8,950,000  
 Represented by: Vanda Demeure | C. +33.6.72.95.68.30  
 O. +33.1.83.53.53.53 | Coldwell Banker Demeure Prestige



### PARIS, FRANCE

A real Art Nouveau gem, with breathtaking roof views of Paris, this home boasts a beautiful combination of stunning receptions with 6-meter-high ceilings and family home charm. The 242-square-meter property offers a double reception, a spacious dining room, big kitchen and 4 bedrooms. Modern comfort meets historic elegance.

4 bedrooms, 2 full and 3 half baths | €4,500,000  
 Represented by: Vanda Demeure | C. +33.6.72.95.68.30  
 O. +33.1.83.53.53.53 | Coldwell Banker Demeure Prestige



### TOURS, FRANCE

Located in the Loire Valley, the Valley of Kings (outside of Amboise) and the final resting place of Leonardo da Vinci, this magnificent 19th-century castle is perched high above the Loire River. The renovated home is in pristine condition and offers room for entertaining, 3.4 acres of manicured grounds, a helicopter landing pad, guesthouse and caretaker's quarters.

19 bedrooms, 9 baths | €1,700,000  
 Represented by: Vanda Demeure | C. +33.6.72.95.68.30  
 O. +33.1.83.53.53.53 | Coldwell Banker Demeure Prestige





### ROME, ITALY

This penthouse in the Parioli area in Rome has charming terraces and exclusive architectural solutions. It is a perfect fit for those searching for the charm and unmistakable atmosphere of the historical center of Rome, with the convenience of being in a residential neighborhood.

3 bedrooms, 4 baths | €2,390,000  
 Represented by: Valentina Bodini | C. +39.393.926.1930  
 O. +39.06.85.30.00.44 | [www.coldwellbanker.it/bodinibarbera](http://www.coldwellbanker.it/bodinibarbera)  
 Coldwell Banker Bodini Barbera International Real Estate



### ROME, ITALY

This residence is at the heart of the Eternal City and walking distance from the Spanish Steps. Designed by famous architect Tommaso Ziffer, it is a piece of art inside the neo-Renaissance Mereghi Palace. High-quality finishes and smart-home technology make this house one of a kind.

4 bedrooms, 5 baths | €6,900,000  
 Represented by: Andrea Barbera | C. +39.335.612.4596  
 O. +39.06.85.30.00.44 | [www.coldwellbanker.it/bodinibarbera](http://www.coldwellbanker.it/bodinibarbera)  
 Coldwell Banker Bodini Barbera International Real Estate



### ROME, ITALY

This tastefully renovated apartment in the Parioli area is decorated with design details and enhanced by a large garden of 400 square meters, with a gazebo area and an external living area with permanent masonry furniture of exquisite taste. The property is divided into 2 portions.

4 bedrooms, 3 baths | €1,890,000  
 Represented by: Valentina Bodini | C. +39.393.926.1930  
 O. +39.06.85.30.00.44 | [www.coldwellbanker.it/bodinibarbera](http://www.coldwellbanker.it/bodinibarbera)  
 Coldwell Banker Bodini Barbera International Real Estate



### CAPRI, ITALY

This residence overlooks the Faraglioni of the world's most glamorous island, with great views from the first moments you enter the dwelling. The amazing property, featuring unforgettable external and internal spaces, has the comfort of an easily accessible and enjoyable location.

5 bedrooms, 6 baths | €8,000,000  
 Represented by: Andrea Barbera | C. +39.335.612.4596  
 O. +39.06.85.30.00.44 | [www.coldwellbanker.it/bodinibarbera](http://www.coldwellbanker.it/bodinibarbera)  
 Coldwell Banker Bodini Barbera International Real Estate





### CASTELLO DI POSTIGNANO (PG), ITALY

In the green hills of Umbria, near Spoleto, lies a beautifully restored medieval village, Castello di Postignano. Immortalized in photos by Norman Carver Jr., Postignano and its 13th-century hamlet is the work of 2 architects, who "stone by stone" brought back to life their dream project of reclamation and restoration, one of the most interesting of the past decade. The harmony between old and new is reflected by the perfectly restored apartments containing all the necessary comforts and services. A golden opportunity: 40 residential solutions starting from 70 square meters.

Price upon request

Represented by: Coldwell Banker Bodini Barbera International Real Estate | C. +39.06.85.30.00.44 | [www.coldwellbanker.it/bodini Barbera](http://www.coldwellbanker.it/bodini Barbera)



### LECCE, ITALY

In the prestigious "Palazzo dei Conti" built by Countess Maria d'Enguien at the end of the 14th century, this exclusive property is on 2 levels with a garden overlooking the Roman Theater. The beautiful interiors create an enchanting atmosphere in the heart of the historical center of Lecce.

4 bedrooms, 2 baths | €1,480,000

Represented by: Valentina Bodini | C. +39.393.926.1930

O. +39.06.85.30.00.44 | [www.coldwellbanker.it/bodini](http://www.coldwellbanker.it/bodini)

Coldwell Banker Bodini Barbera International Real Estate



### GALLIPOLI (LE), ITALY

In one of the most exclusive locations of the Salento, this property is surrounded by a park with over 700 centuries-old olive trees. The country house offers an outbuilding, 3 suites and 4 "Trulli," one of which has been finely restored, a magnificent swimming pool and a lush botanical garden.

8 bedrooms, 9 baths | €3,200,000

Represented by: Valentina Bodini | C. +39.393.926.1930

O. +39.06.85.30.00.44 | [www.coldwellbanker.it/bodini](http://www.coldwellbanker.it/bodini)

Coldwell Banker Bodini Barbera International Real Estate





### PHUKET, THAILAND

This stunning 5-star, private villa is in the oceanfront area of Kamala, on the sought-after west coast. Just a 15-minute drive from Surin Beach and Patong, and 40 minutes from the airport, this property enjoys ocean views, privacy, a garden, Thai-style architecture and an infinity-edge pool. A separate building offers 700 square meters of living space.

6 bedrooms, 6 baths | 150,000,000 THB  
 Represented by: Adam Taugwalder | T. 66.85.5544.347  
 adam@coldwellbanker.co.th | Coldwell Banker Thailand



### VICOFORTE CUNEO, ITALY

In Langhe, a region famous for the best Italian wines, Cascina "Il Cedro" is close to the Sanctuary of Vicoforte and ski resorts. Just 1 hour from the Ligurian coasts and 2 hours from the Principauté de Monaco, the house is 5,400 square feet with 4 kitchens, 10 acres, a pool and grass court.

6 bedrooms, 6 full and 1 half baths | \$2,180,000  
 Represented by: Paola Pastorino & Marzio Gelardini, CRS  
 leriviere@coldwellbanker.it | mgelardini@coldwellbanker.it  
 Associate Real Estate Brokers | Coldwell Banker Residential Brokerage



### CALGARY, ALBERTA, CANADA

This brand-new bungalow with views of the Rockies offers 6,720 square feet of space, with 5 bedrooms and 5 baths. Sitting on nearly 1 acre of meticulously landscaped land, the home offers a 3+-car garage and luxury appointments throughout. See this home in virtual reality now.

5 bedrooms, 5 baths | \$2,690,000  
 Represented by: Ali Khalil  
 T. 403.775.6950 | ali@yournewhomecalgary.com  
 www.yournewhomecalgary.com | Coldwell Banker Mountain Central





### STRUM ISLAND, MAHONE BAY, NOVA SCOTIA

A one-of-a-kind, majestic escape surrounded by nature's unspoiled beauty is conveniently located in the heart of Mahone Bay, along the beautiful South Shore of Nova Scotia. Strum Island is a unique getaway with panoramic views and custom-built accommodations. The uniqueness of its architecture, the innumerable features and amenities, coastline location and the privacy, security and peace it affords make Strum Island an unparalleled retreat, surrounded by the grandeur of the Atlantic Ocean.

6 bedrooms, 6 full and 1 half baths | \$2,000,000 CDN per fractional share  
 Represented by: Mariana Cowan | Coldwell Banker Supercity | T. 902.221.4498 | [www.marianacowan.com](http://www.marianacowan.com)



### NORTH MEDFORD, NOVA SCOTIA

Few houses enjoy such a privileged and commanding position. This majestic, custom-built, 1-year-old property is located in North Medford, just 20 minutes from Wolfville, and offers the most breathtaking 360-degree views. Set on 22 acres, this property includes access with frontage along the spectacular cliffs overlooking Cape Blomidon and Delhaven Harbour. The surrounding area has many provincial parks and trails and the property's acreage is ideal for horses and a riding area.

4 bedrooms, 3 full and 1 half baths | \$1,375,000 CDN  
 Represented by: Mariana Cowan | Coldwell Banker Supercity | T. 902.221.4498 | [www.marianacowan.com](http://www.marianacowan.com)





### ST. JAMES, JAMAICA

This spacious villa is sited on a sloping lot by the Half Moon Golf Course. The main house has a master suite and 2 other large bedrooms with en suite bathrooms. The lower floor houses an open-plan kitchen, dining and sitting rooms, a study and a full bathroom, all opening onto a 1,200-square-foot veranda and pool terrace.

5 bedrooms, 6 baths | \$1,650,000  
 Represented by: Nicola Delapenha | T. 876.995.8194  
 ndelapenha@cbjamaica.com | Coldwell Banker Jamaica Realty



### HANOVER, JAMAICA

Villa Lolita, with modern design and luxurious furnishings, sits on almost 4 acres of terraced lawns. Five beautifully decorated bedrooms have en suite bathrooms with walk-in showers. The entrance leading into a dramatic living area takes full advantage of the spectacular pool terrace and the panoramic views.

5 bedrooms, 8 baths | \$6,500,000  
 Represented by: Nicola Delapenha | T. 876.995.8194  
 ndelapenha@cbjamaica.com | Coldwell Banker Jamaica Realty



### ST. MARY, JAMAICA

Come live the cottage culture where you can step from your porch onto a pristine white-sand beach. Casually chic, these one-of-a-kind 1,100-square-foot beach cottages offer spectacular views of the Caribbean Sea. These simple cottages are inviting, with a luxurious charm of their own.

1 bedroom, 1 bath | \$2,000,000  
 Represented by: Sandy Tatham | T. 876.855.1122  
 sandy@cbjamaica.com | Coldwell Banker Jamaica Realty



### PORTLAND, JAMAICA

Located in the hills on Jamaica's northeast coast, this contemporary eco-boutique hotel sits on 7.5 acres of land with views of the Blue Mountains and Caribbean Sea. The bedrooms are in impeccable condition and decorated with Jamaican bamboo furniture.

11 bedrooms, 11 baths | \$5,000,000  
 Represented by: Barbara Clarke & Rebecca Tulloch | B. 876.891.9493  
 R. 876.403.7483 | bclarke@cbjamaica.com | rtulloch@cbjamaica.com  
 Coldwell Banker Jamaica Realty





**VIRGIN GORDA, BRITISH VIRGIN ISLANDS**

Baraka Point is situated on the west coast of Virgin Gorda atop a rocky promontory between the postcard-perfect beaches of Mountain Trunk and Nail Bay. Baraka Point has been successfully operating as an exclusive private retreat since its completion in the early 2000s. Barefoot luxury at its finest.

9 bedrooms, 5 baths | \$16,500,000  
 Represented by: Chris Smith | T. 284.340.3000  
[chris@coldwellbankerbvi.com](mailto:chris@coldwellbankerbvi.com) | Coldwell Banker British Virgin Islands



**VIRGIN GORDA, BRITISH VIRGIN ISLANDS**

This private villa, offering a pool within the iconic Rosewood Resort of Little Dix Bay, is nestled amid lush gardens and shaded footpaths along a half-mile crescent beach. This villa is one of 12 luxury Caribbean villas with private pools offering magnificent, 180-degree panoramic views of the beach, the reef and the islands beyond.

4 bedrooms, 4 full and 1 half baths | \$3,600,000  
 Represented by: Chris Smith | T. 284.340.3000  
[chris@coldwellbankerbvi.com](mailto:chris@coldwellbankerbvi.com) | Coldwell Banker British Virgin Islands



**OIL NUT BAY, BRITISH VIRGIN ISLANDS**

Completed in 2015, sitting just across the water from Sir Richard Branson's Necker Island, Villa Brise de Mer is a breathtaking and unique luxury villa tucked into the hillside within the Oil Nut Bay community, providing amazing views. The island offers untouched landscapes, quiet beaches and coves and world-class amenities.

4 bedrooms, 4 baths | \$12,000,000  
 Represented by: Chris Smith | T. 284.340.3000  
[chris@coldwellbankerbvi.com](mailto:chris@coldwellbankerbvi.com) | Coldwell Banker British Virgin Islands



**VIRGIN GORDA, BRITISH VIRGIN ISLANDS**

As Mary Poppins once said, "It's practically perfect in every way!" Dramatically located on the hillside above Mountain Trunk Bay, Island Spice is just about the perfect vacation villa. It is ideally designed to wrap around the hill to take advantage of some of the best ocean, island and sunset views in the British Virgin Islands.

3 bedrooms, 3 baths | \$1,600,000  
 Represented by: Chris Smith | T. 284.340.3000  
[chris@coldwellbankerbvi.com](mailto:chris@coldwellbankerbvi.com) | Coldwell Banker British Virgin Islands



NORTHWEST SPOTLIGHT

# THE PAGEANTRY OF PORTAGE BAY

A MODERN TECHNOLOGICAL WONDER ON SEATTLE'S PORTAGE BAY CAPTIVATES WITH AERODYNAMIC ARCHITECTURE AND AWE-INSPIRING SEASCAPES.

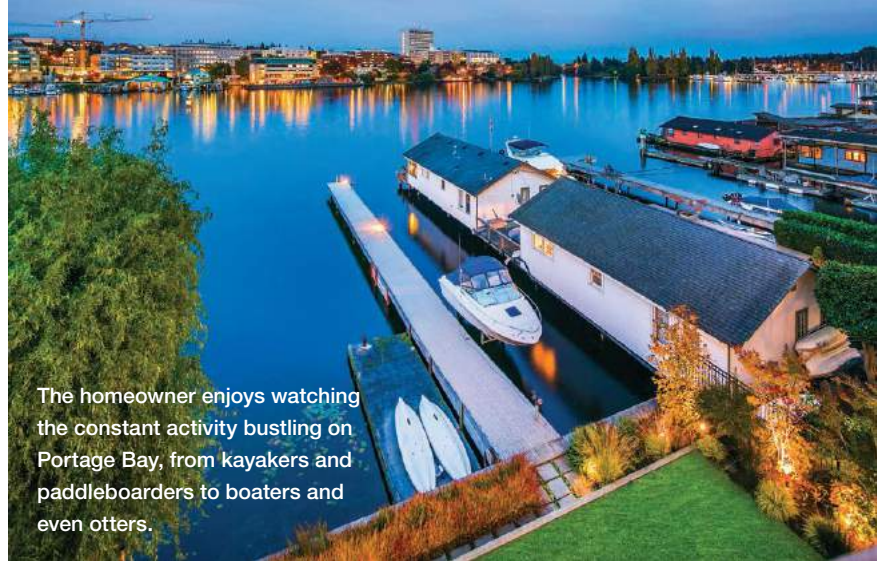
BY ALYSON PITARRE







A full-width view of the bay is made possible by walls of glass spanning three levels starting from the main great room to master bedroom and game room.



The homeowner enjoys watching the constant activity bustling on Portage Bay, from kayakers and paddleboarders to boaters and even otters.



Rising from opposing wedges of glass and concrete, the monolithic steel structure of this Seattle lakefront architectural gives one the distinct feeling that it is reaching out to the view of Portage Bay and pulling it right into the home. The stunning effect — “a seascape pageantry,” as listing agent Wendy Lister of Coldwell Banker Bain in Seattle calls it — is by pure design.

“I wanted it to feel as though you were descending into the view, but also pulling the view in and enveloping the space,” reveals architect Dave Dykstra. “Great consideration was given to making sure the view became a grand element of the home and the experience of living there.”

Dykstra fashioned the 4,468-square-foot residence around the elemental qualities of water, first by extending the house toward the bay and then by integrating the pool and spa into the overall design. Being careful not to disrupt the full-width-view frontage of the home’s main great room, he oriented the spa and sunlit pool— which won an award in 2009 — with expansive terracing along the side of the home. The resulting placement protects the pool against the wind and connects the water elements to the landscape, unfolding and cascading, one into the next. This

approach gives the home “a floating sensation, further enhancing the light and airy quality created by the continuous glass walls,” says Dykstra.

Notes Lister: “The entire house has this aerodynamic sense of movement. The glass walls communicate with the entire Portage Bay setting — stretching from water, sky, pool, blossoms, architectural pieces and the rhythm of marine life. You want to wrap yourself up with the daily adventures of architecture on a bay of houseboats, renowned yacht clubs, watercraft of every conceivable shape, color and purpose. Every hour is a different story. A kaleidoscope of bay living.”

Despite its glass walls, the interiors feel private, with three bedrooms and three and a half baths — and feel seemingly worlds away from the inner city, despite only being mere moments from downtown Seattle, the University of Washington and Husky Stadium via freeways in four directions. The breezy promise of a nautical lifestyle makes some of these urban pleasures even more accessible.

“You can zip to breakfast, lunch and dinners on your boat,” adds Lister. “The 110-foot dock is suited for a major vessel of more than 65 feet and the special rarity of allowing a sea plane to taxi up and tie up.”

The matchless inner-city location and sleek architecture have made it an ideal shelter for a musi-

cian, an engineer, or a collector looking for a space to display art. The house is also brimming with both aesthetic beauty — found in sleek details such as the backlit onyx backsplash in the kitchen — and home automation power — such as a Lutron system that controls the window shades and lights. Inventive technological touches also include a surround system that runs throughout the entire property, both indoors and out, and a heat pump that runs under the dock and into Portage Bay to use geothermal energy for cooling the home.

Of course, the views of Portage Bay are never far away — reaching, pulling and engaging visitors from the very first moment they enter the front door. The beauty lying just beyond the glass delights and surprises — like a living, breathing pageant of nature you’ve never seen before.

3002 Fuhrman Ave. E  
Seattle, WA 98102  
\$7,368,000

Represented by: Wendy Lister  
Coldwell Banker Bain  
425.283.8858  
wendylister@cbbain.com





### SISTERS, OREGON

This over 4,000-square-foot, handcrafted log home is on 5.24 acres, adjacent to Deschutes National Forest, yet minutes to town. The vaulted interiors showcase wood floors, impressive rooms for entertaining and a river rock fireplace. Enjoy paver patios with a soothing water feature, plus a 2-stall barn and replica Old West miniature town!

3 bedrooms, 3 baths | \$1,200,000  
 Represented by: David D. Gilmore | Coldwell Banker Morris | T. 541.371.2309  
 david@bendproperty.com | bendhomesgallery.com



### SUISUN VALLEY, CALIFORNIA

Nestled in Suisun Valley, this 20-acre, private, gated estate has room for horses and vineyards. It offers a 1-acre fishing pond with a dock and fish shack. The 6,028-square-foot, single-story main house has a guest suite accessed by a hidden passageway with a staircase that opens to views of the Suisun Valley and Mt. Diablo. It's completed with a 12-car garage.

5 bedrooms, 6 full and 1 half baths | \$2,850,000  
 Represented by: Emmy Greene | T. 707.803.2733  
 solanohomestoday.com | Coldwell Banker Kappel Gateway Realty



### FAIRFIELD, CALIFORNIA

This "Bay-Area Dream Estate" is near Napa and San Francisco. The world-class, 29.33-acre wine country property offers panoramic views and a stunning, designer 4,914-square-foot custom house. The home is private and gated, with solar electricity.

4 bedrooms, 4 full and 2 half baths | \$2,380,000  
 Represented by: Christopher Bommarito | Sales Associate  
 T. 707.249.5843 | chris.bommarito@kappelgateway.com  
 chrisbommarito.com | Coldwell Banker Kappel Gateway Realty





## HOLLISTER, CALIFORNIA

El Rancho Escondido is 600 acres of Central California cattle ranch within 50 minutes of San Jose. It has huge potential and good income, just minutes from town. A beautiful private estate or the next residential project.

\$5,944,444

Represented by: Page Welton | T. 408.857.6075 | pagewelton.com | Coldwell Banker Residential Brokerage



## SAN MARTIN, CALIFORNIA

Currently used for row crops, corn, peppers and tomatoes, but could also be used for vines or an orchard. Adjacent to Highway 101 for visibility and about 30 minutes south of San Jose, this farm is in a great location.

\$1,388,883

Represented by: Page Welton | T. 408.857.6075 | pagewelton.com | Coldwell Banker Residential Brokerage





### SUISUN VALLEY, FAIRFIELD, CALIFORNIA

This extraordinary offering brings together the jetsetter's dream—a genuine who's who in architecture, construction, vineyard design and winemaking to create a winery and vineyard estate like no other. Beyond the gates, a long drive flanked by mature olive trees looks past 80± acres, of which over 60 acres are planted Cabernet grapes, showcased by the estate rising vividly in the forefront.

6 bedrooms, 8 baths | \$15,998,000  
 Represented by: Bill Doyle | Coldwell Banker Residential Brokerage  
 T. 415.407.5195 | bill.doyle@cbnorcal.com



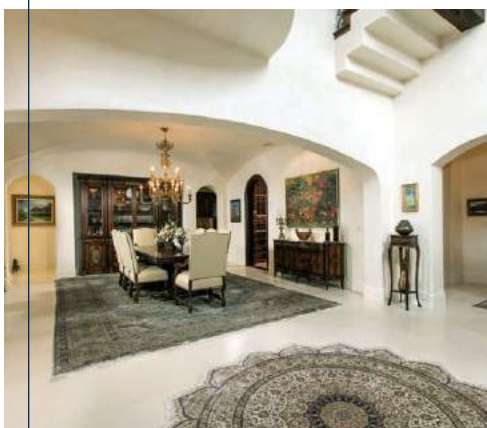
### GRANITE BAY, CALIFORNIA

"Exquisite" best describes this luxurious custom home. The floor plan is conducive to both casual living and grand-scale entertaining. The chef's kitchen is designed for comfort, function and appeal, with premium finishes. The ground-floor master suite offers views, a cozy fireplace and generous closet space. The beautifully landscaped yard includes beach-entry pool, spa and entertainment area.

4 bedrooms, 3 full and 2 half baths | \$1,296,000  
 Represented by: Liz Kiener | Coldwell Banker Residential Brokerage  
 T. 916.276.6028 | liz.kiener@cbnorcal.com







## EL DORADO HILLS, CALIFORNIA

This luxury European-style villa on 2± acres was designed for resort-style living. With 9,500+ square feet, this 2012-built home includes both a pavilion and secluded casita offering breathtaking views of the golf course and valley. There is also an additional over 3,000-square-foot loggia. This remarkable estate merges Old World materials with modern conveniences. There are extraordinary details, plus ponds, fountains, an elegant pool, 2 spas, gardens and more.

5 bedrooms, 5 full and 3 half baths | \$7,999,000

Represented by: Patricia Seide | Coldwell Banker Residential Brokerage | T. 916.712.1617 | patricia.seide@cbnorcal.com





### SONOMA COUNTY, CALIFORNIA

Santa Angelina Ranch is one of the preeminent land holdings in the Sonoma/Napa County area. This magnificent property on nearly 8,000 acres offers pristine natural resources, superb recreation, absolute privacy and convenient access to wine country's extraordinary amenities. There is an attractive vineyard potential of almost 1,600 acres.

5 bedrooms, 5 baths | \$39,000,000  
 Represented by: Cyd Greer | Coldwell Banker Residential Brokerage  
 T. 707.322.6825 | [santaangelinaranch.com](http://santaangelinaranch.com)



### NAPA VALLEY, CALIFORNIA

This distinguished French country estate on about 54 acres offers luxury, relaxation and Napa Valley living within a prime location with valley floor and mountain views. The property showcases a magnificent main residence, guesthouse, caretaker's house, a Cabernet Sauvignon vineyard, plus gardens, a pool, tennis court and a bocce court.

5 bedrooms, 9 baths | \$18,000,000  
 Represented by: Cyd Greer | Coldwell Banker Residential Brokerage  
 T. 707.322.6825 | [notrejardinnapavalley.com](http://notrejardinnapavalley.com)



### NAPA VALLEY, CALIFORNIA

Created from an 1886 winery, this historic estate enjoys outstanding views. The stately stone residence offers a master suite and elegant public rooms. The property also features a guesthouse, pool house, caretaker's house, expansive patios and lawns, a pool, tennis court, formal gardens, an olive grove and a 7.2-acre Merlot vineyard.

6 bedrooms, 9 baths | \$15,000,000  
 Represented by: Cyd Greer | Coldwell Banker Residential Brokerage  
 T. 707.322.6825 | [historicnapavalleyestate.com](http://historicnapavalleyestate.com)



### NAPA VALLEY, CALIFORNIA

Elevated magnificently above the valley floor, this distinctive estate's breathtaking views establish a sense of place that is unmistakably Napa Valley. Sited on approximately 11.5 acres, the property enjoys an over 7,000-square-foot residence, an authentic adobe 2nd dwelling, a premium hillside vineyard and a multitude of outdoor entertaining areas.

4 bedrooms, 7 baths | \$8,995,000  
 Represented by: Cyd Greer | Coldwell Banker Residential Brokerage  
 T. 707.322.6825 | [napavalleyviewestate.com](http://napavalleyviewestate.com)





### ST. HELENA, CALIFORNIA

This farmhouse is on over 1 acre, and is surrounded by its vineyard of 1,000 Merlot vines. The home features 3 fireplaces, inviting outdoor spaces, a pool and views of mountain vistas. Separate guest quarters are complete with French doors and a balcony. There is also a temperature-controlled wine cellar for sharing the fruits of your labor.

4 bedrooms, 4 full and 1 half baths | \$3,495,000  
 Represented by: Carolyn Roberts | D. 707.953.1793 | O. 707.258.5248  
 Coldwell Banker Brokers of the Valley | croberts99@aol.com



### ST. HELENA, CALIFORNIA

Minutes from downtown St. Helena, the heart of Napa Valley, yet private and tranquil, this 3-acre, gated home enjoys vineyard views. The multi-level home offers spacious rooms, an open floor plan, French doors leading to decking, bedrooms with private balconies and an office/guest suite. Relax around the pool and soak in the views.

4 bedrooms, 4 full and 1 half baths | \$2,399,000  
 Represented by: Carolyn Roberts | D. 707.953.1793 | O. 707.258.5248  
 Coldwell Banker Brokers of the Valley | croberts99@aol.com



### SILVERADO COUNTRY CLUB, CALIFORNIA

Embrace the Silverado Country Club and Resort lifestyle in this Highlands Villa, where great attention to detail has been paid to quality and modern conveniences. Entertain in the gourmet kitchen with a gas cooktop stove, granite counters, walk-in pantry and a formal dining room. Relax on the arbor-covered terrace and enjoy the views over the valley and golf course.

3 bedrooms, 2 full and 1 half baths | \$1,300,000  
 Represented by: Carolyn Roberts | D. 707.953.1793 | O. 707.258.5248  
 Coldwell Banker Brokers of the Valley | croberts99@aol.com



### NAPA, CALIFORNIA

The gated property on almost 1 acre offers a single-level house on a creekside setting with views to Mount St. Helena. The kitchen and living room offer a huge island with a wine fridge, quartz counters and wood floors. The 2-sided fireplace warms the living and formal dining room. Also enjoy a pool, mini golf green and a separate recreation or art studio.

4 bedrooms, 3 full and 1 half baths | \$1,295,000  
 Represented by: Carolyn Roberts | D. 707.953.1793 | O. 707.258.5248  
 Coldwell Banker Brokers of the Valley | croberts99@aol.com





## SUMMERLAND, CALIFORNIA

This spectacular, 20-acre polo ranch estate is near the renowned Santa Barbara Polo Club and enjoys ocean and mountain views, plus a formal reception area that opens to grand-scale interiors. Find a private polo field, a quality stables/barn/office/clubhouse complex, a detached guest suite, 128-foot pool, poolside cabana, loggia, plus a putting green, driving range, secret garden and an outdoor soaking tub.

7 bedrooms, 9 baths | \$65,000,000

Represented by: Randy Solakian & Jade Mills | Coldwell Banker Residential Brokerage | R. 805.565.2208 | J. 310.285.7508





## MONTECITO, CALIFORNIA

Evocative of grand villas, this property offers breathtaking ocean and mountain views from over 9 acres, exceptional landscaping, which showcases a reflecting pool with fountains, and splendid Italian-style architecture. This romantic estate in Montecito's most coveted enclave includes every luxurious amenity for the California coastal lifestyle: spacious rooms opening to terraces, a theater, pool, wine cellar, tennis court, gardens and a gym.

8 bedrooms, 13 baths | \$52,000,000

Represented by: Susan Burns Associates | Coldwell Banker Residential Brokerage | T. 805.886.8822 | [susanburns.com](http://susanburns.com)





## MONTECITO, CALIFORNIA

This prestigious Picacho Lane, Hollywood-styled Mediterranean estate rests on 2.36 south-facing acres overlooking the Pacific. This compound offers a main residence of 7,678 square feet with a 3-bay garage, guesthouse with 2 large rooms and 2 full baths, plus a pool house with a gym, en suite bedroom, kitchenette space and a pool bath.

6 bedrooms, 7 baths | \$7,500,000

Represented by: Crysta Metzger | Coldwell Banker Residential Brokerage | T. 805.453.8700 | [www.propertyinsantabarbara.com](http://www.propertyinsantabarbara.com)





## HOLMBY HILLS, CALIFORNIA

The Eva Gabor estate: only once in a lifetime does a property of this magnitude come to the market. Comprising approximately 1.1 acres of land in coveted Holmby Hills, this tennis court estate offers an amazing development or owner/user opportunity. Enter the doors of this approximately 6,414-square-foot Paul Williams home and let your imagination run wild with the things you can do here.

6 bedrooms, 5 full and 1 half baths | \$12,950,000

Represented by: Jade Mills | Coldwell Banker Residential Brokerage | T. 310.285.7508 | homes@jademills.com | jademills.com





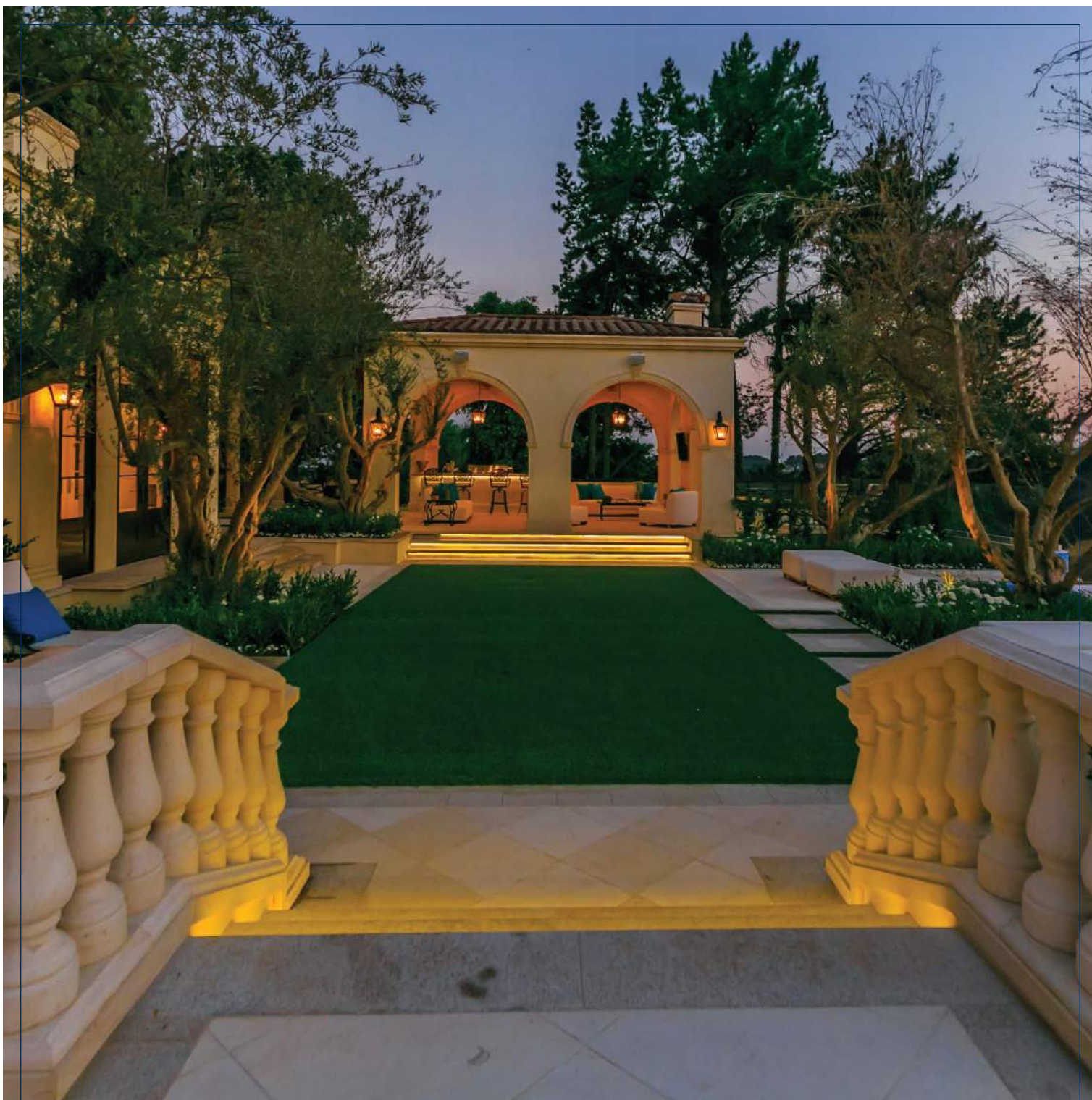
## BEVERLY HILLS, CALIFORNIA

Nestled amongst the estates north of Sunset Boulevard and hidden behind centuries-old trees, the original Warner Brothers estate represents a legendary chapter in Hollywood history. The magnificent 1.25-acre landmark encompasses an elegant main residence and guesthouse. Architect Paul Williams' vision, which masterfully married French Country and Tudor elements, has been restored to the magnitude of Hollywood's greatest period. [www.1006Rexford.com](http://www.1006Rexford.com).

7 bedrooms, 9 baths | \$39,999,000

Represented by: Jade Mills, Joyce Rey & Drew Fenton | JM. 310.285.7508 | JR. 310.285.7529 | D. 310.858.5475 | Coldwell Banker Residential Brokerage





## BEVERLY HILLS, CALIFORNIA

Villa Grande Bellezza, a magnificent new-construction home using only the finest materials offers unparalleled architecture, style and design. Stunning views overlook the canyon and city with incredible entertaining areas. [www.villagrandebellezza.com](http://www.villagrandebellezza.com).

6 bedrooms, 10 baths | \$21,995,000

Represented by: Joyce Rey, Stephen Apelian, Dafna Milstein & Gregg Silver | Coldwell Banker Residential Brokerage  
J. 310.291.6646 | S. 323.804.3400 | D. 310.867.5598 | G. 310.770.0777 | [villagrandebellezza.com](http://villagrandebellezza.com)



# THE TRIUMPH OF HACIENDA DE LA PAZ

AN 8-ACRE ANDALUSIAN HACIENDA  
CREATES MAGIC HIGH ABOVE LOS ANGELES  
IN THE GUARD-GATED CITY OF  
ROLLING HILLS, CALIFORNIA.

BY ALYSON PITARRE

“I felt like an eagle perched at the top of the Palos Verdes Peninsula, 1,100 feet above sea level, surveying my domain,” describes John Z. Blazeovich, as he recalls the first time he stood on the stunning 8-acre parcel in the guard-gated city of Rolling Hills, where the splendid Hacienda de la Paz estate now rests. “I searched extensively in Los Angeles for a location with abundant acreage that was private, safe and off the radar. I found it in Rolling Hills.”

Indeed, he did. The impressive work of art and engineering took Blazeovich, a food entrepreneur, nearly 17 years to bring to fruition. It was worth the wait. The end result is a millennium of architecture under one roof.

“I wanted to build a home that would stand the test of time,” he remembers fondly. “Therefore, it had to be historical. It had to be original. It had to be meaningful. And it had to be reflective of California.”

Blazeovich felt, however, that California’s immediate history was too rustic — so he turned to the first-generation Spanish hacienda style, which he perceived

as a sophisticated representation of Spain’s architectural history that later influenced California’s residential style. He cultivated a design vision by tracing Spain’s historical roots back to the Spanish explorers who discovered the Golden State, and then he “brought the history and architecture forward to the look of the 19th-century Andalusia region of Spain,” he reveals.

To turn his dream project into a reality, he commissioned award-winning Spanish architect Rafael Manzano Martos, who “lent his expertise in historical accuracy,” and California-based architect Anthony Inferrera, “who combined old-world design with the latest modern amenities and building standards.” It was Blazeovich’s exacting attention to detail and purist approach to architectural integrity that added to the construction time frame for the sprawling 51,000-square-foot, nine-bedroom hacienda, notwithstanding the challenges of balancing the building restrictions of Rolling Hills while managing hundreds of tradesmen and artisans on several continents.

“We had no guide book, no pattern to follow and no one to copy,” he says.

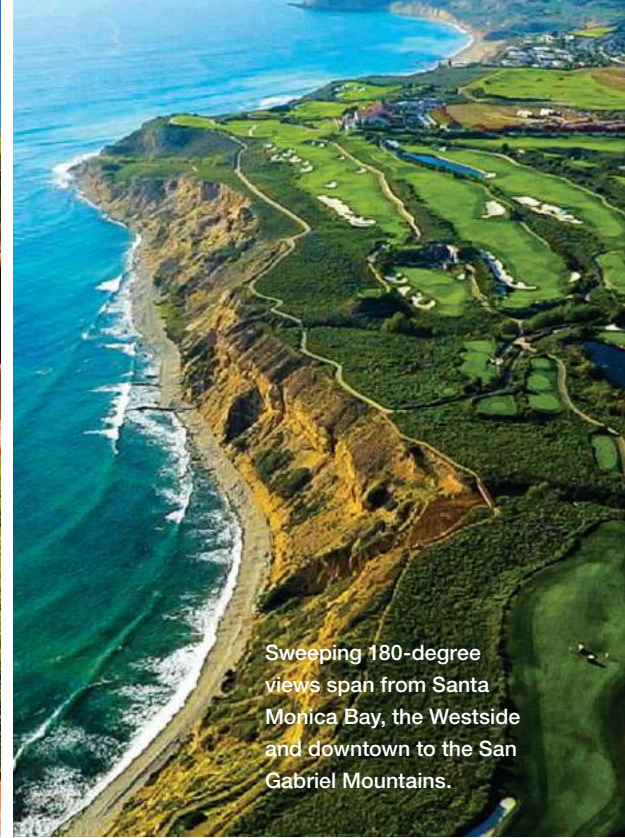
Completed in 2010, Hacienda de la Paz stands as a testament to his passion and ingenuity. Blazeovich managed to find a harmony between the massive scale of his home and the bucolic surroundings of Rolling Hills. He answered the community’s architectural standards with the hacienda concept, which blended organic materials such as adobe, earthen floor and roof tiles. Meanwhile, his inventive solution for the one-story height limit established for residences in Rolling Hills manifested in a ranch-style compound with subterranean levels. Accessed via secret passageways and elevators, there is a 15,000-square-foot, 18th-century neoclassical grand ballroom, an indoor tennis court built to U.S. Open standards, a 10,000-square-foot, 10th-century hamam spa fit for a king, a gym, a yoga room and a wine cellar.

Formal living and entertaining spaces, envisioned by interior designers from Spain and thoughtfully curated with European paintings and antiques, convey the warmth and history of times past. The English library was fashioned after a 19th-century gentleman’s club with flooring crafted from 800-year-old river





“As for landscaping,” says homeowner John Z. Blazeovich, “the initial design had to be inspiring and reflect the 19th century theme. Our objective was symmetry and serenity.”



Sweeping 180-degree views span from Santa Monica Bay, the Westside and downtown to the San Gabriel Mountains.



recovered logs. A Renaissance-inspired chapel and antique altarpiece was meticulously hand painted by an artist-in-residence who restores royal palaces in Spain. A state-of-the-art gourmet kitchen with catering facilities (one of many on the property) allows for both extravagant and informal entertaining. An outdoor swimming pool and loggia open to unencumbered 180-degree panoramic views, stretching from Santa Monica Bay, the Westside and downtown to the San Gabriel Mountains.

Other enhancements reveal Blazeovich’s impeccable eye for detail: a gorgeous guesthouse, a six-car garage, a motor court, and an outdoor red-clay tennis court built to French Open specifications. The professionally landscaped grounds complete his vision for modern-meets-19th-century living: Moorish gardens, a bocce court, groves of olive trees, vegetable gardens and countless varieties of fruit and nut trees. “The vibrant colors of the gardens, the sounds of the fountains and the fragrant aromas of the flowers, both day and night, revitalize us every day,” he says. The property is also positioned in L.A.’s preeminent eques-

trian community, with access to 57 miles of riding trails.

“It is like living in a world-class resort,” offers the property’s listing agent, Christophe Choo of Coldwell Banker Residential Brokerage in Beverly Hills. “Hacienda de la Paz is a visually breathtaking, truly magical and wondrous ancestral home reminiscent of a luxurious world long forgotten. And yet, it also boasts the most modern of amenities.”

Because of the property’s size and stature, Choo expects the future buyer to be a local who “simply wants the best home in the entire area” or an international buyer who is “looking for the ultimate Southern California entertainment compound to enjoy with family, friends and guests.” Choo regards its location in Rolling Hills, one of the wealthiest and safest cities in the United States, as an important point of distinction, since it is the only guard-gated city in America. The property is uniquely situated just minutes from the beaches and 23 miles from the Westside or downtown Los Angeles.

Heritage, honor and a felt sense of value passed on through the ages are themes that permeate Hacienda de la Paz at every turn. Despite the decades

he spent cultivating the property, Blazeovich is ready to pass the torch to the next owner.

“The Hacienda is a fortress; safe, sound and structurally engineered to last for centuries,” says Blazeovich. “The immense passion, taste and thoughtfulness that went into every detail are my personal added value. My family and I are extremely honored to have called this our home. Ultimately, the new owner will inherit not only an iconic property, but a family legacy — an estate to be handed down through the generations.”

Rolling Hills — Los Angeles, California

\$48,000,000

Represented by: Christophe Choo  
Coldwell Banker Residential Brokerage,  
Beverly Hills  
310.488.3044  
christophe@christophechoo.com





## MALIBU, CALIFORNIA

This gated residence, with the utmost privacy, features a grand main house with a lavish entryway finished with the finest Italian marble, hand-painted groin vault ceilings in the gorgeous loggia, coffered ceilings in the luxurious double living rooms, a library/study, gourmet kitchen, wine cellar, full gym, movie theater and large terraces with ocean views. This property also boasts a wading pool, extravagant guesthouse and tennis courts.

5 bedrooms, 8 baths | \$25,000,000

Represented by: Chris Cortazzo | Coldwell Banker Residential Brokerage | T. 310.589.2472 | [www.chriscortazzo.com](http://www.chriscortazzo.com)





### PACIFIC PALISADES, CALIFORNIA

This meticulously crafted home offers breathtaking views and a rooftop observation deck. The open floor plan showcases panoramic views from nearly every room. The chef's kitchen, featuring Wolf and Miele appliances, seamlessly flows to deluxe dining and family rooms.

7 bedrooms, 9 baths | \$8,995,000  
 Represented by: Aram Afshar | T. 310.702.0583  
 aram@quintessentiallyestates.com | quintessentiallyestatesla.com  
 Coldwell Banker Residential Brokerage



### VENICE, CALIFORNIA

The best of Venice is defined with this luxurious industrial-chic residence. An open and airy floor plan with a 15-foot disappearing glass wall calls for true indoor/outdoor living. The sleek chef's kitchen has the finest materials and stainless steel Thermador appliances.

4 bedrooms, 4 baths | \$3,995,000  
 Represented by: Aram Afshar | T. 310.702.0583  
 aram@quintessentiallyestates.com | quintessentiallyestatesla.com  
 Coldwell Banker Residential Brokerage



### PASADENA, CALIFORNIA

Comfortable elegance and privacy describe this light-filled country traditional home with a family room, pool/spa and 3-car garage. [www.1450rutherford.com](http://www.1450rutherford.com).

4 bedrooms, 3 full and 1 half baths | \$2,100,000  
 Represented by: Catherine "Tink" Cheney  
 T. 626.356.8129 | [www.tinkcheney.com](http://www.tinkcheney.com)  
 Coldwell Banker Residential Brokerage



### PASADENA, CALIFORNIA

This stylish, single-level Mid-Century overlooks Annandale Golf Club and has an open floor plan and breathtaking panoramic views. [www.130patricianway.com](http://www.130patricianway.com).

3 bedrooms, 3 baths | \$2,325,000  
 Represented by: Catherine "Tink" Cheney  
 T. 626.356.8129 | [www.tinkcheney.com](http://www.tinkcheney.com)  
 Coldwell Banker Residential Brokerage





### NEWPORT BEACH, CALIFORNIA

This estate offers stunning views! This Pelican Heights-Montecito home features 5 bedrooms and 5.5 baths with a pool and a spa.

5 bedrooms, 5 full and 1 half baths | \$5,292,000  
 Represented by: Diana Miner | T. 949.394.6212  
 diana.miner@coldwellbanker.com | Coldwell Banker Residential Brokerage



### WEST HOLLYWOOD, CALIFORNIA

This is a one-of-a-kind offering of a residential property in prime West Hollywood! The double lot with total privacy has been remodeled by architect James Magni and interior decorator Alexander Furman of Salisbury and Manus in the style of a Southern New Orleans Creole Cottage. There are 2 bedroom suites; a gourmet kitchen with eat-in breakfast bar; 3 wood-burning fireplaces and much more!

2 bedrooms, 2 baths | \$4,188,000  
 Represented by: James Hancock, "A Name You Can Trust" | T. 310.777.6351  
 9031 dorrington.com | james@jameshancock.com | Coldwell Banker Residential Brokerage







## MANHATTAN BEACH, CALIFORNIA

The largest residential estate in Manhattan Beach offers a French Country main house, guesthouse, pool house and a stone-clad gazebo, all connected by water-conscious perimeter gardens and expansive open space for outdoor enjoyment and rare privacy. There is garage parking for 8 cars. Just 1 mile to some of the best beaches in California. For more, visit [RondaDrive.com](http://RondaDrive.com).

6 bedrooms, 9 baths | \$14,900,000

Represented by: John Capellaro | Coldwell Banker Residential Brokerage | T. 310.463.4100 | [cap@jcaprealty.com](mailto:cap@jcaprealty.com) | CalBRE# 01842507





## SOLANA BEACH, CALIFORNIA

This Ken Ronchetti oceanfront was meticulously conceived to maximize views, light and use of space. At 3,840 square feet, the bluff-top property includes a chef's kitchen, 3 en suite bedrooms, 2 walk-in master closets, a powder bath, great room, media room, exercise room and an executive office with a private balcony overlooking the Pacific Ocean. The home boasts masterful use of sliding glass walls, panels and doors and is solar-powered and sea-wall protected.

3 bedrooms, 3 full and 1 half baths | \$12,850,000

Represented by: Thomas Di Noto | T. 858.888.3579 | Coldwell Banker Residential Brokerage





### LAGUNA BEACH, CALIFORNIA

Palm Springs life meets Laguna Beach coastal luxury in this unmatched custom villa on a half-acre oceanfront lot in the exclusive gated enclave of Smithcliffs. Meticulously designed by award-winning architect Brion Jeannette, this estate meets every need with luxurious interiors and grounds that include an inviting pool, spa and waterfall.

7 bedrooms, 9 baths | \$19,995,000

Represented by: Tim Smith | T. 949.717.4711

smithgrouprealestate.com | Coldwell Banker Residential Brokerage



### LAGUNA BEACH, CALIFORNIA

Breathtaking ocean views surround this beachfront estate in the seaside community of Three Arch Bay. Gracefully situated above a private cove and completely immersed in nature, the magnificent setting includes an oceanfront terrace, lighthouse and private steps to the sand and swimming pool carved into the cliffside, refilled daily by ocean tides.

4 bedrooms, 6 baths | \$16,995,000

Represented by: Tim Smith | T. 949.717.4711

smithgrouprealestate.com | Coldwell Banker Residential Brokerage



### DANA POINT, CALIFORNIA

Luxurious design elements and stylish interiors are uniquely embodied in this oceanfront estate in the coveted community of Ritz Cove. With over 300 feet of linear view frontage on 3 sides, an abundance of outdoor terraces and a private, gated path to the beach below, this home transitions effortlessly for the quintessential coastal lifestyle.

6 bedrooms, 10 baths | \$16,900,000

Represented by: Tim Smith | T. 949.717.4711

smithgrouprealestate.com | Coldwell Banker Residential Brokerage



### CORONA DEL MAR, CALIFORNIA

This exquisite, newly built home is situated on a quiet street in the highly desirable community of Cameo Shores. Thoughtfully designed by Brandon Architects, the residence is a perfect blend of modern and traditional, using natural materials and chic finishes to create an inviting living environment surrounded by ocean and island views.

5 bedrooms, 7 baths | \$12,995,000

Represented by: Tim Smith | T. 949.717.4711

smithgrouprealestate.com | Coldwell Banker Residential Brokerage





## KAILUA BEACH, HAWAII

Presenting Hale Palekaiko - House of Paradise. Chic, sophisticated, contemporary, avenue-to-ocean beachfront estate on world-renowned Kailua Beach. Magical Indo-Modern design. The crown jewel of award-winning architect Peter Vincent. Recently completed. The ultimate residential resort incorporating the absolute finest materials from around the globe to create an unparalleled tropical masterpiece. Perfection! Main residence of 4 bedrooms/4.5 baths. Guest residence of 3 bedrooms/3.5 baths. Outdoor entertainment pavilion complete with poolside bar, kitchen and spa bath. 4-car garage.

7 bedrooms, 8 full and 2 half baths | \$22,800,000

Represented by: Anne Oliver, (R) | Lic#: RB-17132 | Coldwell Banker Pacific Properties | T. 808.292.2800 | oliver@cbpacific.com | anneoliver.com





## KEKAHA, HAWAII

Enter the front gate of Hale Frangipani to experience an exquisite Hawaii enclave. This alluring oceanview property is Kauai's best-kept secret. A beautiful plantation home and guesthouse are surrounded by lush tropical plants and fountains, creating a visual experience of your own private resort. An open-air Palapa adjacent to the heated pool completes this private sanctuary. The guest home has a transient vacation rental permit.

5 bedrooms, 5 full and 1 half baths | \$4,400,000

Represented by: Kelly Liberatore | [kellyliberatore.com](http://kellyliberatore.com) | C. 808.639.2061 | O. 808.338.0369

[HaleFrangipani.com](http://HaleFrangipani.com) | Coldwell Banker Makai Properties





## KEKAHA, HAWAII

This oceanside plantation home is uniquely designed to reflect the elegant experience of living in Hawaii in the 1930s. The covered lanais offer approximately 1,500 square feet of outdoor living space and excellent ocean and sunset views. The property includes a guest cottage, workout room and a refreshing solar-heated pool. This is a successful vacation rental with a vacation rental permit for the main home.

4 bedrooms, 3 full and 1 half baths | \$2,250,000

Represented by: Kelly Liberatore | [kellyliberatore.com](http://kellyliberatore.com) | C. 808.639.2061 | O. 808.338.0369

[DavidsonPointBeachHouse.com](http://DavidsonPointBeachHouse.com) | Coldwell Banker Makai Properties





## LANIKAI, HAWAII

This stunning new estate sits high above Lanikai in a private, gated enclave with unsurpassed ocean and Mokolua Island views. This luxurious 5-bedroom, 6.5-bath residence offers modern design and architecture. Exquisite imported materials including Agape bathrooms, a SieMatic kitchen, and Achenbach windows and doors. Enjoy a poolside dining pavilion, gym with sauna, guest/entertainment suite, infinity pool, sun deck/ lounge with Jacuzzi and a 3-car garage.

5 bedrooms, 6 full and 1 half baths | \$14,800,000 FS

Represented by: Tracy Allen, (RA) | Lic#: RS-46610 | Coldwell Banker Pacific Properties | T. 808.593.6415 | [tracy@cbpacific.com](mailto:tracy@cbpacific.com) | [tracyallenhawaii.com](http://tracyallenhawaii.com)





### SCOTTSDALE, ARIZONA

Masterful design and modern luxury are embodied in this Optima Camelview penthouse, offering the space of a 4-bedroom home with the sophisticated convenience of urban Scottsdale living. Entertaining spaces flow to the balcony terrace overlooking Optima's hanging garden landscapes, sparkling pools and spa. CaptivatingCamelview.com.

4 bedrooms, 3 full and 1 half baths | \$1,450,000  
 Represented by: Kevin Owens | T. 480.217.9184 | fineAZliving.com  
 Coldwell Banker Residential Brokerage



### FOUNTAIN HILLS, ARIZONA

Perched hillside with expansive views of the city lights and valley below, this captivating and sprawling estate is perfectly positioned to enjoy views of Camelback Mountain in the distance. Bordering untouched desert, this masterpiece exudes unrivaled privacy in the coveted, guarded community of FireRock. CaptivatingFireRock.com.

5 bedrooms, 5 full and 1 half baths | \$2,590,000  
 Represented by: Kevin Owens | T. 480.217.9184 | fineAZliving.com  
 Coldwell Banker Residential Brokerage



### SCOTTSDALE, ARIZONA

"Hacienda De Vida Inspirada" is a captivating yet uniquely comfortable luxury estate nestled within a gated community of just 2 homes, providing unrivaled privacy. Known as the "Estate of Inspired Living," this property lives up to its name by offering spacious outdoor patio areas perfect for poolside lounging or dining al fresco. HaciendaDeVidaInspirada.com.

4 bedrooms, 4 full and 1 half baths | \$2,200,000  
 Represented by: Kevin Owens & Darice Tiffany | T. 480.217.9184  
 fineAZliving.com | Coldwell Banker Residential Brokerage



### SCOTTSDALE, ARIZONA

This quintessential North Scottsdale horse property boasts over 3 acres with a recently remodeled luxury home. The well-equipped barn includes evaporative cooled stabling for up to 15 horses, a 100-by-135-foot, lighted, 3-rail pipe-fenced arena (with room to expand), turnout and direct access to trails on adjacent state land. PasoTrailRanch.com.

4 bedrooms, 4 full and 1 half baths | \$1,050,000  
 Represented by: Kevin Owens & Darice Tiffany | T. 480.217.9184  
 fineAZliving.com | Coldwell Banker Residential Brokerage





### PARADISE VALLEY, ARIZONA

This La Place Paradise Valley estate on 2+ acres offers a main house of 11,000+ square feet and a guesthouse of 1,274 square feet. Features include a double staircase, marble and wood floors, fireplaces, formal living and dining rooms, a gourmet kitchen, and grounds with a resort-style pool and a tennis court. Enjoy Camelback and Mummy Mountain views.

5 bedrooms, 7 full and 1 half baths | \$5,000,000  
 Represented by: Wendy Walker | O. 602.468.8888 | F. 602.391.2888  
 wendywalkerfineproperties.com | Coldwell Banker Residential Brokerage



### PARADISE VALLEY, ARIZONA

On 3+ acres, find this secluded jewel. Enter through private gates to lush grounds mixed with the tranquility of the Sonoran Desert. The Frank Lloyd Wright-influenced architectural home showcases historical uniqueness with refined craftsmanship over the single-level, 6,600+ square feet. This is the perfect palette for a true art enthusiast.

4 bedrooms, 4 full and 1 half baths | \$4,500,000  
 Represented by: Wendy Walker | O. 602.468.8888 | F. 602.391.2888  
 wendywalkerfineproperties.com | Coldwell Banker Residential Brokerage



### PARADISE VALLEY, ARIZONA

Enjoy views to Superstition Mountains from this architectural contemporary masterpiece in guard-gated Clearwater Hills. The 6,898-square-foot home offers a master with a spa and steam shower. Find a sleek kitchen, glass wine wall, and a media/playroom with a full kitchen and bath. Outdoors, enjoy an expansive patio with a barbecue, infinity pool and a spa.

5 bedrooms, 6 baths | \$3,495,000  
 Represented by: Wendy Walker | O. 602.468.8888 | F. 602.391.2888  
 wendywalkerfineproperties.com | Coldwell Banker Residential Brokerage



### SEDONA, ARIZONA

This Southwest, double-gated estate on 2.61 acres enjoys stunning Red Rock views on the National Forest in Dry Creek Corridor. The remodel of this 6,480-square-foot home features European white oak flooring, custom Napa counters, Wolf appliances, a freshwater pool and spa and a guest casita. Completely secluded, this is a 5-star Sedona retreat.

5 bedrooms, 5 full and 1 half baths | \$2,995,000  
 Represented by: Wendy Walker | O. 602.468.8888 | F. 602.391.2888  
 wendywalkerfineproperties.com | Coldwell Banker Residential Brokerage





### PHOENIX, ARIZONA

This exquisite residence offers 3,550 square feet with upgrades throughout. It includes a great room for entertaining and cozy spaces, 2 fireplaces and 2 car garage spaces. The high-rise has the finest building amenities and services, including 24-hour security, a rooftop pool and spa, gorgeous club and conference rooms, a new full gym, valet parking and more, all at your service!

3 bedrooms, 3 baths | \$1,299,900  
 Represented by: Susan Polakof | Coldwell Banker Residential Brokerage  
 T. 602.738.5500 | susanpolakof.com | susan.polakof@azmoves.com



### INCLINE VILLAGE, NEVADA

Crystal Vista is pristine, one-of-a-kind and beautiful, just like the views of Lake Tahoe's famous crystal cove, which the property was named after. Features include Brazilian cherrywood floors, an entertainer's kitchen, butler's pantry, an African mahogany butcher block center island, French limestone countertops and more. The elevator adds convenience when stocking the 1,150-plus-bottle wine cellar.

5 bedrooms, 5 baths | \$5,650,000  
 Represented by: Ned Stock & Mike Chamberlain | T. 775.833.6400  
 ned.stock@cbselectre.com | mike.chamberlain@cbselectre.com | Coldwell Banker Select Real Estate





### LAS VEGAS, NEVADA

This “mansion in the sky” is a stunning high-rise in One Queensridge Place, which towers over Summerlin, the number one master plan in the U.S. This single-floor, 3,850-square-foot flat features an elevator that opens directly into the unit, a chef’s kitchen, separate balconies with stunning views of the city and mountain ranges and much more.

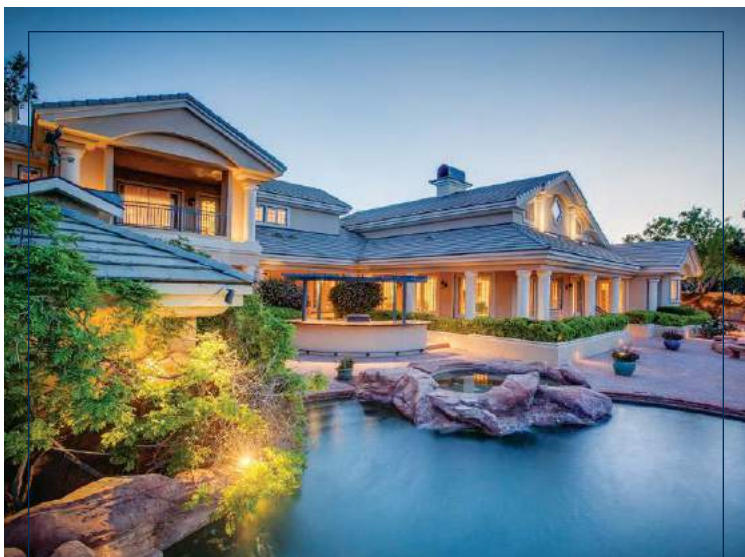
3 bedrooms, 3 full and 1 half baths | \$2,880,000  
 Represented by: Vickey England | Coldwell Banker Premier Realty  
 C. 702.595.7776 | vickeye@cbvegas.com | lasvegashomes.com



### LAS VEGAS, NEVADA

Exquisite custom luxury! Floor-to-ceiling butted glass windows provide stunning pool and double fairway views in Summerlin’s guard-gated Tournament Hills. Features include wood accents, a chef’s kitchen, marble floors, a downstairs master suite, upstairs office with custom built-ins and a basement with an old-world wine cellar, dining area and cozy fireplace.

3 bedrooms, 3 full and 2 half baths | \$2,300,000  
 Represented by: Greg Clemens | Coldwell Banker Premier Realty  
 T. 702.460.3629 | www.gregc.cbvegas.com | lasvegashomes.com



### LAS VEGAS, NEVADA

This open floor plan features 5 bedrooms and 6 baths on a 37,000-square-foot corner lot in guard-gated Tournament Hills. Features include an arched double-door grand entryway, his and hers closets in the master suite, a jetted tub, 2 balconies, a butler suite, putting green, library, 2 dens, a wet bar, golf cart garage, built-in barbecue, fire pit and elevator.

5 bedrooms, 4 full and 2 half baths | \$2,300,000  
 Represented by: Greg Clemens | Coldwell Banker Premier Realty  
 T. 702.460.3629 | www.gregc.cbvegas.com | lasvegashomes.com



### LAS VEGAS, NEVADA

This lavish 45th-floor penthouse has spectacular 180-degree Strip views. The home boasts the finest attention to detail, with upgraded designer finishes and Creston technology. The one-of-a-kind unit has a 3rd bedroom with convertible flex space, a wet bar and master office with views. The only triple 5-star high-rise in Vegas!

2 bedrooms, 2 full and 1 half baths | \$2,700,000  
 Represented by: Greg Clemens | Coldwell Banker Premier Realty  
 T. 702.460.3629 | www.gregc.cbvegas.com | lasvegashomes.com





## WALLSBURG, UTAH

In the Wallsburg Valley, this 1,543±-acre retreat is home to pines, oak and wildlife. This property provides an incredible hunting opportunity, a horseman's paradise, a rancher's dream, a hiker's challenge or a snowshoeing wonderland. For a personal or corporate retreat, the beauty of the Uinta National Forest surrounds. The amenities of golfing, fishing, boating, skiing, snowmobiling and snorkeling are all nearby, as well as five-star dining and entertainment.

Land | \$4,800,000

Represented by: Brian Olsen | Coldwell Banker Residential Brokerage | T. 801.318.3108 | bolsenrealestate@gmail.com





## PARK CITY, UTAH

This exceptional home on approximately 14 acres sits on top of a knoll with vast views of Park City. The open floor plan wraps around stunning views of the mountain landscape. There are luxurious high-end finishes, including expansive windows, radiant heat and a gourmet kitchen. The covered deck, heated walkways and private balconies meld the home to the beauty of the natural setting.

5 bedrooms, 5 full and 3 half baths | \$3,295,000

Represented by: Team Schlopy | Coldwell Banker Residential Brokerage | T. 435.640.5660 | [marny@teamschlopy.com](mailto:marny@teamschlopy.com) | [kevin@teamschlopy.com](mailto:kevin@teamschlopy.com)





### CASTLE PINES VILLAGE, COLORADO

The ultimate in private luxury prevails throughout this "Beaver Creek"-inspired estate sitting high above the 15th green of the prestigious Country Club at Castle Pines. Log and stone accents add to the outdoor entertaining opportunities, which include a covered patio with built-in fire pit. There is a main-floor master suite plus a quiet bedroom wing. Other highlights include a theater room, recreation room with oversized bar and wine cellar and a separate hot tub room.

5 bedrooms, 8 baths | \$2,995,000

Represented by: Louie & Melanie Lee | Coldwell Banker Residential Brokerage | T. 303.549.6925 | louie.lee@live.com





### CASTLE PINES VILLAGE, COLORADO

Created for entertaining by the most skilled craftsmen from around the world, no expense has been spared. From the real, full bed stone masonry from 4 different states and handcarved limestone to the hand-scraped walnut flooring and real gas lamps, every inch of this luxury masterpiece was thoughtfully designed with only the finest materials. It is nestled in the pines with majestic mountain views, on the 4th fairway of the Country Club at Castle Pines.

4 bedrooms, 7 baths | \$4,550,000

Represented by: Louie & Melanie Lee | Coldwell Banker Residential Brokerage | T. 303.549.6925 | louie.lee@live.com





### ASPEN, COLORADO

Perched high above the rest, on the highest lot in the city of Aspen, resides a new Scott Lindenau, of Studio B Architects, designed residence with views towards Aspen, Red Mountain and Hunter Creek Valley. The home's harmonious blend of contemporary finishes include European white oak, plaster walls, gray limestone and Corten steel. The thoughtful floor plan features large public spaces, intimate bedroom areas and multiple indoor/outdoor entertaining options. Ski-in from Aspen Highlands on the trail from Thunderbowl and ski-out via the Five Trees lift.

5 bedrooms, 8 baths | \$14,950,000

Represented by: Carrie Wells | Coldwell Banker Mason Morse | T. 970.948.6750 | [carrie@carriewells.com](mailto:carrie@carriewells.com) | [carriewells.com](http://carriewells.com)



### WOODY CREEK, COLORADO

A once-in-a-lifetime opportunity presents itself in this offering of one of Little Woody Creek's finest estates. The estate is on 21 acres with water rights, a pond and dramatic views of all 4 ski mountains. The charming, historic, 3,316-square-foot, 4-bedroom, 3-bath Victorian guesthouse is adjacent to other turn-of-the-century buildings such as the blacksmith shop, a 1-bedroom, 1-bath homestead cabin and chicken coop/bunkhouse. The barn has 4 stalls. The 9,000±-square-foot, 4-bedroom, 9-bath main house was built in 2001 and offers high-end finishes and glass walls showcasing the outdoor lap pool, hot tub, terrace, lawn and sweeping views.

9 bedrooms, 13 baths | \$19,995,000

Represented by: Carrie Wells | Coldwell Banker Mason Morse | T. 970.948.6750 | [carrie@carriewells.com](mailto:carrie@carriewells.com) | [carriewells.com](http://carriewells.com)





### MESA, COLORADO

This classic, luxury 35-acre Colorado ranch captures views of the surrounding mountains, ski slopes and abundant wildlife. Highlights include a custom 3,008-square-foot classic log and stone 3-bedroom home, 2 guest cabins, a bunkhouse, water rights, fenced pastures, a stable, barn and a workshop.

3 bedrooms, 2 full and 1 half baths | \$1,735,000  
 Represented by: Nathalie Ames | Coldwell Banker Distinctive Properties  
 C. 970.314.3920 | O. 970.243.0456 | names@nathalieames.com | www.liveandplayincolorado.com



### MESA, COLORADO

This award-winning Contemporary residence offers a modern vibe with amazing views through towering glass walls. The 4,311-square-foot house has unparalleled craftsmanship and is located on 38 acres. The property has lavender, a stream, pond, water rights, a workshop and a 3-bedroom farmhouse perfect for a caretaker or visiting guest.

3 bedrooms, 2 full and 1 half baths | \$1,330,000  
 Represented by: Nathalie Ames | Coldwell Banker Distinctive Properties  
 C. 970.314.3920 | O. 970.243.0456 | names@nathalieames.com | www.liveandplayincolorado.com







### GLADE PARK, COLORADO

Luxury craftsmanship and details are found throughout this beautiful Arts and Crafts residence with an open floor plan, vaulted ceilings and a well-equipped gourmet kitchen. The 3,237-square-foot home is on 35 private acres to enjoy expansive views of the Colorado National Monument and the Grand Mesa.

3 bedrooms, 2 full and 1 half baths | \$1,300,000  
 Represented by: Nathalie Ames & Eileen Turner  
 Coldwell Banker Distinctive Properties | N. 970.314.3920 | E. 970.260.7012  
 names@nathalieames.com | eileen.turner@gjhomes.com | www.liveandplayincolorado.com



### HEATH, TEXAS

Elegant European flair sitting atop 2 acres of ornate surroundings features a meandering creek and unique tree-top experience. The open floor plan home boasts tall ceilings and flowing staircases anchored by hand-scraped hardwoods. Entertain with a downstairs media room, game room and an outdoor living center. 1736bisonmeadowln.cbapex.com

4 bedrooms, 4 full and 1 half baths | \$1,325,000  
 Represented by: Dr. Michael Copeland | C. 214.673.0818  
 Coldwell Banker Apex, REALTORS® | dr.michael@reagan.com



### CANYON LAKE, TEXAS

Enjoy 300-degree views from this riverfront castle on over 5 acres in Mystic Shores! Features include hardwoods; a kitchen with granite, stainless steel and butler's pantry; a craft/laundry room; a 2nd master with patio access; and a 3-car garage. The outdoor living areas offer patios, a heated pool, spa, pergola and a private road to the river for water fun.

4 bedrooms, 4 full and 2 half baths | \$1,100,000  
 Represented by: Libby Ross, The Ross Group | T. 210.483.7521  
 Coldwell Banker D'Ann Harper, REALTORS® | info@getrossnow.com



## HEATH, TEXAS

This waterfront estate features 8,867 (per appraiser) square feet of lakefront living space, including a main home, cabana and a full guesthouse on 1.65 deeded acres on Lake Ray Hubbard. This property offers complete privacy, yet provides views of the grounds and the lake beyond through its walls of windows. The living spaces, open kitchen and breakfast area, formal dining and oversized bedrooms offer amazing views. The 2-room cabana with a wet bar and private pool bath complements the 1-bedroom full guest home, complete with a living room and kitchen. Perfect for entertaining, or just your daily retreat, 156 Shepherds Glen offers the luxury of waterfront living and is only minutes from downtown Dallas.

4 bedrooms, 5 full and 1 half baths | \$2,400,000  
 Represented by: Aidan Flores | T. 214.679.1477  
 aidan.flores@cbsdfw.com | aidanflores.com  
 Coldwell Banker Residential Brokerage



## ROCKWALL, TEXAS

Spectacular unobstructed lake views and a blend of elegance and craftsmanship are the hallmarks of this premier 7,033-square-foot gated masterpiece. Attention to each detail and exceptional quality seamlessly blend indoor and outdoor living with breathtaking views of the lake, sunsets, and the city skyline. The residence offers a floor plan with open living spaces for communal gatherings. Outdoor living areas include a covered patio and pool deck, 2nd-floor terrace with a fire pit, a 3-story tower and a front courtyard. With all of its scale and grandeur, 1724 Ridge Road remains warm and inviting, making it a unique retreat for intimate family life, yet poised for large-scale entertaining.

5 bedrooms, 4 full and 2 half baths | \$1,595,000  
 Represented by: Aidan Flores | T. 214.679.1477  
 aidan.flores@cbsdfw.com | aidanflores.com  
 Coldwell Banker Residential Brokerage

## HEATH, TEXAS

Luxury abounds in this spectacular estate property, offering 7,333 square feet of luxurious living space on 2.2+ acres in an exclusive gated neighborhood. Enjoy grand living spaces, exclusive appointments and both indoor and outdoor gourmet kitchens with high-end appliances for expanding your culinary creations. The details will amaze you, from the hand-carved marble fireplaces and plaster molding in the living and dining spaces to phantom screens in the expansive outdoor living space. Perfect for entertaining, this home offers both formal and informal spaces including a grand parlor, card room, wine cellar, cinema room, large game room and more. 1745 Bison Meadow Lane is the absolute choice when only the best will do.

6 bedrooms, 6 baths | \$1,595,000  
 Represented by: Aidan Flores & Chase Bowen  
 T. 214.679.1477 | aidan.flores@cbsdfw.com  
 aidanflores.com | Coldwell Banker Residential Brokerage







### DALLAS, TEXAS

This meticulously designed home by Booziotis & Co. has transitional, soft, contemporary interior design elements alongside a traditional facade, making it the best of both worlds. The spectacular grounds were designed by nationally acclaimed Warren Johnson. There is an elevator, silver closet and climate-controlled wine room.

4 bedrooms, 4 full and 1 half baths | \$6,750,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13345326 on ColdwellBankerHomes.com



### UNIVERSITY PARK, TEXAS

This exquisite home built by Gage Homes is on a beautiful street in University Park and boasts large formals and living spaces, a master suite, 3 bedroom suites and a large playroom. The 3rd-floor guest suite makes for a perfect home gym or art studio and there is a sparkling pool and spa with waterfall, covered patio with an outdoor kitchen and 3-car garage.

5 bedrooms, 5 full and 2 half baths | \$2,775,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13412907 on ColdwellBankerHomes.com



### UNIVERSITY PARK, TEXAS

This University Park custom home has a grand entrance and large formals, great for entertaining. The light and bright kitchen features a comfortable window seat in the breakfast area. The 2nd level features a large master with space for a sitting area, dual master closets and a room off the master, which could easily become an exercise area.

5 bedrooms, 5 full and 3 half baths | \$2,000,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13381001 on ColdwellBankerHomes.com



### HEATH, TEXAS

This waterfront mansion on a 1-acre lot has exquisite living and dining areas with breathtaking lake views. The study features built-ins and a coffered ceiling; the master suite boasts a see-through fireplace, granite and a split sitting area; and the kitchen has exotic granite. The resort-like backyard has an infinity-edge pool. Go fishing from your own backyard.

5 bedrooms, 5 full and 2 half baths | \$1,690,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13379931 on ColdwellBankerHomes.com





### DALLAS, TEXAS

A rare find in the highly sought-after Bretton Woods community, this Platinum Series custom home has stunning designer finishes throughout. The open, bright interior has walnut floors, a lighted onyx-topped buffet and a cook's dream kitchen. Features include gorgeous, oversized marble fireplaces, a large serene lanai with grill, a fountain and spa.

3 bedrooms, 2 full and 1 half baths | \$1,595,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13393028 on ColdwellBankerHomes.com



### TROPHY CLUB, TEXAS

This fabulous custom home is situated on a prime golf course cul-de-sac lot in The Knoll gated community. This private home offers fantastic views, a gourmet kitchen that overlooks the pool and spa, a wine room, butler's pantry, 3-car garage, motor court, 4 fireplaces, an outside kitchen and covered patios.

4 bedrooms, 5 full and 2 half baths | \$1,349,900  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13448333 on ColdwellBankerHomes.com



### DALLAS, TEXAS

This new-construction modern Hill Country-style home is perched on a .33-acre elevated lot in desirable Forest Hills. The home features a wall of windows, soaring ceilings, great natural light, high-quality finishes and an open and functional layout. The chef's kitchen has stainless steel appliances, granite counters and an island with seating.

4 bedrooms, 4 full and 1 half baths | \$1,225,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13432980 on ColdwellBankerHomes.com



### COLLEYVILLE, TEXAS

This exquisite Hill Country-style home is on a .73-acre lot, backing to open spaces for a spectacular view of the western sunsets. This estate home is custom designed, with attention to detail throughout the property. From the 42-foot-high foyer entry ceiling in the tower to the walls of windows and outdoor living area, this property is a can't miss.

5 bedrooms, 5 full and 2 half baths | \$1,089,000  
 Represented by: Coldwell Banker Residential Brokerage  
 Search 13407794 on ColdwellBankerHomes.com



MIDWEST SPOTLIGHT

# DAZZLING ON THE DUNES



A LAKE MICHIGAN  
CONTEMPORARY COMPOUND  
BREATHES LIFE INTO A  
PROTECTED SEASHORE.

BY ZACHARY CHASE

PHOTOGRAPHY BY  
DAVID KINGMA & ROGER WADE STUDIOS

**M**erriam-Webster defines a “labor of love” as “a labor voluntarily undertaken or performed without consideration of any benefit or reward.”

According to that definition, The Dunes, a 40-acre private lakefront oasis in Montague, Michigan, fails to qualify. Make no mistake; the labor was most certainly there — how else to explain the years of approvals to even get the go-ahead to build in a protected Lake Michigan Critical Dune Area? But so was the reward — how else to explain the rousing, remarkable structure that has redefined coastal development in this idyllic hamlet?

Truth be told, it took vision simply to consider building in this ecologically sensitive area, especially given the stringent guidelines for development.

“It took two years to get the permits,” says homeowner Gaylen Byker. “Figuring out where and how we could build demanded very specific strategies to satisfy the requirements.”

Turns out, getting the approvals wasn’t the most difficult part. Far more complex was Byker’s process of conceptualizing the 8,000-square-foot home — one that consumed more than a decade of extensive research on estates around the world to create a one-of-a-kind private retreat that was contemporary and warm, secluded and hospitable.

“I spent about 10 years on the design. I had collected 10 folios containing pages from books and



“It’s like being on a boat. You’re high up on a Critical Dune, stainless steel railings all around, and surrounded by the most beautiful views imaginable,” said the home’s owner, Gaylen Byker.





The distinctive architecture and mix of materials were inspired by homes all over the world: an exterior in Austin, Texas; a few standout residences in Seattle; a couple of high-end contemporaries in Santa Monica, California; and bamboo-ceilinged structures in Japan.

magazines, with features of homes that would fit this very specific site,” says Byker.

The search for someone to realize that vision landed on award-winning architect Jeff Visser of Visser Architects — especially after he made the couple an offer they couldn’t refuse. “Jeff said, ‘I’ll draw up the plans and give them to you. If you like them, hire me,’” says Byker. “He designed everything in three weeks, and we never changed a thing.”

The finished property is a showcase of stone, wood, copper and glass designed as multiple separate structures — a specification of the Michigan Department of Environmental Quality to build only in certain areas, and one that was ultimately fortuitous because it created connection points formed by a vast expanse (approximately 6,000 square feet) of multilevel, Brazilian hardwood decking.

“You’ve got 360-degree views of the lake and dunes, a virtually undisturbed forest on three sides, 830 feet of sandy lake frontage with steps to the beach, and 40 acres of gated property in perfect harmony with its environment,” says listing agent and Waterfront-Luxury Specialist Andrea Crossman of Coldwell Banker Woodland Schmidt. “The quality, design and function of this nine-bedroom, eight-bath estate is spectacular.”

In the main home’s living room, floor-to-ceiling glass exists where walls should be, ensconcing the

space in a cocoon of serene luxury. But viewed from the shore and from above, the estate is less noticeable. “You can hardly see it from the air because of the enormous trees that surround us,” says Byker. “It’s so very private.”

Within the structures, unique architectural details and high-end finishes abound. Miles of exotic hardwoods grace the floors and ceilings and frame the doors, 14-foot windows and ceilings soar, flying staircases accent open floor plans, and rustic stone fireplaces ground the spaces.

The north and south pods are self-contained, three-story structures, each with a luxe master suite, large living room and bunk room. The effect is one of complete privacy, yet each of these buildings is 100 feet from the main house.

In the main house, the luxury quotient extends to the resort-worthy master suite and modern gourmet kitchen, which combines natural elements with custom wood cabinetry, integrated professional appliances and an entire wall of windows that centers the eye right at treetop level. Also featured is a state-of-the-art fitness facility, sauna, steam room, wine grotto and private deck with outdoor kitchen, resistance pool and “numerous places to enjoy lake living and watch the sun setting over the water,” says Crossman.

Rewarding, indeed.



20 Peppers Trail  
 Montague, MI 49437  
 9 bedrooms, 6 full and 2 half baths  
 \$10,000,000

Represented by: Andrea Crossman  
 Coldwell Banker Woodland Schmidt  
 AndreaLCrossman@Gmail.com  
 616.312.2237 | 616.218.0267





## TRAVERSE CITY, MICHIGAN

This extraordinary home offers the ultimate in privacy as well as convenience. Built as a family retreat, it sits at the end of a winding drive providing complete privacy, nestled among 4.9 acres of forest with 285 feet of beautiful shoreline. Walls of windows offer panoramic sunset views of West Grand Traverse Bay. The award-winning, 18,000-square-foot home features spacious rooms overlooking the water, and exquisite gardens and landscaping outdoors.

8 bedrooms, 8 full and 3 half baths | \$8,900,000

Represented by: Charles Geer | T. 231.633.4337 | [chuck.geer@cbgreatlakes.com](mailto:chuck.geer@cbgreatlakes.com) | [traversebayresidence.com](http://traversebayresidence.com) | Coldwell Banker Schmidt Realtors





## CINCINNATI, OHIO

This fabulous residence is situated on an amazing acre of privacy enhanced by heated pools, a waterfall and a pond. Exquisitely restored and redesigned, it features 7,200 square feet of well-appointed space and a fantastic 2-story guesthouse. All just 2 blocks from Hyde Park Square.

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

Represented by: Michael Hinckley | Coldwell Banker West Shell | T. 513.608.1886 | michael.hinckley@cbws.com





## COLUMBUS, OHIO

Spectacular Scioto riverfront home with over \$300K invested in total renovation was completed in 2010. Its outstanding design has soaring ceilings, hardwood flooring, walls of windows, custom cabinetry and high-end appliances. Enjoy a fabulous kitchen and hearth room with fireplace; 1st-floor owner's suite with luxury bath and unique loft; and amazing outdoor living space, with a large screened porch, expansive decking, patio area, a pool, floating dock and boat lift.

3 bedrooms, 2 full and 1 half baths | \$1,100,000

Represented by: Mary Linda Landauer | Coldwell Banker King Thompson | T. 614.402.5962 | [marylinda.landauer@kingthompson.com](mailto:marylinda.landauer@kingthompson.com)





## HUDSON, WISCONSIN

Eagle Point represents one of the finest St. Croix River estates available. Complete privacy is provided behind the fenced and gated 11-acre wooded setting. The home has stunning design features, creating down-river views from every space. The residence was conceived to provide every amenity such as a tennis court, in-ground pool, putting green, tree-top screened porch and, perhaps most important of all, 325 feet of sand beach with a 60-foot, custom-built dock. A legacy estate for the discriminating buyer, located on the federally protected St. Croix River.

5 bedrooms, 7 baths | \$2,900,000

Represented by: Sharon O'Flannigan | Coldwell Banker Burnet | T. 651.430.7759 | [soflannigan@cbburnet.com](mailto:soflannigan@cbburnet.com) | [www.oflannigan.com](http://www.oflannigan.com)



## CABLE, WISCONSIN

Chapinwood, one of the finest private lodges in Northwest Wisconsin, with 24 acres of complete wooded seclusion on Diamond Lake, accessed through stone entrance gates providing old world character. The home offers stunning spaces dominated by beamed vaults and stone fireplaces, enhanced by beautiful furnishings and artwork. Includes a historic boathouse at the water's edge, with 887 feet of sand-bottom frontage in the heart of the Chequamegon-Nicolet National Forest. Chapinwood, a northwoods retreat for generations to enjoy.

5 bedrooms, 5 baths | \$2,250,000

Represented by: Sharon O'Flannigan | Coldwell Banker Burnet | T. 651.430.7759 | [soflannigan@cbburnet.com](mailto:soflannigan@cbburnet.com) | [www.oflannigan.com](http://www.oflannigan.com)





### WOODLAND, MINNESOTA

Set upon 2.7 wooded acres with 265 feet of premier Lake Minnetonka shoreline, this European-inspired estate offers unparalleled finishes and details. Enjoy luxurious living with grand entertaining spaces and panoramic water views.

5 bedrooms, 7 baths | \$7,995,000  
 Represented by: George W. Stickney | Coldwell Banker Burnet  
 T. 952.476.3694 | GStickney@CBBurnet.com | GWStickney.com



### EDINA, MINNESOTA

This home features a world-class combination of timeless architectural design and masterful craftsmanship. The formal yet open concept offers old world elegance with modern convenience. Enjoy incredible amenities, breathtaking gardens and grand entertaining spaces.

4+ bedrooms, 9 baths | \$7,945,000  
 Represented by: George W. Stickney | Coldwell Banker Burnet  
 T. 952.476.3694 | GStickney@CBBurnet.com | GWStickney.com



### MINNETONKA BEACH, MINNESOTA

Tucked away in charming Minnetonka Beach, this masterpiece is a testament to flawless craftsmanship and quality construction. Enjoy over 200 feet of premier Lake Minnetonka shoreline with expansive south-facing views.

6 bedrooms, 11 baths | \$6,299,000  
 Represented by: George W. Stickney | Coldwell Banker Burnet  
 T. 952.476.3694 | GStickney@CBBurnet.com | GWStickney.com



### ORONO, MINNESOTA

Perched upon an enchanting 5.5-acre private setting, this spectacular home offers high-end details, an open floor plan and luxurious amenities, all while maintaining a traditional farmhouse feel. Shows like new construction! Orono schools.

4+ bedrooms, 5 baths | \$2,095,000  
 Represented by: George W. Stickney | Coldwell Banker Burnet  
 T. 952.476.3694 | GStickney@CBBurnet.com | GWStickney.com





### SHOREWOOD, MINNESOTA

Remarkable Lake Minnetonka landmark setting offers hard-packed sand-bottom lakefront, the tranquility of a private harbor, and big-water views, plus approximately 147 feet of sandy lake shore and 550 feet of rip-rapped harbor. You're greeted by a magical approach with circular driveway and park-like grounds. There is a large living area with wet bar off the dining room, a kitchen with vaulted ceilings, 2 bedrooms with Jack & Jill bath on the main level, and a private master suite upstairs. With interesting angles and vaults, this retreat is waiting for your personal touches.

3 bedrooms, 4 baths | \$1,695,000

Represented by: Mark Grieger | Coldwell Banker Burnet | T. 612.382.4952 | markgrieger@cbburnet.com | markgonline.com



### DEEPHAVEN, MINNESOTA

This stunning contemporary farmhouse home is in coveted Cottagewood, USA. The home boasts everything you need for modern-day living and upscale entertaining. No detail was left out, with exceptional selections of stone and thoughtful use of millwork; a perfect blend of style and function; a 300-square-foot porch with phantom screen; 2nd bedroom suite above the garage with private stairs; and bonus storage below the garage for all winter and summer toys. Just a short walk to beaches, this home is nothing short of impressive.

6 bedrooms, 6 baths | \$2,295,000

Represented by: Mark Grieger | Coldwell Banker Burnet | T. 612.382.4952 | markgrieger@cbburnet.com | markgonline.com





## HUNTLEIGH, MISSOURI

Maritz & Young-designed estate mansion in Huntleigh is set on 6+ beautiful, peaceful, rolling acres with a stocked pond, horse-ready corral, barn, stable and fenced pasture. There is a phenomenal kitchen with every luxury, 22 rooms, a private circular driveway, 3 floors, plus a finished lower level with bar areas, a theater, wine cellar, and recreation/billiards room. Also included are maid's quarters, in-law quarters, balconies, terrazzo floors, a pool and an outdoor fireplace.

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

Represented by: Mary Gettinger & Kathy Gettinger | Coldwell Banker Gundaker

M. 314.378.3173 | K. 636.284.0990 | mary.gettinger@cbgundaker.com | kathy.gettinger@cbgundaker.com





## LADUE, MISSOURI

Extraordinary estate offers 30,000± square feet with stunning formal spaces and exceptional finish details, including limestone and marble floors; 16 fireplaces; a main-floor master suite with study, separate dressing rooms and a “zen” garden; 5 individual 2nd-floor guest suites; 2 employee apartments; an elevator; and a 6-car garage. The 4-acre property with terraces, gardens, a pool, pool house, tennis court, rose garden and a koi pond, is accessible from all 1st-floor rooms.

6 bedrooms, 7 full and 7 half baths | \$10,750,000

Represented by: John Ryan | Coldwell Banker Gundaker | T. 314.993.8000 | johnryan@coldwellbanker.com





## TOWN AND COUNTRY, MISSOURI

At the end of a cul-de-sac in prestigious Lochinvar, this residence sits majestically within a gated enclave of custom homes. The stone-and-brick manse is a showcase of exquisite design spanning 10,000 square feet. From immaculate millwork and box ceilings to custom paintings by renowned artist Claude Breckwoldt, the interior of this beautiful abode truly shines. Step outside and enjoy the kidney-shaped, Pebble-Tec saltwater pool and spa, on 2 lush acres.

5 bedrooms, 5 full and 3 half baths | \$3,700,000

Represented by: Mary Grady & Liz Whitworth | Coldwell Banker Gundaker

M. 314.277.4056 | L. 314.606.2031 | mary.grady@cbgundaker.com | liz.whitworth@cbgundaker.com





### SPRINGVILLE, IOWA

A bucolic retreat in the rolling hills of eastern Iowa offers over 22 acres of picturesque woods with a private paved trail that gives way to a secluded pond. The custom limestone walk-out ranch has over 15,000 square feet, including a stunning indoor pool pavilion with an atrium skylight.

3 bedrooms, 4 full and 3 half baths | \$2,500,000  
 Represented by: Kay & Ron Baty | Coldwell Banker Hedges Realty  
 T. 319.389.0669 | crystalcreekrd.com



### NAPERVILLE, ILLINOIS

This elegant and comfortable, casual design is set on 2 acres with 10,000 square feet, including a coach house. This is a LXTV-featured home. Enjoy custom trimwork, architectural ceilings, 6 fireplaces, a 1st-floor master bedroom, 3 en suite bedrooms, a bar, media room, koi pond and a waterfall.

5 bedrooms, 7 full and 2 half baths | \$3,999,500  
 Represented by: Gail Niermeyer | gail.niermeyer@cbexchange.com  
 T. 630.428.5530 | Coldwell Banker Residential Brokerage

### OAK PARK, ILLINOIS

This historically significant property is considered the gem of Oak Park. The limestone Tudor Revival mansion was designed by H.G. Fiddelke and is elegant, stylish and possesses Old World charm with the amenities expected for today's lifestyle. The property is Bed and Breakfast eligible.

6 bedrooms, 5 full and 2 half baths | \$2,500,000  
 Represented by: Jennifer Vande Lune | C. 312.593.8707  
 D. 630.455.8403 | Coldwell Banker Residential Brokerage  
 jennifer.vandelune@cbexchange.com



# LIVING ART

AN URBANE PENTHOUSE PERCHED HIGH ABOVE CHICAGO'S FAMED MICHIGAN AVENUE CAPTIVATES AS BOTH GALLERY AND HOME.

BY DRESDEN SCOTT



How does one live with art — or rather, live in art? It was a question that guided a particular art collecting couple, who divide their time between the sun-kissed shores of Palm Beach and the wind-swept streets of Chicago.

There are no universal guidelines, of course — no set of rules for guiding them on a path toward harmonious art-home coexistence. It became a matter of intuition and taste, and a matter of letting the art speak to them so that they, as owners and stewards, could display their art in a way that honors both the artist and his or her subject. They chose an unfinished,

4,000-square-foot penthouse on the 60th floor of the glorious Park Tower for their blank canvas. Renowned Chicago-based architect/interior designer Scott Himmel was promptly brought on board to envision the interiors as an homage to their life's passion.

"The clients had a world-class art and sculpture collection, and in addition, they wanted a world-class Mid-Century furniture collection to go along with it," recalls Himmel, who spent three years planning and designing the space in collaboration with the homeowners. "There were enormous floor-to-ceiling windows and 12-foot ceilings, so we took a museum-like approach while retaining a feeling of home."

The result was a custom penthouse, every inch cultivated with the finest materials and perfectly positioned to take advantage of unobstructed views stretching from north, east and west. Notes Himmel: "From the flow of the plan to the quality of the materials and exceptional construction, it represents the highest level of detail and quality."

Recently debuting on the market and represented by Chezi Rafaeli, affiliated sales associate with Coldwell Banker Residential Brokerage in Chicago, the two-bedroom residence welcomes you into an entrance hall as you are lured inside by windows revealing wide swathes of the city and Lake Michigan.





Chicago designer Scott Himmel collaborated closely with the homeowners for three years to execute the buildout of this two-bedroom penthouse with precision.



Tall openings to the living room match the height and scale of the living room windows, giving it a monumental quality.

The walls, paneled in dark wenge and white oak, were designed with built-in niches lined with sandblasted glass featuring underlighting and spotlights to highlight an art collection that includes a beautiful pair of Botero sculptures. Elegant slabs of unfilled Roman travertine line the floors and interior core walls, an inspiration taken from the Kimbell Art Museum in Fort Worth, Texas, originally designed by Louis Kahn. Millwork by Highland Park Millwork and Parenti & Raffaelli Ltd. reveal the exacting attention to

detail permeating the residence.

Room by room, the homeowners' eye for contemporary art, 20th-century French antiques and modern lines defines the warm, gallery-like home. Featuring direct access to the balcony, the sleek eat-in kitchen reveals stainless steel Boffi cabinetry and the most luxurious appliances of the day, including Gaggenau, Miele and Sub-Zero. A large terrace balcony — with no unit above it — impresses, thanks to the views and a gas barbecue, primed for summer entertaining. A hallway from the kitchen leads to the spacious formal dining room, bathed in natural light and floor-to-ceiling skyscraper views, with bronzed

800 North Michigan Ave.  
Chicago, IL 60611  
\$12,000,000

Represented by: Chezi Rafaeli  
Coldwell Banker Residential Brokerage  
312.560.7773  
Chezi.Rafaeli@cbexchange.com

walls paneled in custom hand-stitched leather. The magnificent master suite is another showpiece, with a large dressing room and master bath custom finished with heated marble floors. The artful design is further complemented by a Crestron "smart home" system for full-home automation.

"No detail has been overlooked," says Rafaeli. "The ambiance created by the design, the iconic architecture and reputation of the building makes this residence an unparalleled real estate opportunity. It is one of the rarest penthouses to ever be on the market since the building was built."

As part of the Park Hyatt, the future owner of this home will also have access to world-class amenities — a health club, spa, concierge, chic cocktail bar and restaurant. A prime Michigan Avenue address also puts the owner within walking distance of upscale boutique shops, the Art Institute of Chicago and Buckingham Fountain. It's an inspiring setting for an equally inspiring residence — just as irreplaceable as the fine works within it.





### CHICAGO, ILLINOIS

This ultra-modern luxury home is located in West Town, Chicago. The renovated chef's dream kitchen includes seamless quartz countertops with a custom handcrafted Amish oak fixture, new Thermador appliances and contemporary Cesar cabinetry. New Sonos HiFi wireless speakers included on every level of the house provide incredible sound throughout. Automatic window shades, Nest temperature systems, pop-up USB/outlets and a high-security camera system are a few of many high-tech upgrades. 11-foot ceilings, 8-foot doors and floor-to-ceiling windows provide incredible perspective and lighting. The 3 outdoor terraces provide ample outdoor space. More features await your arrival, come experience this home!

4 bedrooms, 3 full and 1 half baths | \$1,430,000

Represented by: Rudy Zavala & Jon Crocilla | R. 773.344.4181 | J. 847.452.9123 | 1614westhuron.com | Coldwell Banker Residential Brokerage



### INVERNESS, ILLINOIS

Located on 2-plus acres, this home offers a rare combination of size and comfort. With 8,733 square feet of space, this luxury estate boasts 5 bedrooms, including a master suite and secondary suite, and 4 full and 3 half baths. The entrance's dual staircases and limestone floor envelops guests with a sense of elegance. The kitchen is a chef's dream with endless granite counter space, top-of-the-line appliances and cherry cabinetry. The main suite features skylights, a marble fireplace and a master bath that will feel like your own personal spa. Four captivating decks and terraces overlook the grounds, including one leading out from the theater-inspired media room and a temperature-controlled, vineyard-quality cedar wine cellar.

5 bedrooms, 4 full and 3 half baths | Price upon request

Represented by: Jon Crocilla & Rudy Zavala | J. 847.452.9123 | R. 773.344.4181 | 1020blackburndrive.com | Coldwell Banker Residential Brokerage





## CHICAGO, ILLINOIS

This 9,750-square-foot Gold Coast mansion on a 35-foot-wide lot offers generously proportioned living space on every level. The home was painstakingly renovated and restored, offering a versatile floor plan with spectacularly elegant formal rooms, 6 bedrooms, a penthouse-level conservatory and a staff apartment. Features include magnificent millwork, 10 fireplaces, an elevator, fantastic outdoor space and garage parking.

6 bedrooms, 8 full and 3 half baths | \$8,750,000

Represented by: Jennifer Ames Chicago | Coldwell Banker Residential Brokerage | T. 312.440.7525 | jenniferames.com





## CHICAGO, ILLINOIS

Middlefork continues its mission to build timeless, elegant and distinctive homes that serve as the perfect backdrop for families, fun and friendship. Located in East Lincoln Park, on an R-5 lot, this 6,870-square-foot new home is ready to welcome you and your family. As in all Middlefork homes, the luxury finishes and details are apparent from the gracious living room/dining room and custom kitchen to the raised rear yard and garage rooftop deck. An elevator leads to all floors, including the penthouse, highlighting skyline views. Includes a connected 2-car garage.

7 bedrooms, 6 full and 3 half baths | \$4,500,000

Represented by: Elizabeth Ballis | Coldwell Banker Residential Brokerage | T. 312.343.4545 | elizabeth@ballisgroup.com





## WINNETKA, ILLINOIS

This extraordinary villa is situated perfectly among the bluffs of Lake Michigan. Features include 15,000 square feet, 7 fireplaces, a grand foyer with marble mosaic floors and a double floating staircase, hand-scraped chestnut floors, and custom cabinetry and molding. The marvelously appointed kitchen overlooks the water with a breakfast room that leads to a staircase to your 150 feet of private beach. Enjoy a 12-seat theater, indoor pool, hot tub, spa and sunroom.

6 bedrooms, 6 full and 4 half baths | \$9,750,000

Represented by: Chaz Walters & Linda Monty | Coldwell Banker Residential Brokerage  
C. 773.868.3080 | L. 312.320.9477 | chaz@chazwalters.com | linda@lindamonty.com





## NORTHFIELD, ILLINOIS

This stunning country retreat on 1.5-plus acres is minutes to Chicago, the lake, top-ranked schools, parks, shopping and O'Hare. It features a pool, tennis court, bbq area, beautiful stone patio and an outdoor garden room highlighted by landscaping from an award-winning architect. The renovated Colonial home showcases beautiful, livable taste, a versatile floor plan, 2 family rooms, a gourmet island kitchen with breakfast area, 1st-floor guest suite and more.

5 bedrooms, 4 full and 2 half baths | \$2,050,000

Represented by: Linda Martin | Coldwell Banker Residential Brokerage | T. 847.275.7253 | linda.martin@cbexchange.com





# RENAISSANCE MEN

WILLIAMSBURG, BROOKLYN-BASED DESIGN STUDIO ATELIER & CO.  
BOLDLY BRINGS THE ART AND ARCHITECTURE TRADITIONS  
OF THE PAST INTO THE PRESENT.

BY ALYSON PITARRE

**I**n 1418, a goldsmith named Filippo Brunelleschi designed one of the greatest architectural feats in Italy: the dome of Santa Maria del Fiore cathedral in Florence. Il Duomo, as it is called, consists of two concentric shells, an inner one visible from within the cathedral nested inside a wider, taller external dome. His detailed sketches and diagrams reveal just how groundbreaking it was for the time. Five centuries later, Edwardian architect Sir Edwin Lutyens revolutionized the notion of the English country house by fusing function with the Arts and Crafts movement.

The evidence of their genius lives on in their buildings to this day — and yet the artistry of architecture, as these two men knew it, has largely faded. Hand drawings and sketches have been replaced by digital renderings. Ateliers, once considered the birthplace of art and design, are few and far between. Many of the great arts and crafts traditions are being lost to mass-manufactured fabrications. Technological advancement, while positive and necessary, has made the intangibles in a physical environment — the emotion of a space — become pixelated.

“Once upon a time, an architect needed to paint

**The plan for this Palm Beach, Florida, home calls for garden rooms and a mixture of traditional Palm Beach and Polynesian architectural styles.**





and draw well,” explains Richard Cameron, co-founder of Atelier & Co. in Williamsburg, Brooklyn. “It was part of their architectural training.”

The idea of creating an art studio that practices architectural design intrigued both Cameron and his partner, Jason Grimes. Thus, the pair — who met each other in 2004 while Grimes was still studying architecture at the University of Miami (later, they worked together at Ferguson & Shamamian) — decided to establish Atelier & Co. in 2009 to “bridge the gap between past and present” and “carry on the art and architecture tradition,” says Cameron.

Each new design at Atelier & Co. — whether house, hotel or object — begins with a painting by Grimes. Often, by the end of a project, clients will have a custom-made, leather-bound book of paintings to remind them of the genesis of their creation. Atelier’s artistic approach resonates almost immediately with its affluent clients. After all, many of them already possess a natural appreciation for the beauty of handmade, bespoke things. They also appreciate the creative process, say Grimes and Cameron.

“It’s very human,” says Grimes. “Of course, we all enjoy the products of modern technology and industry, but they’re mass produced. They’re more disposable. You’re probably not going to be looking at your iPhone as timeless in 20 years. But something that has been made by hand, whether it’s a purse or a house, you have a connection to it. It’s special.”

None of this is to say that Atelier & Co. doesn’t use digital technology for its designs — it does. But Cameron and Grimes see contemporary design programs such as CAD as complementary to their artistry.

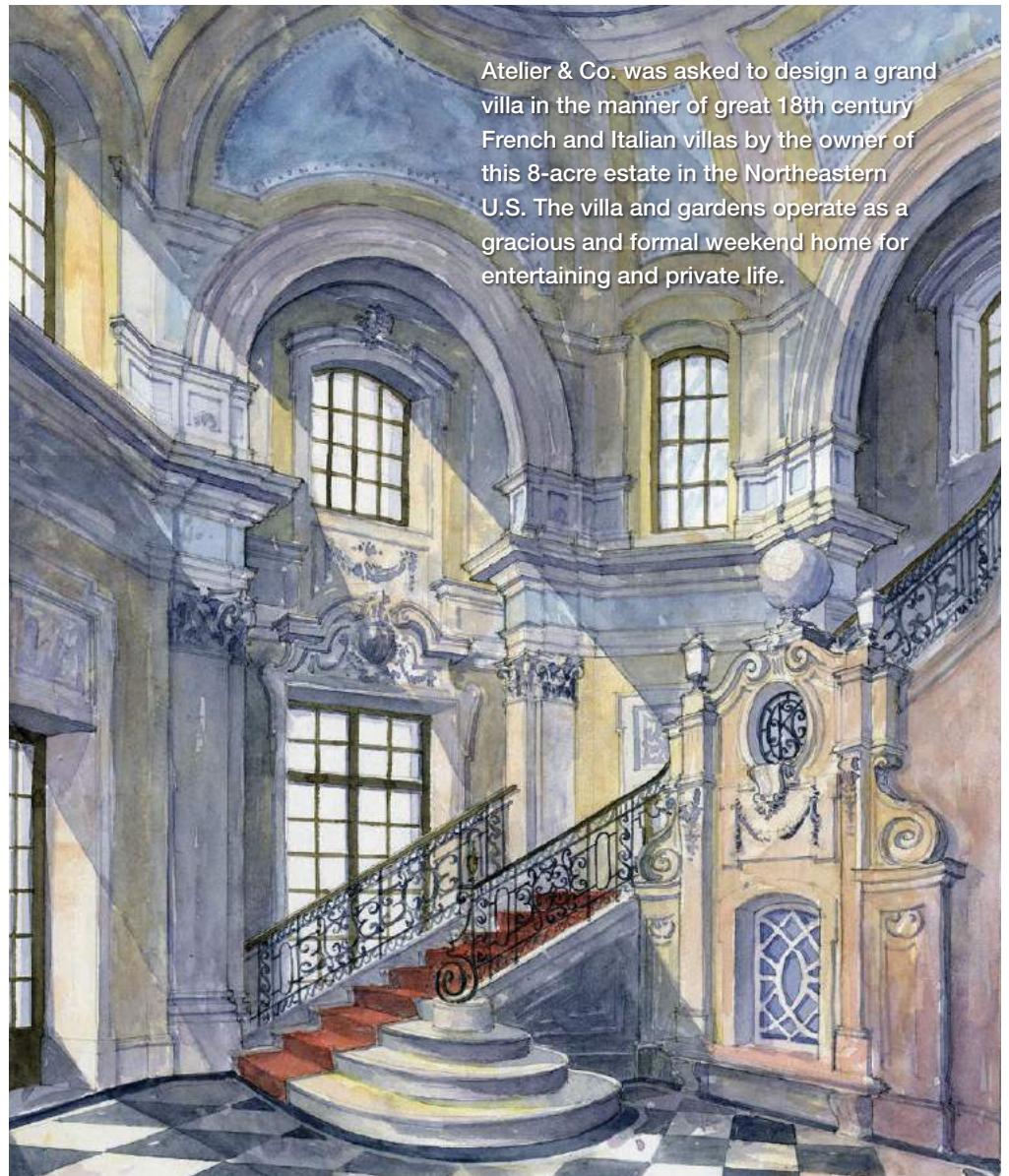
“We’re awash in all sorts of digital technology today, and with virtual reality technology, it’s becoming even more so,” says Cameron. “We often bring books to client meetings. There is a tangible quality to looking through a physical book or looking at handmade drawings. We have a different relationship to the handmade qualities of a painting than we do to a digital rendering.”

A digital rendering often will look so real that clients will perceive a home as already built, says Grimes.

“I’ve found that people are frustrated by that,” he notes. “If it’s already complete, what’s the fun of that? There is no imagination. A painting helps them bring their vision to life.”

As the firm’s website promises, artistry is often felt on a soul level during the design process. “Here, an architect is an artist viscerally rendering imagination onto paper, and converting line into three-dimensional form. Hand drawing and painting are the rigorous and intimate tools that communicate the yet intangible space, and allow consideration for each meticulous detail, committing them to memory.”

When Grimes and Cameron talk about their work, they often use phrases like “the translation of the psyche into scenery” and “physical environments that reflect our inner world.” These concepts can be

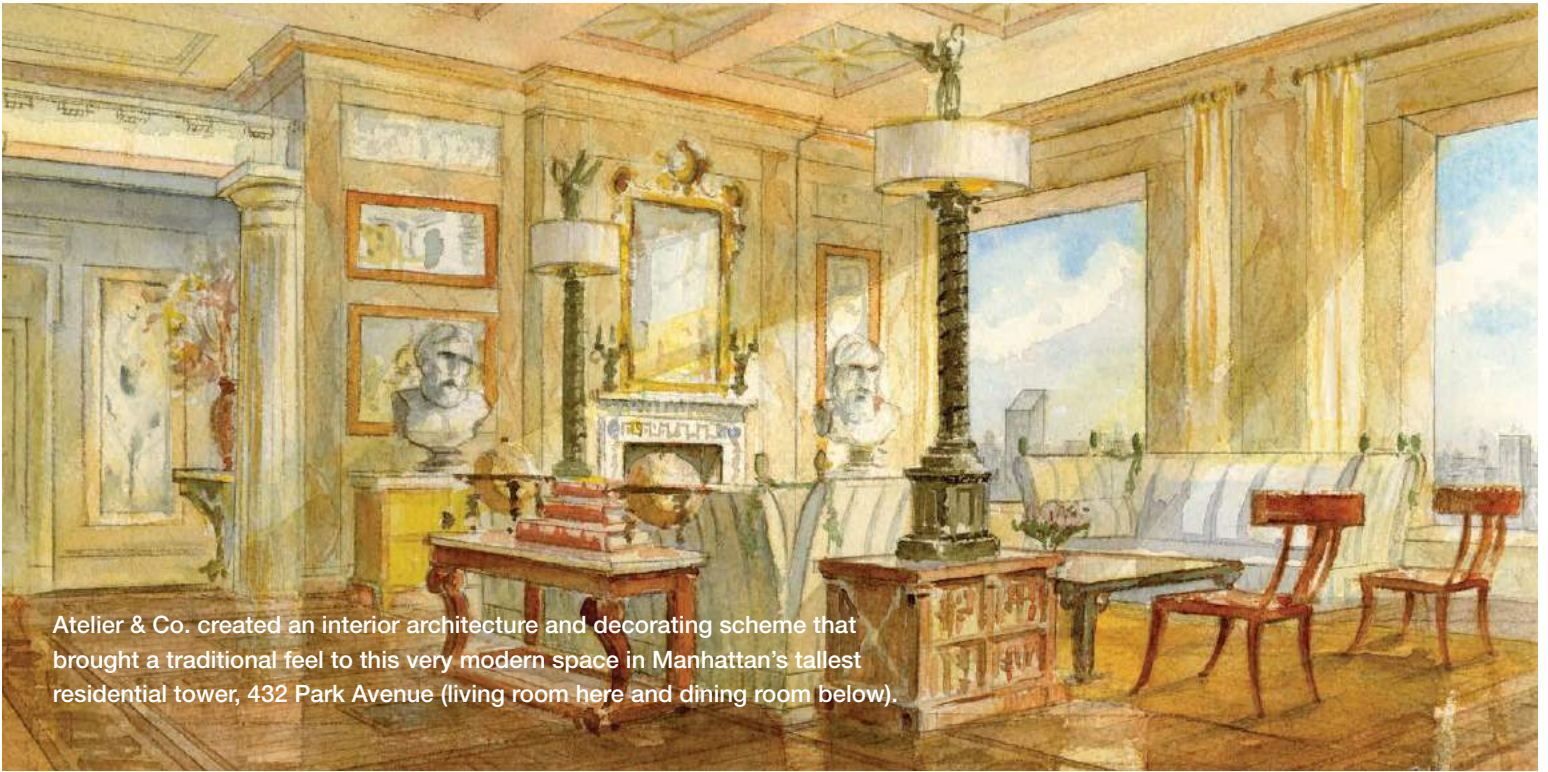


Atelier & Co. was asked to design a grand villa in the manner of great 18th century French and Italian villas by the owner of this 8-acre estate in the Northeastern U.S. The villa and gardens operate as a gracious and formal weekend home for entertaining and private life.



A film director commissioned a plan for this 130-acre estate near Philadelphia. Ravenwood was designed by Richard Cameron and Jason Grimes for Ariel, the Art of Building.





Atelier & Co. created an interior architecture and decorating scheme that brought a traditional feel to this very modern space in Manhattan's tallest residential tower, 432 Park Avenue (living room here and dining room below).

hard to define, but they are united by a single quality: beauty. Their portfolio reveals both imagination and historical precedent, comfort and culture, the personal and emotional; beauty is subjective — for the owner to enjoy. A Florentine palazzo in New York reveals an Italophile owner's lifelong passion. A Westchester Colonial Revival home unveils the owner's growing collection of 18th and 19th century American decorative arts, and fine Asian bronzes. In Long Island, decorative clutter has been edited away to uncover the classical lines and simplicity of a country house.

"There is always a traditional reference point for us," says Grimes. "It makes beauty a little easier to perceive, because you're working with a point of view that has been time tested."

Cameron adds, "We're always trying to make things that people respond to. For us, it always goes back to the way things are made, even in terms of the time it takes to make them."

Certainly, a hand-painted drawing takes longer to create than a digital rendering. Even handcrafted details in an Atelier-designed residence, like the intricate Indian-inspired plaster work found on the ceiling of the 130-acre Ravenwood estate in rural Pennsylvania, require more patience on the part of the client.

Staying true to the atelier model, the boutique firm often relies on close collaborations among architects, craftsmen and artisans — from decorative plasterers to ornamental metalworkers — to bring their projects to realization. They see this collaborative paradigm as granting them the agility to serve an array of clients and design projects, spanning from residential and commercial buildings and interiors to art, objects and preservation initiatives, including a proposal to restore

New York City's Penn Station. They compare their role in musical terms; sometimes they act as a "conductor" within the orchestra and sometimes they act as "first-chair artisan." The goal, they say, is to always "produce a single masterpiece, combining comfort with beauty, reaching the highest level of quality."

Today, their masterpieces pepper the United States, from Coral Gables to Malibu and Manhattan. With the recent launch of their West Coast outpost in

Denver, both Cameron and Grimes hope to expand their architecture-as-fine-art practice. Their goal is to continue creating the most beautiful architecture possible. Like the enduring artistry of Brunelleschi and Lutyens, their work will be tested against time.

"The more beautiful you make a project, the more timeless it will be," theorizes Cameron. "The only meter to that is a long time from now, when none of us are around and people still think it's beautiful."





# PLAY IT AGAIN SPIRIO

BY ROGER GRODY

STEINWAY & SONS INTRODUCES AN INNOVATIVE, UNPRECEDENTED  
PLAYER PIANO, COMBINING CRAFTSMANSHIP AND TECHNOLOGY.







Steinway & Sons is practically synonymous with meticulously crafted grand pianos, commissioned for royalty throughout the world and played in concert by everybody from Sergei Rachmaninoff to Taylor Swift. Its latest release, the Spirio, is the result of more than 150 years of artistry and more than a little bit of science.

The Spirio is Steinway's first autonomously playing piano, and revolutionizes the entire concept of a player piano by introducing extraordinarily high-resolution sound. Through technological advancements, the piano's "hammers" — when a piano key is struck, it activates a hammer to hit the strings — are measured 800 times per second, resulting in nearly perfect facsimiles of live world-class performances.

Ron Losby, president of Steinway & Sons – Americas, reports the company had been exploring the introduction of a player piano for more than 25 years, but resisted any concessions in tonal quality. "The technology needed to create an instrument worthy of being a Steinway simply didn't exist until recently," he explains. "The Steinway Spirio is a state-of-the-art, high-resolution player piano that has the ability to replicate all of the color and nuance of a live performance, but without compromising the touch and tone of the piano when it is played manually," says Losby.

A Steinway grand piano is an exquisite addition to any room, an iconic, elegant piece of décor that makes an impression in any architectural context. "The Spirio is for anyone who is passionate about music, regardless of playing ability," says Losby, who admits that some buyers are initially drawn to the physical beauty of the instrument. "Since the hardware is seamlessly integrated at the time of production, Spirio is virtually indiscernible from any other Steinway," he says.

With a Spirio, however, somebody completely

devoid of musical aptitude can recreate the sounds of Irving Berlin, Billy Joel or Yuja Wang. Playlists, themes and genres for any mood or occasion are curated by Steinway & Sons and controlled by an iPad with a special Spirio application. The Spirio debuted in April 2015, and there are currently 1,600 musical pieces available, featuring the roster of over 1,700 Steinway Artists, with more pieces added every month. The concept is not too different from selecting a song on Spotify, and is connected to the piano via Bluetooth technology. Steinway's entire catalog of performances will be provided to Steinway Spirio owners at no additional charge.

According to Losby, "Steinway has acquired technology that makes it possible to translate archival recordings by Steinway immortals and bring them to life on Spirio." He cites Van Cliburn, Duke Ellington, George Gershwin, Vladimir Horowitz, Thelonious Monk, and Arthur Rubinstein among the available artists whose music always will be with us.

"Spirio is a remarkable piece of technology, but ultimately it is art and craftsmanship that truly make it a remarkable instrument," insists Losby, who distinguishes the product from other autonomously playing pianos. "The fact that Spirio is a Steinway — the world's finest piano — sets it apart from other player pianos," he asserts. The Spirio also can be played as a traditional grand piano, and possesses all of the superb craftsmanship one expects from any Steinway. The product, which has been well received by both individual consumers and institutions, ranges in price from \$85,700 to \$118,400.

Losby maintains that, despite its reputation for handcraftsmanship, Steinway has evolved into a 21st century company with an appreciation for technology. "Steinway & Sons has a long tradition of innovation dating back to the company's founding in 1853," he says, and suggests Spirio is just the latest example of that leadership.

Steinway & Sons, [www.steinway.com](http://www.steinway.com)  
[www.steinwayspirio.com](http://www.steinwayspirio.com)



PHOTOGRAPHY COURTESY OF STEINWAY & SONS

## The Ultimate Accessory

Because the Spirio represents a unique combination of world-class music and exquisite décor, it was only natural for Steinway & Sons to partner with one of the world's most exclusive home furnishings purveyors. In Roche Bobois showrooms around the globe, intimate recitals on Spirio pianos have taken place to celebrate the synergy of music and interior design. Earlier this year, dynamic young pianist Yoonie Han performed at showrooms in New York, Seattle and San Francisco, and when the program returned to Manhattan in June, the talents of young French pianist Hélène Tysman were

showcased. "Roche Bobois and Steinway share a passion for high-quality, handcrafted design, and we are thrilled to partner with a company that, like Roche Bobois, remains at the forefront of its industry," says Jennifer Barre, the company's U.S. marketing director.

Steinway pianos have also been used by real estate brokers to dress up luxury properties on the market, inviting talented musicians to seduce prospective buyers. The Spirio represents the ultimate in both visual and auditory staging for any penthouse or estate.



# AUSTRALIA'S **WILD CARD**

GREG NATALE'S BOLD, TAILORED, AND SOPHISTICATED APPROACH PUTS HIM IN HIS OWN CATEGORY, AND HAS LED TO HIS RECOGNITION AS ONE OF AUSTRALIA'S MOST ACCLAIMED DESIGNERS.

BY SARAH BINDER

**W**ith a new tile collection debuting later this year, two new rug collections and a second carpet line launching next year, and a major refurbishment of a hotel nearly completed, Greg Natale is the design world's equivalent of the Energizer Bunny, if it just so happened to live Down Under.

The Sydney, Australia-based interior designer embarked on his solo career with a project that others may deem low-key — designing his sister's one-bedroom apartment. Natale made a splash by transforming it into a multi-award-winning space.

"I installed wall-to-wall, custom-colored Florence Broadhurst wallpaper, layering it with matching artwork and linen," Natale, founder of Greg Natale Design, says. "The apartment was published in *Australian Belle* and the UK magazine *Wallpaper\** and won me my first award, the 2002 Belle Wild Card award, a category created especially for me. Since then, I haven't looked back."

Self-described as being "obsessed" with the realm of design since he was young, Natale grew up fascinated with the worlds he saw on television and in film. "The incredible settings showed me that there were endless creative possibilities and inspired me to design my own amazing spaces," he explains.


Natale studied interior design at Sydney's Design Centre Enmore, followed by visual arts at Sydney College of the Arts, and architecture at the University of Technology Sydney. In 1996, he received his first break at a residential design firm as a junior interior designer. From there, he worked in two more commercial firms before launching Greg Natale Design in 2001.

With a new head office in Sydney, the company



PHOTOS COURTESY OF GREG NATALE DESIGN





A modern deco masterpiece in Brisbane, this home's predominantly black and white palette is energized by pops of orange and layers of taupe and navy, as exhibited in the artwork by Waldemar Kolbusz above the Real Flame Simplicity gas fireplace.

has a strong connection to international design trends due to the city's identity as a melting pot of style and culture. And, Natale draws even more inspiration from his travels to places such as Italy and India.

Among all of the available sources of inspiration, the team always keeps the Australian lifestyle in mind, described by Natale as "quite laid back, with a focus on outdoor living."

"A lot of my designs are concerned with maximizing our abundance of natural light and spectacular harbor and ocean views, without losing any of the glamour and sophistication that goes into creating luxurious, livable interiors," he says.

Natale describes his designs as bold, tailored, and sophisticated — a style inspired by icons past and present whom he considers design heroes.

"I still love the creations of the late David Nightingale Hicks and Vernor Panton, both of whom were masters at layering bold colors and patterns," he explains. "Jonathan Adler and Kelly Wearstler count among my contemporary inspirations, while Tom Ford and the late Halston are fashion designers whose work I will always admire."

Ever-mindful of the need to balance his style with each client's personal vision, Natale approaches each project with a similar process — meeting with the client to uncover their goals and visiting the space to get a feel for its possibilities. "My role is to help clients realize their vision using my expertise. I think it's important to inject their personality, which ensures that the design remains significant to them," he says.

Initially, Natale serves as a bit of a detective, working to identify the ideal starting point for each project, which serves as a focal point throughout the design process.

"I believe the first and most essential step in approaching a new design is to find the key factor that will set us on our journey. This could be a favorite possession, such as artwork or a piece of furniture around which the client wants to build a room or a look," he explains. "The starting point could also come from the architecture of the house, such as the angles of its roof, the materials featured in its exterior, or the era in which it was built. Sometimes, the starting point might just be a mood or a feel the client is after."

Natale aims to convey to his clients that the interior design process does not have to be an overwhelming task, and can be approached with a lot of common sense. The desire to communicate this message, combined with his long-term love of interior design books, led Natale to explore a new creative endeavor — producing his own book.

*The Tailored Interior*, published in Australia, the United States, and the United Kingdom, encapsulates Natale's design philosophy and approach, and is chock full of images and tips that he hopes offer inspiration to emerging and established professionals, as well as aspiring home decorators.

For example, a core principle of Greg Natale



Built by Greg Natale Design and Hully Liveris as co-architects, the Brisbane house boasts stunning spaces that exemplify the Australian focus on outdoor living. Design elements include various vases by Jonathan Adler, as well as several furniture pieces in the 1966 collection by Richard Shultz.



Design is a strong belief that layering is the key to creating warm, livable, and welcoming interiors. A “considered, edited approach” also distinguishes his style. The book not only allowed Natale to refine his philosophy and approach, it also taught him a few things along the way.

“One thing I learned was how hard it is to edit your own work — selecting the perfect pictures to illustrate each point was a long and challenging process, quite like editing the design of a room where you need to make sure that every element has its place,” he says.

*The Tailored Interior* features two of Natale’s favorite Australian residential projects, for which he served as both architect and interior designer (with a co-architect, Hully Liveris, on the Brisbane property).

In Brisbane, Queensland, the three-story, four-bedroom modern residence boasts pops of bold colors elevating a monochrome palette, and curves offsetting angles. “It’s a study in balance and contrast,” explains Natale. “Taking the house’s angled roofs as a starting point, we echoed them in the interior through the use of lines and geometrics — for example, in diagonal timber treatments on windows and in paneled ceiling squares in the living area, which reflect the black and white marble floor squares below,” he says. “It’s a large space that could hold generous pieces such

as two coffee tables and a long dining table with ten chairs. As a result, the look is full and layered — a bright, bold space with a contemporary deco feel.”

Another depicted project, a three-story, five-bedroom house in Sydney’s Tennyson Point, provided Natale the opportunity to reference the work of modernist masters he admires, such as Harry Seidler and Mies van der Rohe. A monumental, minimalist building constructed on Cubist principles, the home boasts plenty of light, natural stone, and expansive surfaces.

“This house maintains a connection between exterior and interior that is best seen in its single concrete interior wall, which echoes one outside,” Natale explains. “In the middle of the house, I introduced a circular, ribbon-like staircase that provides a deceptively simple organic feature among the other angles. Finished in the same warm travertine as the downstairs living areas, it draws everything together to great effect.”

For every project, a love for fusing design and decoration drives his company’s practice. The appreciation for décor that perfectly complements his designs and brings his clients’ vision to life led Natale to diversify his business, expanding into various home product collaborations, such as wallpaper, rugs and carpets, furniture, cushions, and tiles.

The products often are influenced by his travels; for example, the architecture and iconic arches of Rome’s Colosseum, which appealed to his love of repeat patterns, serve as inspiration for several pieces in the furniture line: Greg Natale for Worlds Away.

Most recently, Natale’s carpet, wallpaper, and furniture are featured in the nearly complete, major refurbishment of the Sebel Kirkton Park hotel in the Hunter Valley wine region.

Natale’s hallmark of paying homage to a setting’s surroundings comes into play in the grand, open entry hall’s light-filled atrium, where a custom-built circular bench allows those passing through the lobby to savor the streaming sunlight. The entry hall, reception, and atrium are outfitted in Atlantic Pearl, a sophisticated blue wallpaper from Natale’s collaboration with Porter’s Original Paints.

Yet, even as one project draws to a successful close, Natale always looks forward. He encourages potential clients to stay tuned to Greg Natale Design, mysteriously hinting at upcoming developments in the United States and New Zealand. His minimal free time is often occupied browsing Pinterest or savoring his apartment’s view of Sydney’s cityscape, but it too may be taken up soon by yet another project. “There’s that second book I would like to get started on,” he says.





The three-story Queenslander features dramatic angles and geometric shapes throughout, echoed in window treatments and accent pieces such as the cube side table from Arca, Italy, and the Diadema lamp from Armani/Casa.





FUELED BY LUXURY ARTISANS AND  
HIGH-END BOUTIQUES, WESTERN  
STYLE IS RIDING HIGH.

# COWBOY CHIC

BY ROGER GRODY  
PHOTOGRAPHY BY MARTY SNORTUM STUDIO

**W**estern apparel is usually associated with a rural lifestyle, but alligator-skin cowboy boots, cashmere Stetsons and 14-karat gold belt buckles are increasingly donned in big cities, even outside of Texas. In fact, demand for luxury Western wear is driven by well-heeled attorneys and investment bankers whose boots may never touch the floor of a honky-tonk.

Beverly Hills, the land of Prada, Gucci and Cartier, may not be the first place one would expect to find a shop specializing in cowboy boots and belt buckles, but a boutique called West has found a reliable clientele there. As owner James Anderton observes, "Few pairs of high-end boots are sold to

genuine cowboys, just as few Ferrari owners in L.A. ever race at Le Mans." Both acquisitions, he explains, represent works of art that deserve showing off, and Anderton counts celebrities, Fortune 500 CEOs and affluent tourists among his customers.

Like its fashionable neighbors, West specializes in conspicuous consumption, with its footwear prices rivaling those of Jimmy Choo or Christian Louboutin down the street. From Old Gringo, an artisanal producer in León, Mexico, are chocolate-hued leather cowboy boots for women embroidered with Swarovski crystals. And despite their stratospheric price (\$12,995), men's black alligator boots from Lucchese — the venerable El Paso brand has been favored by everybody from LBJ to supermodel Kate Moss — are conservative

and understated.

"These Western-style handmade products resonate with people around the globe," says Anderton, who receives a considerable number of Middle Eastern and Asian tourists at his store. Belt buckles offered at West qualify as wearable art, including an ornately engraved piece from Texas artisan Clint Orms priced as high as a BMW. Worn by George W. Bush, Queen Noor of Jordan and Cindy Crawford, Orms' signature is a combination of different colors of gold.

At Kemo Sabe, a luxury Western wear retailer in Aspen, Vail and Las Vegas, you can also find Orms' exquisite buckle art, as well as elegantly exotic knives from William Henry and elephant or ostrich skin styling from high-end bootmaker Rios of Mercedes.





## Luxury Outfitters

**Clint Orms** [www.clintorms.com](http://www.clintorms.com)

**Kemo Sabe** 434 E. Cooper Ave., Aspen, 970.925.7878;  
230 Bridge St., Vail, 970.479.7474;  
The Forum Shops at Caesars, 3500 Las Vegas Blvd., Las Vegas, 702.862.4800  
[www.kemosabe.com](http://www.kemosabe.com)

**Lucchese** [www.lucchese.com](http://www.lucchese.com)

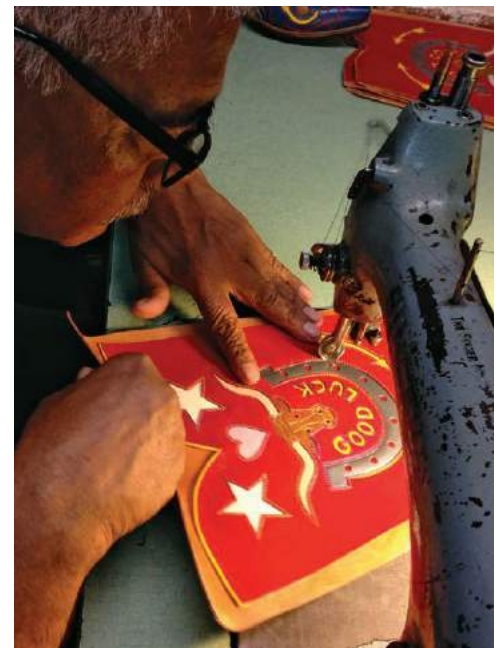
**Old Gringo Boots** [www.oldgringoboots.com](http://www.oldgringoboots.com)

**Rios of Mercedes** [www.riosofmercedes.com](http://www.riosofmercedes.com)

**Rocketbuster** 115 Anthony St., El Paso, 915.541.1300;  
[www.rocketbuster.com](http://www.rocketbuster.com)

**West** 9528 S. Santa Monica Blvd., Beverly Hills, 310.470.9063; [www.westbh.com](http://www.westbh.com)

**William Henry** [www.williamhenry.com](http://www.williamhenry.com)



Nancy Yoder, who owns Kemo Sabe with husband Tom, reports, "When you have authentic and beautiful merchandise, it doesn't matter if you live in the city or ride a horse to work."

The store is well known for its hat selection, and Yoder admires the timeless style of a Stetson made exclusively for Kemo Sabe: a bone-colored hat crafted from beaver, winter hare and cashmere selling for \$975 (without a hat band). Like Beverly Hills' Anderton, she reports a significant international clientele, with the Las Vegas store accommodating high rollers from Berlin to Beijing. "Wherever you go on this planet, they've heard of the cowboy," quips Yoder.

El Paso is the capital of the cowboy boot in-

dustry and homegrown Rocketbuster draws people from around the globe for custom fittings. Located in the city's historic Union Plaza District, Rocketbuster's turn-of-the-century building is rather unassuming, but prices for their custom-crafted boots with exotic leathers or meticulous, colorful embroidery regularly ascend into the thousands. Hand-tooled designs range from conservative elegance to whimsical imagery of Chinese dragons, skulls-and-bones or pinup girls.

Rocketbuster owner Nevena Christi, a former New York fashion designer who is referred to as "Boss lady" by her staff, explains her brand's appeal. "In a world of mass everything, people really appreciate what is handcrafted and unique," she says, and

cites everybody from Arnold Schwarzenegger to Steven Spielberg, Miranda Lambert to Yo-Yo Ma as custom-fitted clients. Portraying Rocketbuster boots as one-of-a-kind art pieces, Christi explains the company's unique approach to design: "We don't follow trends. We follow our passion and let the world decide for themselves."

These retailers and manufacturers do not necessarily view their luxury products as representing a renaissance of Western apparel and accessories, but rather see themselves as part of an enduring, quintessentially American expression. Kemo Sabe's Yoder asks, "Who hasn't wanted to experience the 'Western way of life' at some time or another?"





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# *the* Sweet Smell of Success

BY ZACHARY CHASE

OLFACTORY BRANDING COMPANY 12.29 CREATES A SENSORY  
SENSATION FOR LUXURY BRANDS.

**THE EVENT.....Valentino's 2016 Haute Couture Show, Paris**

**THE CLOTHING...Medieval, romantic, Shakespearean with a modern touch**

**THE MUSIC.....Selections from "Romeo & Juliet"**

**THE SCENT.....Notes of rose, geranium, leather and balsamic — all part of Valentino's signature scent created by olfactory branding company 12.29 and diffused into Paris' Hôtel Salomon de Rothschild**

It's an idea that has taken root with luxury brands around the world, including 12.29 clients such as Rodarte, Thakoon, Zac Posen, Mercedes-Benz, Cadillac, Art Basel, the Thompson Hotels, and the highly anticipated One Thousand Museum by Zaha Hadid Architects, for which the company created four distinct, yet complementary scents.

We talked to Samantha Goldworm about the idea behind olfactive branding, the inspiration behind 12.29, and the process of creating signature scents for some of the biggest luxury brands in the world.

## **First...what is olfactive branding?**

It's another tool for brands to use. They have their signs, logo, sound and now scent. It has the ability to connect with consumers on a very deep emotional level, elevating the brand image and creating loyalty.

## **What inspired you to start 12.29? Was it an event or a specific moment?**

My twin sister is a "nose" and has been in the fragrance industry for 15 years, for Avon and then Coty, as one of two in-house noses in New York and Paris. She was fascinated with the idea that you can create connectivity, longevity and loyalty with consumers through scent. She went to a longtime friend, Gabriele Molledo, the son of the Bottega Venetta family. He was starting a new brand, Corto Molledo, after Bottega Venetta was sold to Gucci. She told him about her idea and asked to try it out in his shop. He got amazing feedback, and she just knew there was something here.

A little later, she was having lunch in Paris with Alex de Betak from Bureau Betak, who was creative director of Rodarte, and he said, "Come scent the show." She called me and asked me to join her, and that was the beginning.

My background is in consumer insights — 10 years with Unilever, Lancôme, AMEX, helping them understand what their customer wanted and how to create loyalty. Working together made so much sense.

**T**hose who were attending their first Valentino Haute Couture show may not have realized the all-encompassing sensory experience that awaited. But by the time the show climaxed in a swath of striking red, with a ruffled, floor-length, oversized cape designed for "La Traviata," the lengths that companies like Valentino will travel today for total brand penetration were evident, as a complex, luxurious scent filled the air.

"Valentino's scent is multifaceted because the brand is multifaceted," says Samantha Goldworm, the business director to twin sister Dawn Goldworm, scent director for 12.29, the luxury olfactory branding company that scents all of the brand's showrooms and flagship stores around the world, as well as their couture shows. "They have a long history, but a modernized brand. The scent adds to the feeling they're trying to evoke."

12.29, so named because it's the birthdate of the sisters (as well as that of their younger brother and the anniversary of their parents), proves that when it comes to branding, the nose knows. The company takes traditional branding a step further — or, rather, a smell further — by "taking all the existing brand references and translating them into a scent," says Samantha Goldworm.





PHOTO © DAVE PARSONS

**Samantha (L) and Dawn Goldworm**



Milan's Corto Moltedo Boutique



**As luxury brands have been keen to create unique, signature experiences for their customers, have you seen more demand for what you do?**

Our business is very much about word of mouth, and we've found that, more and more, brands are looking to talk in a different way. People are overloaded with images and content. This is another way for them to speak to customers.

**Why do you believe smell can elevate a luxury experience or make it even more impactful and authentic?**

We're led around by our nose every day. If you can control the smell and the feeling it conveys by creating a scent that's authentic to the brand, you can change the experience. You can raise the experience, make consumers feel sophisticated, excited or calm. Scent has the power to do all of that.

**A lot of architects talk about the storytelling of design. Could olfactive branding also be a way to tell a building's story through scent?**

It can definitely give you a feeling of how the building wants to communicate. It invigorates you when you come in. If it's modern, you can feel it. When we were scenting the Knickerbocker Hotel in New York, we looked back into the history of the building. We took into account that level of sophistication of old New York.

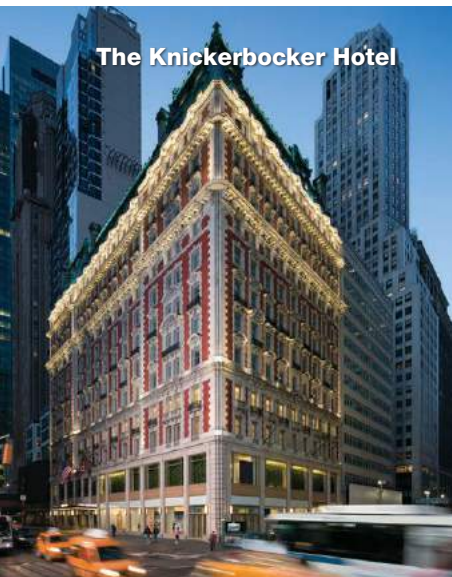
**What would be the scent for Calle Isabella in San Clemente, California (if you can use your imagination)?**

We would need the homeowners to give us their idea of what they want, but if we were moving in... I would enhance the comfortable/livable aesthetic with a combination of creamy and light wood notes, enhance the intimacy of the space with a clean musk accord, and maybe play with some crisp and transparent fruit and citrus notes for freshness and modernity.

Calle Isabella in San Clemente, California, is listed with Tim Smith, affiliated sales associate, with Coldwell Banker Residential Brokerage for \$49.9 million.



The Knickerbocker Hotel



The Knickerbocker Cohan suite





# THE SMART REVOLUTION HITS HOME



PHOTO ©FELIPE ARIANO

This smart Miami Beach home was sold for \$1.935 million this year by Danny Hertzberg, affiliated sales associate with The Jills of Coldwell Banker Residential Real Estate.



RAPIDLY DEVELOPING SMART-HOME TECHNOLOGY IS LEADING TO QUICKLY CHANGING CAPABILITIES AND EXPECTATIONS. COLDWELL BANKER® AGENTS ARE EDUCATING THEMSELVES, AND THEIR CLIENTS.

Home automation has been around for decades as a pricey option in ultra-high-end properties. But innovations in both wireless protocols and networking that allow multiple devices to connect and interact have completely rewired technology for the home. The last 18 months have been especially pivotal, with the number of devices and apps almost exploding, and consumer acceptance reaching critical mass.

For luxury, technology is no longer a nice-to-have extra; instead it is an essential. Smart devices get attention, but what matters, as Michael Smith, vice president of sales for Lutron Electronics explains, “are the benefits these products bring and not how it gets done. Everybody wants it to be simple and easy.”

“If people buy a turnkey home, fully renovated, part of that turnkey idea is to have that smart-home technology. They are looking for smart-home technology the same way they want stainless steel appliances and other features,” says Danny Hertzberg of The Jills with Coldwell Banker Residential Real Estate in Miami. “People are starting to get more comfortable with smart-home technology. It’s becoming more of an expected amenity, rather than an added feature, than it was five years ago.”

“We talk to architects, builders, designers. What we’ve seen is their clients have started giving them requests for

PHOTO COURTESY OF NEST

BY CAMILLA MCLAUGHLIN





PHOTO COURTESY OF PHILIPS LIGHTING



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Amazon Echo is a hands-free speaker you control with your voice. Echo connects to the Alexa Voice Service to play music, provide information, news, sports scores, weather, and more — instantly.

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With Philips Hue geofencing, your lights can welcome you home or switch off automatically when you leave.

different modes of technology — security, universal design, aging in place, energy efficiency, air purification and HVAC regulation,” observes Dave Chic, senior director of industry relations at CEDIA, the trade association for the home technology market.

For consumers and the real estate industry, the challenge is the number of devices and apps, and also whether or not they will work together. Not to mention options ranging from a few single devices such as electronic door locks or lighting controls, possibly controlled by a hub such as Alexa, to an in-house automation system that enables multiple devices to work in concert. Another choice is home theater versus media room. Add in music systems, surveillance cameras and a constellation of extras — humidity sensors for wine cellars, shades that adjust to sunlight, lawn sprinklers — and it’s obvious that what goes into a smart home can get complicated. “You can make a home a smart home for \$1,500 or you can spend \$50,000,” says Hertzberg. “It depends on the

ECHO PHOTO COURTESY OF AMAZON.COM



sophistication of the system and the appetite for technology of the person who lives there.”

Recognizing the growing importance and complexity of the connected home, especially for luxury, Coldwell Banker Real Estate is partnering with CEDIA to ensure agents are on the cusp of the ongoing smart-home revolution. “We want to help them to be more of a resource for their clients,” says Chic, pointing out CEDIA does not promote any specific products or brands. Not only does this training educate agents on smart-home technology, but it also gives them access to resources so they can respond to specific client questions and speak to the potential of adding technology to a home. “We try to impress on agents that any home can become a smart home,” shares Chic.

“Plug and play” is popular industry jargon but experts say this is an oversimplification, particularly for larger homes. “I don’t know if we’ve evolved yet where everything is as simple as plug and play,” says Smith. “Sometimes people have three or four apps and they might think they are working together because their phone controls them. For many that’s terrific, but others want them to work together at one button push.”

One button push refers to the ability to control multiple systems and enable them to interact in desired ways in response to a single input from a keypad, computer or smartphone. For example, a house can be put in a predetermined mode where temperatures are adjusted, a lighting sequence is set in motion, and the security system is activated or turned off, all with a single touch or keystroke.

A home automation control system makes one button push possible. A majority of high-end owners opt for some type of an integrated system, which can be completely wireless or a mix of wired and wireless components. The system then controls all of the smart devices in the house. “The integration is seamless and that’s what you are seeing in the luxury price point,” says Hertzberg.

Amazon’s Echo can function as a hub for devices but it’s not the same as an integrated home automation or control system, which still might



use Alexa as a hub. Right now, experts do not see Alexa replacing systems such as Control 4, Savant and others. “Many manufacturers have enabled their products to be controlled with Alexa, but it still requires the infrastructure on the back end,” says Dave Pedigo, CEDIA’s senior director of emerging technologies.

Devices working together multiply benefits. Consider electronic locks, which not only remotely lock or unlock a door, but also create a 24/7 log of who enters the home and how long they stay. A keypad (and individual access codes) amps up this ability. Add a doorbell camera, which also talks to the lock, and “it becomes a mobile command center for your front door,” explains Kathy Sanders, chief marketing officer for August Home.

“Scaring the ghosts away” is the way Todd Manegold, senior director of product marketing for Philips Hue, jokingly characterizes functions such as lights automatically turning on before you enter your home. His example also underscores smart homes’ next iteration — geo-fencing, which enables predetermined events such as the door unlocking, security system disarming and lights switching on to occur when an owner reaches a preset distance from home. Consumers are just catching on, but never having to fumble for a key is compelling.

To see how rapidly technology is evolving, one only has to look at Nest, which now includes options such as smoke and carbon monoxide monitoring or Nest Cam. Nest is another example of the synergy of devices working together. For example, if a detector senses smoke, Nest will automatically power down the HVAC system so smoke is not distributed throughout the house. This is only the beginning of integrations. According to Nest, “over 18,000 developers have accessed Nest’s open APIs and are building new and exciting functionalities.”

Voice control is another big jump. “It’s going to open up the opportunities for even higher-end products, because many consumers don’t know they can control their music, their lights and their shades,” Smith says. “When they experience it through Alexa or Lutron, when they finally taste it, they want more.”

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Nest Cam Indoor offers 24/7 live streaming, a versatile magnetic stand, intelligent alerts with Nest Aware and one app for all of your Nest products.



# Captivating on the Cape

BY ALYSON PITARRE

DELAIRE GRAFF ESTATE — DIAMOND MAGNATE LAURENCE GRAFF'S JEWEL IN SOUTH AFRICA'S WINEMAKING REGION — IS AN ENCHANTING GEM, SEVEN YEARS AFTER ITS DEBUT.



Delaire Graff lodge terrace

*“I visited the estate for the first time back in 2003 and felt a strong connection in an instant — it was love at first sight.” ~ Laurence Graff*

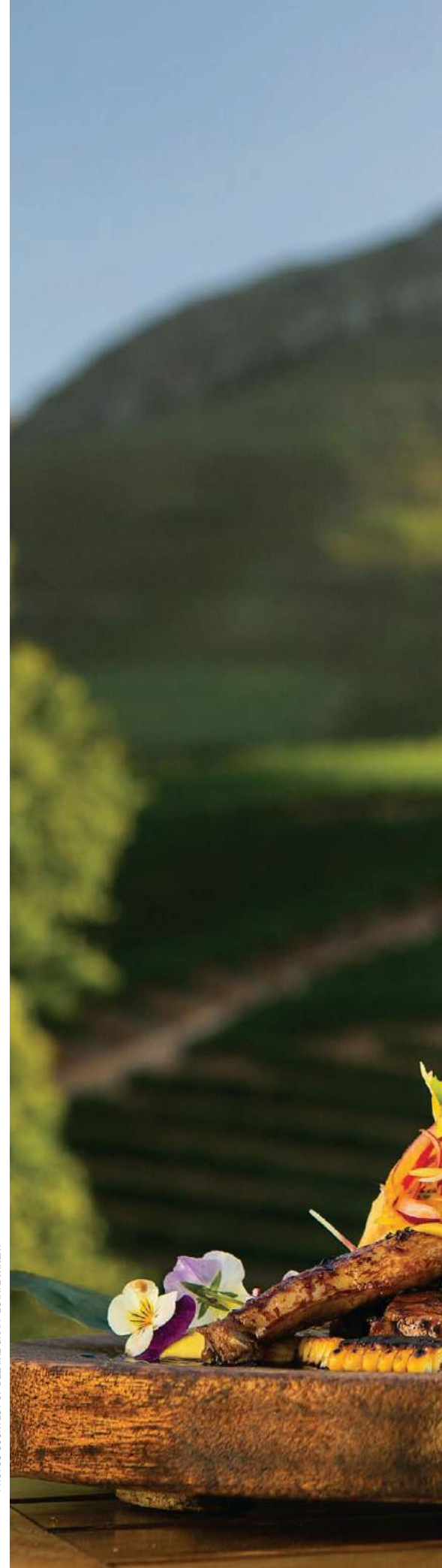
Connections, like the kind diamond jeweler Laurence Graff describes, are not exactly hard-fought when you experience the majestic qualities of South Africa's Stellenbosch winemaking region for the first time. The craggy summits of Simonsberg and Groot Drakenstein rise above you, granite plutons enveloping you in a beauty that can almost leave you breathless at times. The mountains offer not just visual inspiration in Stellenbosch. You can also taste the mountains in the wine, minerality fashioned out of the rocky soil and offshore breezes. It's a place where Chenin Blanc (beloved winemaker Ken Forrester once called it South Africa's “national grape”) — thrives.

The Stellenbosch valley — one of three that form the Cape Winelands — boasts the largest number of wineries of any of the Cape's regions. So, it was no surprise when Graff, a man with a talent for discov-

ering the world's rarest of diamonds and gems, immediately regarded 39 acres on the Helshoogte Pass crest as his next “jewel.” He purchased the property in 2003 and spent six years building what would eventually become Delaire Graff Estate, featuring the beautiful Lodges & Spa, a five-star Relais & Châteaux hotel and ode to art, wine and South African hospitality.

Today, the David Collins-designed estate boasts some of the most incredible views in Stellenbosch — a stunning backdrop to enjoy the enviable list of amenities the property has to offer, including restaurants, a spa, boutiques, botanical gardens, a state-of-the-art winery and 10 exclusive lodge suites, each with an infinity plunge pool and a timber deck overlooking the winelands. Intrigued by the prospect of wine tasting in the midst of such beauty (natural and man-made), Homes & Estates recently conversed with Johann Laubser, the general manager of Delaire Graff Estate.

PHOTOS COURTESY OF DELAIRE GRAFF ESTATE WINERY







VINYARDS IN THE

DELAIRE  
GRAFF

BOTMASKOP  
2013

STELLENBOSCH | SOUTH AFRICA

Botmaskop 2013 and Botmaskop mountain  
with roasted quail from Indochine





Delaire Graff Restaurant



Delaire Graff wine lounge

**Stellenbosch has been called the Napa of South Africa. Would you say that's a fair assessment?**

It is indeed a fair assessment. Stellenbosch is the historical and cultural center of the South African wine industry. It predates Napa by 150 years, but, like Napa, it features a mix of older and contemporary modern wineries where architecture, music, art, gardens and cuisine are all part of the experience.

**To what would you attribute the popularity of Cape wines on the world stage, and where does Delaire Graff fit into that equation?**

The quality of South African wines has improved significantly since their introduction to the world stage in the early 1990s. Today, South African wines comfortably compete with the finest from both the Old and New World, often being described as a style that would fit that description. A second contributor is that they generally offer outstanding value for money. Delaire Graff Estate has acquired a reputation for producing outstanding wines and hence has become one of the acclaimed wineries of the country.

**Are visitors to the estate predominantly local, from within South Africa, international or a mix?**

Visitors to Delaire Graff Estate come from all corners of the world. Approxi-

mately 60 percent of visitors are foreign. Within this mix, Europeans dominate. North and South American visitor numbers are growing exponentially, which is very pleasing.

**What would you say sets Delaire Graff apart from other Helshoogte and Stellenbosch vineyards, both from a wine perspective and an estate perspective?**

Delaire Graff Estate is situated on the most dramatic and spectacular site of the Helshoogte Pass. The views and vistas are remarkable, as is the property, with its stylish architecture, extensive gardens, manicured vineyards, art collection, Graff Diamonds store and other attractions.

While the region has many highly reputable wineries, no other producer has been as awarded for its wines, in recent years, than Delaire Graff Estate.

**How does that allure translate to the ultimate luxury wine tourism holiday for guests?**

The allure of the setting is complemented by a refined and multifaceted experience. Guests continue to visit the Cape Winelands because it offers exceptional beauty, exceptional wines and cuisine, authenticity, a sense of place and space and, for the time being, value.



Sunset over the Simonsberg  
from Delaire Graff Estate



Head Chef of Delaire Graff Restaurant  
Michael Deg in the estate greenhouse



Owner's lodge

**Much has been said about the topography of the estate, especially the steep slopes. What are some of the inherent challenges to the site, and what are the advantages?**

The topography makes the cultivation of vineyards challenging and expensive. Certain slopes have had to be terraced to accommodate vines, and special precautionary measures have to be put in place to combat erosion during the rainy season. Fortunately, our soils are rich, deep and well drained — ideal for the making of good wines.

**How did the location play into the development of the north-facing slope, which became the terraced Chardonnay vineyard?**

One of the slopes on the farm forms a natural, 4-acre amphitheater. However, its steepness necessitated the construction of terraces for the planting of vines. Once planted with Chardonnay vines, we discovered that, not only was it unique in that only a handful of terraced Chardonnay vineyards exist in the world, but we also found that the wines it yielded were truly outstanding.

**How rewarding has it been to enjoy the success of the Chardonnay, which the Tim Atkin South Africa Report 2015 said “promises to be one of the best Chardonnay sites in Stellenbosch?”**

It is always rewarding to get the endorsement of an independent expert. It affirms that our decision to go with Chardonnay for the site was correct and fills one with anticipation for future vintages.

**Delaire Graff's Cabernet Sauvignon Reserve 2013 received 94 points out of a possible 100 at the fifth annual Prescient Cabernet Sauvignon Report. What makes this wine so distinctive?**

Morné Vrey, our esteemed cellar master, has an intuitive feel for crafting red wines that are structured and refined. All of the component parts of the wine are in harmony and complement one another. Not only did it receive the highest accolade at the Prescient Cabernet Sauvignon Report, but was named Best Cabernet Sauvignon and Best Red Wine Overall at the recent Old Mutual Trophy Awards, with Delaire Graff having been named the 2016 Producer of the Year.



Cabernet Sauvignon  
Reserve 2013



NORTHEAST SPOTLIGHT

# The Royal Treatment

ONCE A PLAYGROUND FOR DIGNITARIES AND ROYALTY, THE FAMED CRAGWOOD ESTATE ENJOYS PRIVACY AND PEDIGREE.

BY JAYMI NACIRI





**F**irst Lady Jacquelyn Kennedy riding horses on the property. The Duke and Duchess of Windsor celebrating the annual “Royal Weekend” as guests in the home. Stories of gold Kruggerands being doled out as party favors during elaborate galas.

Cragwood Estate in Far Hills, New Jersey, has both an inimitable pedigree and a storied and fascinating history, having once been owned by precious-metal magnate Charles Engelhard and his socialite wife, Jane. The couple was renowned for their lavish parties and for the dignitaries and heads of state, including Presidents Kennedy and Johnson, who visited.

Today’s soirees might not be quite as posh, but the 112-acre Georgian revival mansion certainly is. Crafted to exacting standards circa 1923 and lovingly restored and modernized by its current owners, the home features three levels of beautifully designed living space. In all, there are 24 rooms, including nine bedrooms, a professional home theater and a climate-controlled, 3,000-bottle wine cellar with a tasting room, plus an elevator and three terraces to take in the rare views of Ravine Lake and the distant hills.

“Iconic Cragwood is one of the remaining treasures of the gilded age of Somerset Hills and is available for only the fourth time in its history,” say Nan Reil and Vincenza Montrone of Coldwell Banker Residential Brokerage, co-listing agents on the property; Cathy Franklin of The Corcoran Group is acting as real estate advisor on the listing. “This historic estate dates back to the days when Manhattan’s wealthy first discovered this area and built summer homes, later turning them into full-time residences in this exclusive enclave. There aren’t many of the original estates of the





colony remaining in the Bernardsville area, and certainly none with this cachet or breathtaking lake views.”

Also rare today is the combination of acreage and privacy. The town-sized property, which contains its own preserved and working farm, is so private that many in the area don’t know it exists — a sharp contrast to the home’s early days.

“The Engelhards entertained on a grand scale,” says Reil. “The current owners are more private, which has changed the profile of the property. It’s now more of a hidden jewel in the center of this area, which is close to Manhattan, but ensconced in a very serene setting. Accessed via a long, tree-lined drive through security gates and beyond its own guardhouse, Cragwood Estate enjoys a tucked-away setting befitting royalty and visiting presidents, which is very appealing to buyers today.”

It’s not hard to imagine LBJ being served a gourmet meal in the elegant formal dining room, with its elaborate moldings, elegant fireplace and trio of picture windows. Were it prepared in the kitchen today, chefs would have access to an updated gourmet space featuring custom wood cabinetry, stainless steel countertops, subway tile backsplash, and two granite islands and farm sinks, with top-of-the-line appliances and an adjacent butler’s pantry.

The new kitchen was part of an extensive restoration and renovation that introduced a slate roof, copper gutters and “a new wing that added functional space, including a large family room and conservatory, without looking like an addition,” says Montrone. “It seamlessly matched the incredible detail and enduring quality of the home, and further renovations updated internal systems and added modern amenities while preserving the heritage architecture.”

Beyond and encircling the house, the grounds are nothing short of magnificent, meandering across a gorgeous expanse of wooded landscape and including a pool nestled under mature trees, a large pool house, tennis court, apple orchard and skeet shooting area, miles of walking trails, an Adirondack-style cottage, a converted carriage house with staff offices and five apartments, and attached and detached garages that can house up to 19 automobiles.

“This estate is simply extraordinary,” says Montrone. It truly has no equal. Cragwood Estate is more than a home. It’s a lifestyle.”

Far Hills, NJ

9 bedrooms, 10 full and 3 half baths  
Price Upon Request

Represented by:  
Nan Reil and Vincenza Montrone  
Coldwell Banker Residential Brokerage  
C. 908.672.5076  
O. 908.766.2900





### ALPINE, NEW JERSEY

This palatial 20,000-square-foot Rio Vista trophy property sits behind iron gates on 2 acres. Enjoy detailed and flawless finishes, grand-scaled rooms, a gorgeous master suite, elevator, movie theater, indoor and outdoor pool/spa, tennis court, an indoor basketball court and more.

9 bedrooms, 10 full and 4 half baths | \$19,999,000  
 Represented by: Michele Kolsky-Assatly | Sales Associate  
 C. 201.310.6136 | O. 201.461.5000 | michelekolsky@hotmail.com  
 Coldwell Banker Residential Brokerage



### ENGLEWOOD, NEW JERSEY

Secure behind a 10-foot-high wall, 4 miles from NYC, this estate has 5 acres, a lake, pool & detached home office. The 24,000-sq.-ft. home has 4 kitchens, 6 fireplaces, a staff apartment, elevator & theater. Unrivaled in beauty, this home combines charm with Old World elegance & luxury.

8 bedrooms, 9 full and 1 half baths | \$19,500,000  
 Represented by: Phyllis Lasser | Sales Associate  
 C. 201.394.1000 | O. 201.891.6700 | phyllis.lasser@cbmoves.com  
 Coldwell Banker Residential Brokerage



### BERNARDSVILLE, NEW JERSEY

This iconic estate on 32 acres personifies grandeur and sophistication. Two private wings provide the finest accommodations and amenities, while a unique 3-level tower offers amazing views. An 8-room carriage house and a freestanding gymnasium complete the property.

7 bedrooms, 8 full and 5 half baths | \$15,000,000  
 Represented by: Vincenza Montrone & Nan Reil | Sales Associates  
 C. 908.305.2160 | O. 908.766.2900 | vmontrone2000@aol.com  
 nreilrator@msn.com | Coldwell Banker Residential Brokerage



### SHORT HILLS, NEW JERSEY

With impeccable design detail and amenities, this magnificent estate on 3-plus acres features a main residence, pool house and a barn-styled guesthouse. A recreational paradise, the private grounds reveal sweeping lawns, an English garden, 50-foot pool with spa and a tennis court.

7 bedrooms, 7 full and 6 half baths | \$9,900,000  
 Represented by: Susan Penney | Sales Associate | C. 973.495.7921  
 O. 973.376.5200 | susan.penney@cbmoves.com  
 Coldwell Banker Residential Brokerage





### SHAMONG, NEW JERSEY

This 6-year-old country estate set on 37+ private acres with an Olympic-sized pool consists of 3 distinctive buildings: a nearly 12,000-square-foot main home, a custom 16-car garage and a 2-bedroom guesthouse and pool cabana. Enjoy luxurious amenities and elegance.

8 bedrooms, 9 full and 4 half baths | \$5,600,000  
 Represented by: Anna M. De Cristofaro | Associate Broker  
 C. 609.707.6613 | O. 856.685.5600  
 adecristofaro@cbpref.com | Coldwell Banker Preferred



### SUMMIT, NEW JERSEY

World-class center-hall Colonial in a prime location. Elegance and charm flow through 6 bedrooms, 6 fireplaces and a cottage. Timeless appeal from the 1910 era blends with modern amenities. Entertain in style in a private setting, replete with distinctive features, on park-like grounds.

6 bedrooms, 6 full and 3 half baths | \$5,170,000  
 Represented by: Erika Sirabian | Sales Associate | C. 908.723.2101  
 O. 908.522.1800 | erika.sirabian@coldwellbankermoves.com  
 Coldwell Banker Residential Brokerage



### CRESSKILL, NEW JERSEY

A majestic estate offers 15,000 palatial square feet. Within the Tammy Brook Hills development, superb craftsmanship and construction blend in spacious rooms with soaring ceilings and handcrafted details. Grounds feature gardens, patios, a pool, terrace and stunning views.

7 bedrooms, 6 full and 4 half baths | \$4,999,995  
 Represented by: Ilja Bitkov & Nataly Mendez | Sales Associates  
 C. 201.895.1218 | O. 201.461.5000 | info@bitkov.com  
 nataly.mendez@cbmoves.com | Coldwell Banker Residential Brokerage



### MENDHAM, NEW JERSEY

A work of art on 9 acres was inspired by the châteaux of the Loire Valley. Built in 2002, it has a .25-mile private drive to the entry, antique artifacts, Old World craftsmanship, 26 professionally decorated rooms, an apartment with a private entry, pool and a pool house. Glorious!

7 bedrooms, 8 full and 2 half baths | \$4,999,000  
 Represented by: Nan Reil & Vincenza Montrone | Sales Associates  
 C. 908.672.5076 | O. 908.766.2900 | nreitor@msn.com  
 vmontrone2000@aol.com | Coldwell Banker Residential Brokerage





### BEDMINSTER, NEW JERSEY

This elegant estate home boasts 7 bedrooms, superb craftsmanship throughout and is well-designed for fine living. Entertain in style from the gorgeous gourmet kitchen, which opens to a captivating great room, superior finished lower level, and resort-inspired grounds with a pool.

7 bedrooms, 7 full and 3 half baths | \$4,799,000  
 Represented by: Kelly Ann Peterpaul | Sales Associate  
 C. 908.410.6777 | O. 908.766.0808 | kelly.peterpaul@gmail.com  
 Coldwell Banker Residential Brokerage



### HAMPTON TOWNSHIP, NEW JERSEY

Spectacular farm-assessed, 89-acre property in the Sussex hills offers an incomparable lifestyle, 1 hour from NYC. This renovated historic home with luxury appointments overlooks equestrian facilities and offers tennis, swimming, fishing, mountain biking, hiking and more.

5 bedrooms, 4 full and 1 half baths | \$4,000,000  
 Represented by: Anne Fisher & Anna-Jane De Grossi | Sales Associates  
 C. 201.602.1304 | O. 973.263.0400 | annefishernj@gmail.com  
 ajdegrossi@aol.com | Coldwell Banker Residential Brokerage



### MONMOUTH BEACH, NEW JERSEY

Walks on the beach, sunsets on the Shrewsbury River and a sought-after Jersey shore address await in this waterfront home designed to capture breathtaking views. Enjoy a gourmet kitchen, 2 fireplaces, marble spa-inspired baths, infinity pool, IPE dock and 2 boat lifts.

5 bedrooms, 5 full and 1 half baths | \$3,900,000  
 Represented by: Eric Bosniak & Manuela "Charli" Bohm  
 Sales Associates | C. 732.245.0340 | O. 732.842.3200  
 eric.bosniak@cbhomes.com | Coldwell Banker Residential Brokerage



### RINGOES, NEW JERSEY

A tree-lined driveway opens to a custom 6,000-plus-square-foot residence on 65 preserved acres with breathtaking views. The home offers 2 masters, a gourmet kitchen, 3-tier stone patio, a heated lap pool, 9-stall horse barn, equipment barn, open stall barn and 2 turn-out sheds.

5 bedrooms, 4 full and 2 half baths | \$3,895,000  
 Represented by: Heidi A. Hartmann | Sales Associate  
 C. 609.658.3771 | O. 609.921.1411 | heidihrtn@aol.com  
 Coldwell Banker Residential Brokerage





### MENDHAM, NEW JERSEY

Enjoy luxurious “green” living in this ENERGY STAR®-certified estate minutes from downtown, with remarkable eco-friendly construction. This unique 7-bedroom hillside estate on 6+ private, cul-de-sac acres has a chef’s kitchen, 5 fireplaces, panoramic views and a pool.

7 bedrooms, 9 full and 2 half baths | \$3,495,000  
 Represented by: Flor De Maria Thomas | Sales Associate  
 C. 973.214.7553 | O. 973.543.2552 | florthomas@coldwellbanker.com  
 Coldwell Banker Residential Brokerage



### LITTLE SILVER, NEW JERSEY

Designed in 1929 by architect Roger Bullard, the Hartshome Mansion is an unparalleled brick Tudor gracing 4.46 acres on the Shrewsbury River. This 11,000-square-foot masterpiece includes 11 fireplaces, a designer kitchen, spa-like master bath, tennis court, pool, pond and a dock.

8 bedrooms, 10 full and 2 half baths | \$3,400,000  
 Represented by: Sarah Pomphrey | Sales Associate  
 C. 732.841.8913 | O. 732.842.3200 | sarah.pomphrey@cbmoves.com  
 Coldwell Banker Residential Brokerage



### COLTS NECK, NEW JERSEY

A captivating 10.8-acre estate surrounds an executive home richly appointed and designed with an open floor plan and more than 10,000 square feet of elegant living space. Entertain from the grand foyer, chef’s gourmet kitchen, inviting formal rooms and several casual rooms.

5 bedrooms, 6 baths | \$3,399,999  
 Represented by: John “J.R.” Romano | Sales Associate  
 C. 732.335.5748 | O. 732.946.9600 | john.romano@cbmoves.com  
 Coldwell Banker Residential Brokerage



### ANNANDALE, NEW JERSEY

This stone estate is a farm-assessed retreat, built circa 1750 & fully restored, less than 1 hour from NYC. The property includes a private lake, pool, tennis court, carriage house, 2 barns & a main house featuring wide wood plank floors, exposed beam ceilings & original stonework.

4 bedrooms, 4 full and 1 half baths | \$2,950,000  
 Represented by: Julian Velez | Sales Associate  
 C. 908.265.9236 | O. 908.735.8080 | julian.velez@cbmoves.com  
 Coldwell Banker Residential Brokerage





### MOORESTOWN, NEW JERSEY

Imagine your happily ever after in this enchanting Beaujolais-style custom estate with stunning handcrafted details, an authentic wine cellar, European perennial gardens, and spectacularly designed outdoor space for relaxation and entertaining.

5 bedrooms, 7 full and 1 half baths | \$2,850,000  
 Represented by: Chrystal Warrington | Sales Associate  
 C. 609.304.7130 | O. 856.235.0101 | cwarrington@cbpref.com  
 Coldwell Banker Preferred



### HARDING, NEW JERSEY

This magnificent 4-acre retreat with a pool and pool house is a family treasure. The all-brick residence boasts high ceilings, marble flooring, intricate molding and walls of windows accentuating beautiful entertaining rooms, including the banquet-sized dining room and chef's kitchen.

5 bedrooms, 7 full and 2 half baths | \$2,795,000  
 Represented by: Flor de Maria Thomas | Sales Associate  
 C. 973.214.7553 | O. 973.543.2552 | florthomas@coldwellbanker.com  
 Coldwell Banker Residential Brokerage



### LITTLE SILVER, NEW JERSEY

Magnificent waterfront home on the Shrewsbury River with boat dock offers 3 floors of lavish living. Enjoy water views, 6 bedrooms, including an opulent master suite with balcony, chef's kitchen with sunny breakfast area, 4 fireplaces, a custom media room and entertaining spaces.

6 bedrooms, 6 full and 1 half baths | \$2,595,000  
 Represented by: Sarah Pumphrey | Sales Associate | C. 732.841.8913  
 O. 732.842.3200 | sarah.pumphrey@cbmoves.com  
 Coldwell Banker Residential Brokerage



### GREEN POND, ROCKAWAY TWP., NEW JERSEY

On NJ's most pristine lake, you'll enjoy a year-round luxury lifestyle in this 6,000-square-foot French country-inspired custom home. Magnificent views greet you amid exceptionally designed and constructed open space with hardwood floors, French doors and balconies.

4 bedrooms, 4 full and 1 half baths | \$2,500,000  
 Represented by: Bernadette "Bernie" McDonough & William "Bill" Boswell | Sales Associates | C. 973.951.5859 | O. 973.377.4444  
 bill@northjerseyluxury.com | Coldwell Banker Residential Brokerage





### FRANKLIN LAKES, NEW JERSEY

Discover every luxury imaginable in this magnificent French country estate etched into the hillside of one of the most desirable areas of Franklin Lakes, close to NYC trains, shopping and dining. Enjoy breathtaking mountain views, a 1st-floor owner's retreat and amazing pool with spa.

6 bedrooms, 7 full and 1 half baths | \$2,499,900  
 Represented by: William "Bill" Boswell & Ronald Aiosa | Sales Associate & Broker Sales Associate | C. 973.224.4605 | O. 201.891.6700  
 bill@northjerseyluxury.com | Coldwell Banker Residential Brokerage



### CHATHAM, NEW JERSEY

Set majestically on 6.7 acres, this custom estate features beautifully appointed interiors and extraordinary architectural details. Highlights include a chef's kitchen, great room with wet bar and an indoor pool with hot tub and sauna. Two decks look out over park-like grounds.

7 bedrooms, 7 full and 1 half baths | \$2,499,000  
 Represented by: Jane Schelling & Carrie Conte | Sales Associates  
 C. 973.714.9249 | O. 973.635.8200 | jane.schelling@cbmoves.com  
 carrie.conte@cbmoves.com | Coldwell Banker Residential Brokerage



### MENDHAM, NEW JERSEY

Impressive rooms, high ceilings, voluminous windows and amenities distinguish this 5.5-acre estate. Set on a cul-de-sac, it adjoins preserved land, yet is convenient to commuter trains. It has a master retreat with a sitting room, fireplace and sumptuous bath; a pool; and a pool house.

5 bedrooms, 6 full and 1 half baths | \$2,400,000  
 Represented by: Flor de Maria Thomas | Sales Associate  
 C. 973.214.7553 | O. 973.543.2552 | florthomas@coldwellbanker.com  
 Coldwell Banker Residential Brokerage



### MENDHAM, NEW JERSEY

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

5 bedrooms, 5 full and 2 half baths | \$2,399,000  
 Represented by: Flor de Maria Thomas | Sales Associate  
 C. 973.214.7553 | O. 973.543.2552 | florthomas@coldwellbanker.com  
 Coldwell Banker Residential Brokerage





### RIDGEWOOD, NEW JERSEY

Gracious center-hall Colonial has stunning architecture and exquisite appointments. Highlights include a banquet-size dining room, gourmet kitchen, dramatic family room, a sumptuous master suite and 3rd-level guest suite. Two patios and a pool are perfect for outdoor entertaining.

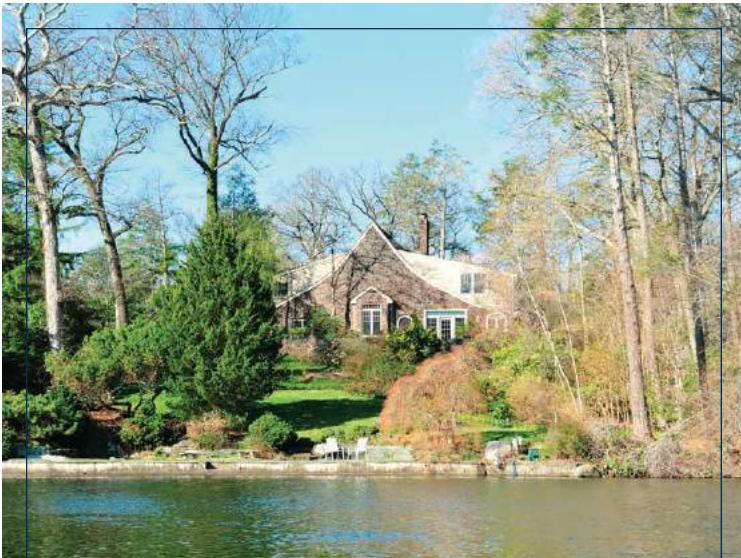
6 bedrooms, 5 full and 1 half baths | \$2,380,000  
 Represented by: Ghada Abbasi | Sales Associate  
 C. 201.407.6630 | O. 201.493.2969 | ghada@njrealestate.com  
 Coldwell Banker Residential Brokerage



### MENDHAM, NEW JERSEY

Elegant all-brick manor on 6.5 landscaped acres is situated at the end of a cul-de-sac, backing to park land. An entertainer's delight with custom design features, the home was recently remodeled and boasts an expanded gourmet kitchen, opulent master suite and custom pool area.

5 bedrooms, 5 full and 1 half baths | \$2,375,000  
 Represented by: Flor de Maria Thomas | Sales Associate  
 C. 973.214.7553 | O. 973.543.2552 | florthomas@coldwellbanker.com  
 Coldwell Banker Residential Brokerage



### WAYNE, NEW JERSEY

This lakefront Tudor on the sought-after "Gold Coast" of Pines Lake offers gorgeous views of the lake and grounds. Built in 1929, this home features inviting interiors, numerous updates and antique charm. Highlights include a 2-story main room with a fireplace, loft and library.

5 bedrooms, 3 full and 2 half baths | \$2,299,000  
 Represented by: Carole "Lynn" Brescia | Broker Sales Associate  
 C. 201.738.7315 | O. 201.891.6700 | lynnbrescia@lynnbrescia.com  
 Coldwell Banker Residential Brokerage



### MENDHAM TOWNSHIP, NEW JERSEY

Set on over 10 private acres bordered by protected land, this renovated estate blends classic elegance with updated livability. Transitional kitchens and luxurious baths blend with original craftsmanship and lavish use of natural stone and hardwoods. Stunning grounds feature views.

5 bedrooms, 4 full and 2 half baths | \$2,149,500  
 Represented by: Denise Flanagan | Broker Sales Associate  
 C. 973.420.4590 | O. 973.267.8990 | dflanagan2015@gmail.com  
 Coldwell Banker Residential Brokerage





### MILLSTONE, NEW JERSEY

Set on 1.86 tastefully manicured acres, this stately brick Colonial captivates with 13 rooms enhanced by beautiful appointments and custom details. Enjoy a living room with a fireplace, formal dining room, spacious country kitchen, 1st-level master suite and a walk-out lower level.

4 bedrooms, 4 full and 2 half baths | \$1,999,999  
 Represented by: Larry Soto & Weiyen Lai | Sales Associates  
 C. 732.429.2294 | O. 732.494.7700 | larry.soto@cbmoves.com  
 weiyen.lai@cbmoves.com | Coldwell Banker Residential Brokerage



### BASKING RIDGE, NEW JERSEY

A resort lifestyle is yours in this stunning, new estate nestled on 6.45 wooded acres. Brimming with custom touches, its pleasing floor plan features a gourmet kitchen, spa-like owner's suite, finished basement, theater, rec room and an outdoor oasis with saltwater pool and kitchen.

5 bedrooms, 7 full and 1 half baths | \$1,975,000  
 Represented by: Marie Young | Sales Associate  
 C. 908.938.2525 | O. 908.766.0808 | marie@marieyoung.net  
 Coldwell Banker Residential Brokerage



### KINNELON, NEW JERSEY

The perfect mix of elegance and fun is at this mountaintop estate surrounded by woodlands with a rear yard oasis. Relish a waterfall grotto, formal areas, a gourmet kitchen and a spa-inspired couples' shower. Enjoy the theater, game room, wine cellar and resort pool with a hot tub.

5 bedrooms, 6 full and 2 half baths | \$1,899,999  
 Represented by: Lisa Masterson | Sales Associate  
 C. 973.417.2301 | O. 973.838.9300 | lisa@kinnelonthouses.com  
 Coldwell Banker Residential Brokerage



### WESTFIELD, NEW JERSEY

This stately 5-bedroom brick Colonial with in-ground pool boasts gleaming hardwood floors, coffered ceilings, custom wainscoting and exquisite millwork/molding. The open, bright floor plan features casual and formal entertaining spaces, a handsome library and a gourmet kitchen.

5 bedrooms, 5 full and 1 half baths | \$1,899,900  
 Represented by: Frank D. Isoldi | Broker Sales Associate  
 C. 908.787.5990 | O. 908.233.5555 | isre@aol.com  
 Coldwell Banker Residential Brokerage





### COLTS NECK, NEW JERSEY

This luxurious, yet inviting, Willowbrook Manor estate has a grand dual Cinderella staircase, dramatic dining room, chef-inspired center-island kitchen, 5 bedroom suites, a finished basement with bar area and theater, family room with fireplace and an owner's retreat with spa bath.

5 bedrooms, 5 full and 2 half baths | \$1,850,000  
 Represented by: Lois Cohen & Sharon "Sean" Maguire | Sales Assocs.  
 C. 732.598.0543 | O. 732.946.9600 | letlois@aol.com  
 sean.maguire@cbmoves.com | Coldwell Banker Residential Brokerage



### NORWOOD, NEW JERSEY

A beautifully maintained 5-bedroom, center-hall home sits atop an exclusive cul-de-sac, offering privacy and stunning views. Inviting spaces include a 2-story great room, gourmet kitchen, luxurious master and a lower-level theater, bar and gym. Enjoy the pool with waterfall.

5 bedrooms, 5 full and 1 half baths | \$1,750,000  
 Represented by: Anne Van Dyke | Sales Associate  
 C. 201.401.1040 | O. 201.767.0550 | annvandyke@aol.com  
 Coldwell Banker Residential Brokerage



### SEA GIRT, NEW JERSEY

Designed with superior craftsmanship throughout, this light-filled seashore home boasts beautiful hardwoods, wonderful entertaining spaces and 5 comfortable bedrooms, including an elegant master suite with a sitting room. The storybook setting includes a lovely yard.

5 bedrooms, 4 baths | \$1,750,000  
 Represented by: Donna Fahy-Waters | Broker Sales Associate  
 C. 908.601.0645 | O. 732.449.0093 | donnafw@cbmoves.com  
 Coldwell Banker Residential Brokerage



### SPARTA, NEW JERSEY

This custom "smart home" on 1.5 acres is graced by lake views and beautifully crafted rooms offering countless amenities. The walk-out lower level features a professional dance studio, 8-seat theater and a wine cellar. There is a saltwater pool, spa and sparkling shoreline.

5 bedrooms, 6 full and 1 half baths | \$1,650,000  
 Represented by: Jon Scott Turner & Renee Turner | Sales Associates  
 C. 973.296.2723 | O. 973.729.6111 | jst11@me.com  
 renee.turner@cbmoves.com | Coldwell Banker Residential Brokerage





### MOORESTOWN, NEW JERSEY

This magnificent 5-bedroom, 5-plus-bath home features 3 levels of sophisticated, stylish living showcasing a gourmet kitchen with custom cabinetry, handsome library and walk-out lower level. The home's beautiful design features include hardwood floors, stately columns, walls of windows and exquisite molding and millwork.

5 bedrooms, 5 full and 1 half baths | \$1,645,000  
 Represented by: Louise M. Carter | Sales Associate | C. 609.841.5116  
 O. 856.235.0101 | [lcarter@cbpref.com](mailto:lcarter@cbpref.com) | Coldwell Banker Preferred



### WAYNE, NEW JERSEY

This distinctive home offers views that will take your breath away. A stunning kitchen, formal banquet-sized dining room and a great room all have walls of windows to enhance the views. Deluxe amenities include 2 master suites, an elevator, heated driveway, multiple decks and a patio.

5 bedrooms, 5 baths | \$1,499,900  
 Represented by: Carole "Lynn" Brescia | Broker Sales Associate  
 C. 201.738.7315 | O. 201.848.3202 | [lynnbrescia@lynnbrescia.com](mailto:lynnbrescia@lynnbrescia.com)  
 Coldwell Banker Residential Brokerage



### BASKING RIDGE, BERNARDS TWP., NEW JERSEY

Beautiful, custom Colonial offers elegant spaces underscored by unique architectural details. Highlights include a great room with fireplace, media room, granite kitchen, and a spacious bedroom suite with fireplace, luxurious bath and walk-in closets. Enjoy a saltwater pool and patios.

5 bedrooms, 6 full and 1 half baths | \$1,599,000  
 Represented by: Flor de Maria Thomas | Sales Associate  
 C. 973.214.7553 | O. 973.543.2552 | [florthomas@coldwellbanker.com](mailto:florthomas@coldwellbanker.com)  
 Coldwell Banker Residential Brokerage



### KINNELON, NEW JERSEY

Set in sought-after Smoke Rise, this builder's residence offers exceptional quality offering sprawling main-level living to include a formal dining room, fabulous kitchen, great room, game room, music room, den and bedroom with full bath, 2 half baths and a massive, lavish master suite.

6 bedrooms, 5 full and 2 half baths | \$1,500,000  
 Represented by: Lisa Masterson | Sales Associate  
 C. 973.417.2301 | O. 973.838.9300 | [lisa@kinnelonhouses.com](mailto:lisa@kinnelonhouses.com)  
 Coldwell Banker Residential Brokerage





### FRANKLIN LAKES, NEW JERSEY

Quality, tranquility & design come together in this grand lakefront home in a most desirable neighborhood. Highlights include a designer kitchen, gorgeous master suite with balcony & onyx bath, custom theater, golf simulator, fitness room, elevator, outdoor living areas & breathtaking views.

6 bedrooms, 7 full and 3 half baths | \$4,795,000  
 Represented by: William "Bill" Boswell & Ronald "Ron" Aiosa  
 Sales Assoc./Broker Sales Assoc. | Coldwell Banker Residential Brokerage  
 bill@northjerseyluxury.com | C. 973.224.4605 | O. 201.891.6700



### CHESTER, NEW JERSEY

Graced by spectacular views, this majestic Colonial is set on 4+ acres. It features custom windows capturing breathtaking vistas and an open floor plan with a luxurious bath with heated floor, 1st-floor guest suite, 3 en suite bedrooms, a whole-house generator, home theater and a gym.

5 bedrooms, 5 full and 1 half baths | \$1,570,000  
 Represented by: Jennifer Fondots | Sales Associate  
 C. 908.642.8556 | O. 973.543.2552 | jennifer.fondots@cbmoves.com  
 Coldwell Banker Residential Brokerage



### MILLINGTON, NEW JERSEY

Originally built circa 1860, this beautifully maintained Victorian offers historic charm, yet has been renovated with all the amenities of today. Accented by custom molding, built-ins, large windows and high ceilings, the home has formal interiors, a fabulous master and a pool.

7 bedrooms, 4 full and 2 half baths | \$1,570,000  
 Represented by: Theresa Filippone | Sales Associate  
 C. 908.581.9117 | O. 908.766.0808 | theresa.filippone@cbmoves.com  
 Coldwell Banker Residential Brokerage



### SERGEANTSVILLE, NEW JERSEY

This builder's own estate features superior craftsmanship, materials and amenities, including a maple and granite gourmet kitchen, formal dining room, great room with a wall-to-wall fireplace and a deluxe master suite. Lovely grounds include a carriage house with a 4-bay garage.

5 bedrooms, 5 full and 1 half baths | \$1,499,999  
 Represented by: Freeman "Jeff" Smith | Sales Associate  
 C. 908.500.1640 | O. 908.735.8080 | jeff.smith@cbmoves.com  
 Coldwell Banker Residential Brokerage





### HADDONFIELD, NEW JERSEY

Beautifully renovated, this stunning 5-bedroom Victorian blends charming antique details with fabulous modern updates. Highlights include a formal living room, gourmet kitchen, family room with wall of windows, luxurious master suite with deluxe bath and lovely grounds.

5 bedrooms, 3 full and 1 half baths | \$1,499,000  
 Represented by: Kathleen McNamara | Sales Associate  
 C. 609.238.5100 | O. 856.685.5600 | kmcnamara@cbpref.com  
 Coldwell Banker Preferred



### BRIDGEWATER, NEW JERSEY

Enjoy gorgeous sunsets and views from this elegant 5-bedroom masterpiece with an in-ground pool, soaring ceilings and entertaining spaces, including a 2-level great room and a gourmet kitchen. This captivating home in is the sought-after neighborhood of Sunset Ridge.

5 bedrooms, 4 full and 1 half baths | \$1,399,999  
 Represented by: Ann Calistri | Sales Associate  
 C. 908.507.4924 | O. 908.766.2900 | annsnotes@yahoo.com  
 Coldwell Banker Residential Brokerage



### PRINCETON, NEW JERSEY

Minutes from downtown Princeton, this elegant home sits amid lush parkland and professionally landscaped grounds, providing a perfect setting for sophisticated living and gracious entertaining inside and out. Highlights include a gourmet kitchen, wine cellar and heated pool.

4 bedrooms, 4 full and 1 half baths | \$1,425,000  
 Represented by: Kelly Ann Crouse | Sales Associate  
 C. 609.306.7347 | O. 609.799.8181 | kellyanncrouse@gmail.com  
 Coldwell Banker Residential Brokerage



### PERRINEVILLE, NEW JERSEY

Surrounded by 2.47 park-like acres with a heated pool, pool house and gazebo, this captivating English Tudor boasts a gourmet kitchen with a breakfast room, stunning family room with fireplace, exposed beams, conservatory with panoramic views and an owner's suite with balcony.

5 bedrooms, 4 full and 1 half baths | \$1,399,999  
 Represented by: Robin Jackson | Sales Associate  
 C. 732.991.7183 | O. 609.921.1411 | robinrealtor007@gmail.com  
 Coldwell Banker Residential Brokerage





### EAST BRUNSWICK, NEW JERSEY

Elevate your lifestyle in this custom 18-room estate set on more than 4 acres. Its modern architectural design includes walls of windows, soaring ceilings, built-ins, an open staircase, 3 fireplaces, a Poggenpohl center-island kitchen, owner's suite and a finished walk-out lower level.

6 bedrooms, 6 full and 1 half baths | \$1,399,788  
 Represented by: Anne Kofsky | Sales Associate  
 C. 732.735.9774 | O. 732.254.3750 | anne@kofsky.net  
 Coldwell Banker Residential Brokerage



### COLTS NECK, NEW JERSEY

A majestic Colonial on 1.34 acres offers a breathtaking entry that introduces nearly 5,300 elegant square feet with gorgeous views. It includes a 2-story great room, remodeled kitchen and baths, a vaulted billiards/bar room, large enclosed porch and a lower-level recreation space.

5 bedrooms, 4 full and 1 half baths | \$1,399,000  
 Represented by: Pamela Molloy | Sales Associate  
 C. 732.768.5953 | O. 732.946.9600 | pamela.molloy@cbmoves.com  
 Coldwell Banker Residential Brokerage



### KINNELON, NEW JERSEY

Welcome to a spectacular, custom-built masterpiece with soaring 20-foot ceilings, walls of windows, solid-oak flooring and a 3-car garage. Entertain in the chef's kitchen, family room with soapstone fireplace and inviting formal spaces. The property is level and perfect for a pool.

5 bedrooms, 4 full and 1 half baths | \$1,299,000  
 Represented by: Gerard Mattera & Dean Clark | Sales Associates  
 C. 917.693.1233 | O. 201.798.3300 | gerardmatters@gmail.com  
 deanrclark@gmail.com | Coldwell Banker Residential Brokerage



### KINNELON, NEW JERSEY

Watch the sun set from this magnificent estate's secluded mountaintop oasis. There's plenty of room to entertain and relax in the finely appointed formal areas, gourmet island kitchen, family room and owner's suite with spa bath. A walk-out lower level with gym leads to the pool with hot tub.

6 bedrooms, 4 full and 1 half baths | \$1,295,000  
 Represented by: Lisa Masterson | Sales Associate  
 C. 973.417.2301 | O. 973.838.9300 | lisa@kinnelonhouses.com  
 Coldwell Banker Residential Brokerage





### DELAWARE TOWNSHIP, NEW JERSEY

Set on 18-plus acres, this custom home was fully renovated in 2015. It features sleek, contemporary interiors with a large dining room, state-of-the-art kitchen, 1st-level master suite and family room with soaring ceiling and fireplace. Enjoy a pool, pond, dock and an outbuilding.

4 bedrooms, 4 full and 1 half baths | Price Upon Request  
 Represented by: Liberta Havel & Thomas P. McKeever | Sales Associates  
 C. 908.310.4101 | O. 908.782.6850 | thomas.mckeever@cbmoves.com  
 liberta.havel@cbmoves.com | Coldwell Banker Residential Brokerage



### PLAINFIELD, NEW JERSEY

Elegant interiors and architectural details distinguish this 1909 center-hall Colonial Revival. The home's distinctive elements include ornate molding, coffered ceilings and 8 fireplaces. A wide spiral staircase sweeps to the 3rd level, while updates include a gourmet kitchen and a veranda.

8 bedrooms, 5 full and 1 half baths | \$1,100,000  
 Represented by: Cynthia Alexander | Sales Associate  
 C. 908.578.2730 | O. 908.233.0065 | cynthia.alexander@cbmoves.com  
 Coldwell Banker Residential Brokerage



### RYE, NEW YORK

Pristine, one-of-a-kind waterfront home overlooks nature's oasis. Enjoy the tranquil setting with an infinity pool, private pond and views of Long Island Sound. The 12-room home features a gourmet kitchen with the finest amenities, plus a spacious 2,000-square-foot guesthouse.

4/5 bedrooms, 4 full and 2 half baths | \$8,950,000  
 Represented by: Sula Pearlman | Associate Real Estate Broker  
 C. 914.393.4104 | O. 914.967.0059 | sula.pearlman@cbmoves.com  
 Coldwell Banker Residential Brokerage



### SANDS POINT, NEW YORK

All new and beautiful 2.5-acre waterfront home. This 2-story residence has magnificent NYC skyline and bridge views. Walls of glass, high ceilings, and all-new kitchen and baths make this a one-of-a-kind home, a most sought-after residence.

6 bedrooms, 6 full and 1 half baths | \$8,888,000  
 Represented by: Sandy Rosen | Associate Real Estate Broker  
 C. 516.445.1672 | O. 516.482.8400 | sandy.rosen@cbmoves.com  
 Coldwell Banker Residential Brokerage





### SANDS POINT, NEW YORK

Set on over 2 acres, this magnificent estate features 17,500 square feet of palatial interiors distinguished by extraordinary architectural details, beautiful appointments and use of fine woods, marble and stone. Enjoy a movie theater, heated flooring and a saltwater pool.

6 bedrooms, 8 full and 4 half baths | \$8,695,000  
 Represented by: Jason Friedman & Sarah "Rudi" Friedman  
 Real Estate Salespeople | C. 516.236.6226 | O. 516.482.8400  
 jason.friedman@cbmoves.com | Coldwell Banker Residential Brokerage



### SANDS POINT, NEW YORK

Stunning waterfront estate situated on 2.2 acres of perfectly manicured land with unobstructed views of the the New York skyline and bridges. The home comes equipped with an indoor hockey rink, full gym, indoor basketball court, in-ground pool and a hot tub.

6 bedrooms, 5 full and 3 half baths | \$8,400,000  
 Represented by: Jason Friedman & Sarah "Rudi" Friedman  
 Real Estate Salespeople | C. 516.236.6226 | O. 516.482.8400  
 jason.friedman@cbmoves.com | Coldwell Banker Residential Brokerage



### RYE, NEW YORK

Waterfront gem! On a Milton Point cul-de-sac, close to schools, clubs & marina, this stunning 15-room Colonial brings in pool, Milton Harbor & Sound views to an entry hall, great room, circular breakfast room, renovated Smallbone kitchen & stunning master. [www.4BarronPlace.com](http://www.4BarronPlace.com)

6 bedrooms, 5 full and 1 half baths | \$8,250,000  
 Represented by: Michèle C. Flood | Associate Real Estate Broker  
 C. 914.420.6468 | O. 914.967.0059 | michele.flood@cbmoves.com  
 Coldwell Banker Residential Brokerage



### PURCHASE, NEW YORK

"Skymeadows" is sited on a high elevation in a private association with 12 sweeping acres with a pool, tennis court and working vegetable gardens. The circa-1927 manor house is updated for modern living with 9 fireplaces, beautiful millwork and state-of-the-art sound/lights/media.

10 bedrooms, 7 full and 4 half baths | \$7,950,000  
 Represented by: Tamar Lurie & Rose Goldfine | Sales Associate & Associate Real Estate Broker | C. 203.536.6953 | O. 203.622.1100  
 lurietamar@gmail.com | Coldwell Banker Residential Brokerage





### OLD BROOKVILLE, NEW YORK

Magnificent brick center-hall Colonial is situated on 3 acres of picturesque grounds bordered by a protected nature preserve. The home features an in-ground heated pool and hot tub, state-of-the-art chef's eat-in kitchen and custom millwork throughout.

6 bedrooms, 6 full and 1 half baths | \$7,800,000  
 Represented by: Jason Friedman & Sarah "Rudi" Friedman | Real Estate Salespeople | C. 516.236.6226 | O. 516.482.8400  
[jason@thefriedmanteam.com](mailto:jason@thefriedmanteam.com) | Coldwell Banker Residential Brokerage



### OLD WESTBURY, NEW YORK

Elegance and luxury underscore this 11,000-square-foot estate, set on 5+ gated acres. Numerous highlights include a grand foyer with sweeping staircase, great room, music room, banquet-sized dining room, gourmet kitchen, library and lower level featuring fabulous amenities.

8 bedrooms, 11 full and 1 half baths | Price Upon Request  
 Represented by: Sussan Sohayegh, Meagan Zirpoli & Darrin Zirpoli  
 Real Estate Salespeople | C. 516.526.6650 | O. 516.921.4040  
[sussan.sohayegh@cbmoves.com](mailto:sussan.sohayegh@cbmoves.com) | Coldwell Banker Residential Brokerage



### MAMARONECK, NEW YORK

This direct waterfront Contemporary home by architect Robert Keller has stunning 280-degree views of LI Sound & Larchmont Harbor. Enjoy 15 sun-filled rooms, window walls, a balcony, soaring ceilings, 1.46 acres, a saltwater pool, pool house and more. [www.FlaglerDriveEstate.com](http://www.FlaglerDriveEstate.com)

6 bedrooms, 6 full and 2 half baths | \$6,995,000  
 Represented by: Michèle C. Flood & Kathryn Delaney | Assoc. Real Estate Broker & Real Estate Salesperson | C. 914.420.6468 | O. 914.967.0059  
[michele.flood@cbmoves.com](mailto:michele.flood@cbmoves.com) | Coldwell Banker Residential Brokerage



### RYE, NEW YORK

On a majestic 2.4 acres by the Apawamis Country Club, this exquisite Georgian Colonial has been restored and embellished for today's living. Amenities include 16 elegant rooms, 8 fireplaces, renovated kitchen and baths and a 2-story carriage house. [www.2UpperDogwoodLane.com](http://www.2UpperDogwoodLane.com)

6 bedrooms, 4 full and 3 half baths | \$5,995,000  
 Represented by: Michèle C. Flood | Associate Real Estate Broker  
 C. 914.420.6468 | O. 914.967.0059 | [michele.flood@cbmoves.com](mailto:michele.flood@cbmoves.com)  
 Coldwell Banker Residential Brokerage





### BEDFORD, NEW YORK

This magnificent estate boasts 10,000 square feet with a dramatic reception hall with double-curved staircase, 10-foot ceilings, a gourmet kitchen and exceptional property. A multi-tiered bluestone patio overlooks a 60-foot pool, 3 waterfalls and a hidden spa. Views of the LI Sound.

6 bedrooms, 6 full and 1 half baths | \$5,900,000  
 Represented by: Cindy Gayle | Associate Real Estate Broker  
 C. 914.261.8077 | O. 914.234.3647 | cindy.gayle@cbmoves.com  
 Coldwell Banker Residential Brokerage



### SCARSDALE, NEW YORK

Magnificent Greenacres Estate has the best combination of design for today's lifestyle and Old World craftsmanship. It is set on lush property to best capture the sun and the unobstructed views of George Field Park. The square footage includes legal finished basement and carriage house.

6 bedrooms, 8 full and 3 half baths | \$5,295,000  
 Represented by: Kathy Coleman | Associate Real Estate Broker  
 C. 914.953.7562 | O. 914.723.3340 | kathy.coleman@cbmoves.com  
 Coldwell Banker Residential Brokerage



### UPPER BROOKVILLE, NEW YORK

Captivating brick Colonial is surrounded by 2 picturesque acres with in-ground pool and hot tub, cabana with full bath, full outdoor kitchen and wet bar. Designed for luxury, this beautiful residence offers 5 fireplaces, a chef's gourmet kitchen and wonderful entertaining spaces.

7 bedrooms, 7 full and 1 half baths | \$5,250,000  
 Represented by: Jason Friedman & Sarah "Rudi" Friedman  
 Real Estate Salespeople | C. 516.236.6226 | O. 516.482.8400  
 jason@thefriedmanteam.com | Coldwell Banker Residential Brokerage



### KINGS POINT, NEW YORK

The ultimate luxury lifestyle is yours at this stunning water-view mansion blending state-of-the-art design with classical elements and panoramic views. It is regally positioned on almost 60,000 square feet with a pool, terraces and rolling lawns. It's ideal for elegant entertaining year round.

6 bedrooms, 5 full and 2 half baths | Price Upon Request  
 Represented by: Diane Polland | Real Estate Salesperson  
 C. 516.606.2344 | O. 516.482.8400 | diane.polland@cbmoves.com  
 Coldwell Banker Residential Brokerage





**SCARSDALE, NEW YORK**

Timeless, elegant, modern Murray Hill home with striking fireplaces, stained-glass windows and tiger oak paneling blended with meticulous updates, heated stone floors, a chef's kitchen, luxury master, lower-level gym/game rooms, a pool, spa, bluestone patio and outdoor kitchen.

6 bedrooms, 6 full and 2 half baths | \$4,700,000  
 Represented by: Carolyn Kay | Real Estate Salesperson  
 C. 914.522.3705 | O. 914.723.3340 | carolyn.kay@cbmoves.com  
 Coldwell Banker Residential Brokerage



**RYE, NEW YORK**

An exquisite renovated/expanded English Manor home with fireplaces in all major rooms, a 2-story family room, luxurious master, guest/nanny's suite and renovated baths. A gated entry leads to 2.25 idyllic acres, close to town/train, bordering a nature preserve. [www.59CentralAve.com](http://www.59CentralAve.com)

6 bedrooms, 6 full and 2 half baths | \$4,495,000  
 Michèle C. Flood | Associate Real Estate Broker | C. 914.420.6468  
 O. 914.967.0059 | michele.flood@cbmoves.com  
 Coldwell Banker Residential Brokerage



**UPPER BROOKVILLE, NEW YORK**

Set on 5 level acres along one of the most prestigious streets in Upper Brookville, this distinctive modern home features sleek, spacious, sophisticated interiors accented by intriguing architecture and walls of windows. Enjoy a pool and 1-bedroom guesthouse with full kitchen.

5 bedrooms, 5 full and 2 half baths | \$4,350,000  
 Represented by: Jason Friedman & Sarah "Rudi" Friedman  
 Real Estate Salespeople | C. 516.236.6226 | O. 516.482.8400  
[jasonfriedman@cbmoves.com](mailto:jasonfriedman@cbmoves.com) | Coldwell Banker Residential Brokerage



**RYE, NEW YORK**

On a half acre in the Greenhaven area with entitlement to the beach, dock, mooring, this renovated c.1924 brick Colonial offers exceptional renovations! Arched passageways, sunken living room with fireplace, renovated kitchen plus a finished lower level! [www.37GreenhavenRoad.com](http://www.37GreenhavenRoad.com)

6 bedrooms, 4 full and 2 half baths | \$2,195,000  
 Represented by: Michèle C. Flood | Associate Real Estate Broker  
 C. 914.420.6468 | O. 914.967.0059 | michele.flood@cbmoves.com  
 Coldwell Banker Residential Brokerage





### KINGS POINT, NEW YORK

An open floor plan accents this custom residence ideal for entertaining. Grand formal rooms are bathed in natural light and display beautiful architectural details. A palatial master is one of 7 bedrooms. A large deck views private grounds featuring a pool, spa and fountains.

7 bedrooms, 5 full and 1 half baths | \$3,495,000  
 Represented by: Diane Polland | Real Estate Salesperson  
 C. 516.606.2344 | O. 516.482.8400 | [diane.polland@cbmoves.com](mailto:diane.polland@cbmoves.com)  
 Coldwell Banker Residential Brokerage



### RYE, NEW YORK

Gracious, renovated 1917 Manor is on over 1+ acre with a stone terrace, gardens and superb privacy. Front-to-back center hall, high ceilings, a living room with fireplace, view-filled solarium, mahogany kitchen, blue-stone terrace & a master suite with fireplace. [www.5WindcrestRoad.com](http://www.5WindcrestRoad.com)

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



### RYE, NEW YORK

This Milton Point Colonial on 1 acre boasts expansive rooms, including a living room with fireplace, dining room, den with built-in bar, eat-in kitchen and family room with cathedral ceiling and windowed cupola. Enjoy partial water views, a stone terrace and pool. [www.2WarristonLane.com](http://www.2WarristonLane.com)

5 bedrooms, 3 full and 1 half baths | \$3,395,000  
 Represented by: Michèle C. Flood | Associate Real Estate Broker  
 C. 914.420.6468 | O. 914.967.0059 | [michele.flood@cbmoves.com](mailto:michele.flood@cbmoves.com)  
 Coldwell Banker Residential Brokerage



### HARRISON, NEW YORK

Luxurious, circa 2003 center-hall Colonial nestled on a private knoll. Main floor accented by soaring ceilings, exquisite molding, herringbone floor & French doors to a stone terrace. The master wing has a private study, spa bath and a veranda overlooking the landscape. [www.1GlenDrive.com](http://www.1GlenDrive.com)

6 bedrooms, 5 full and 1 half baths | \$3,395,000  
 Represented by: Michèle C. Flood & Diane Brendel | Associate Real Estate Broker & Real Estate Salesperson | C. 914.420.6468 | O. 914.967.0059  
[michele.flood@cbmoves.com](mailto:michele.flood@cbmoves.com) | Coldwell Banker Residential Brokerage





**MAMARONECK, NEW YORK**

Premier Orient Point location. A crisp, modern design with today's ultimate luxury blends with the superior craftsmanship of the past in this redesigned, renovated estate home. The open-concept kitchen and family room have garden and water views across a sailing harbor.

5 bedrooms, 4 full and 1 half baths | \$2,999,000  
 Represented by: Elizabeth Diamond | Real Estate Salesperson  
 C. 914.806.6886 | O. 914.834.7100 | elizabeth.diamond@cbmoves.com  
 Coldwell Banker Residential Brokerage



**IRVINGTON, NEW YORK**

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

5 bedrooms, 4 full and 1 half baths | \$2,895,000  
 Represented by: Therese Militana Valvano | Associate Real Estate Broker  
 C. 914.715.2715 | O. 914.693.5476 | tvalvano@cbmoves.com  
 Coldwell Banker Residential Brokerage



**NEW CITY, NEW YORK**

With views to forever, this fully renovated gem has 8,500 square feet with 6 en suite bedrooms. The finest wood, marble, stone and elite amenities abound in a home graced with an open floor plan and grand rooms. On 1.84 acres with a pool, cabana, spa and putting green.

6 bedrooms, 5 full and 2 half baths | \$2,495,000  
 Represented by: Joan G.S. Whitman | Associate Real Estate Broker  
 C. 914.329.1320 | O. 845.369.1256 | joan.whitman@cbmoves.com  
 Coldwell Banker Residential Brokerage



**LARCHMONT, NEW YORK**

Circa-1895 Queen Anne-style home is on a double corner property in Larchmont Manor, close by a park, beach, town, library, stores and the train. Period leaded/stained glass windows, a grand staircase, egg-and-dart molding, pocket doors, 6 fireplaces and modern updates abound.

8 bedrooms, 6 full and 1 half baths | \$2,495,000  
 Represented by: Mary "Tammy" Payne | Real Estate Salesperson  
 C. 914.980.7887 | O. 914.967.0059 | tammy.payne@cbmoves.com  
 Coldwell Banker Residential Brokerage





### SCARSDALE, NEW YORK

Classic, center-hall stone and shingle Colonial in the heart of Quaker Ridge has a 13-room interior featuring a family room, media room, gym playroom and lots of closets/storage. Enjoy over .5 of an acre of beautiful, expansive, manicured yard with a pool/spa and mature trees.

6 bedrooms, 5 full and 2 half baths | \$2,295,000  
 Represented by: Ilana Nowick | Real Estate Salesperson  
 C. 914.841.8073 | O. 914.967.0059 | [ilana.nowick@cbmoves.com](mailto:ilana.nowick@cbmoves.com)  
 Coldwell Banker Residential Brokerage



### RYE, NEW YORK

Alongside Country Club area is this 7,000-square-foot Park Ridge home with spectacular updates/expansions. Gracious formal rooms, redesigned great room, awesome kitchen, 1st-floor master wing, guest wing & 4 additional suites. Terraces overlook a pond. [www.11DorchesterRoad.com](http://www.11DorchesterRoad.com)

7 bedrooms, 7 full and 2 half baths | \$2,195,000  
 Represented by: Michèle C. Flood | Associate Real Estate Broker  
 C. 914.420.6468 | O. 914.967.0059 | [michele.flood@cbmoves.com](mailto:michele.flood@cbmoves.com)  
 Coldwell Banker Residential Brokerage



### ARMONK, NEW YORK

Approached by a gated, heated drive this country Colonial showcases 5 private acres, rare perennials, flowering fruit trees and velvety lawns lacking a garden terrace and heated pool. The light-filled interior features a magnificent chef's kitchen, game room and a professional-style theater.

4 bedrooms, 4 full and 2 half baths | \$1,739,000  
 Represented by: April Gasparino | Associate Real Estate Broker  
 C. 914.804.4779 | O. 914.967.0059 | [april@aprilgasparino.com](mailto:april@aprilgasparino.com)  
 Coldwell Banker Residential Brokerage



### GLEN COVE, NEW YORK

Stunning Old World design with classic architecture, herringbone wood floors, high ceilings and custom details blend with fabulous modern amenities to create this dream home. Enjoy a wraparound porch, elegant formal areas, a chef's kitchen, 1st-floor suite, spa baths and a guesthouse.

8 bedrooms, 6 full and 1 half baths | \$1,820,000  
 Represented by: Jason Friedman & Sarah "Rudi" Friedman  
 Real Estate Salespeople | C. 516.236.6226 | O. 516.482.8400  
[jason.friedman@cbmoves.com](mailto:jason.friedman@cbmoves.com) | Coldwell Banker Residential Brokerage





### HIGHMOUNT, NEW YORK

Ultimate 4-season Catskill Mountain getaway on 16 acres, located minutes from the ski slopes of Belleayre Mountain and just a mile from the proposed 5-star Belleayre Resort. This 5,200-square-foot home features an in-ground pool, 1-bedroom guest apartment/cabana wing, 3,000 square feet of decks and a detached 2-bedroom guest cottage. [www.cbtp.us/belleayre](http://www.cbtp.us/belleayre)

7 bedrooms, 6 baths | \$1,200,000

Represented by: Carol Spinelli | T. 845.664.4711 | [CatskillPremier.com](http://CatskillPremier.com) | Coldwell Banker Timberland Properties



### COOPERSTOWN, NEW YORK

Minutes from Cooperstown, this luxury log home built in 2000 sits on a private 2-acre Otsego lakefront parcel, creating a unique compound of a 4,300-square-foot lodge, carriage house with 2nd story, 800-square-foot, 1-bedroom, 1-bath guest quarters and a private 100-foot shoreline with 50-foot dock. [www.cbtp.us/cooperstown](http://www.cbtp.us/cooperstown)

6 bedrooms, 3 baths | \$1,950,000

Represented by: Carol Spinelli | T. 845.664.4711 | [CatskillPremier.com](http://CatskillPremier.com) | Coldwell Banker Timberland Properties

### OVID, NEW YORK

No expense has been spared in this one-of-a kind Finger Lakes home! The Italianate-style house includes imported chandeliers and floor tiles. The kitchen has top-of-the-line appliances and the master suite is fit for royalty! In addition to the main house, there's also a guesthouse plus a barn and a waterfront boathouse, all on 367 feet of level beachfront.

4 bedrooms, 3 baths | \$1,300,000

Represented by: Carol A. Van Horn | C. 315.569.8221  
[cvanhorn@coldwellbanker.com](mailto:cvanhorn@coldwellbanker.com) | Coldwell Banker Finger Lakes





### WEST ISLIP, NEW YORK

A waterfront paradise on the bay, this custom-crafted home has stunning views, 245 feet of Sealock Navy bulkhead, 175 feet of finger docks, all with piers, and a boat lift. Classic amenities include 3 fireplaces, hardwood floors, entertaining areas, a new gourmet kitchen, den and more.

5 bedrooms, 2 full and 1 half baths | \$1,650,000  
 Represented by: Michelle Wischerth | Real Estate Salesperson  
 C. 631.943.7454 | O. 631.422.5511 | michelle.wischerth@cbmoves.com  
 Coldwell Banker Residential Brokerage



### NEW CITY, NEW YORK

A blend of warmth and sophistication, this home offers over 4,000 luxurious square feet. Main rooms display architectural details and include formal living and dining rooms, a chef's kitchen, master suite and a walk-out lower level. Beautiful grounds feature a pool and 2 decks.

6 bedrooms, 4 baths | Price Upon Request  
 Represented by: Debra Gay | Real Estate Salesperson  
 C. 914.393.9098 | O. 845.634.0400 | debra.gay@cbmoves.com  
 Coldwell Banker Residential Brokerage



### RIVERSIDE, CONNECTICUT

Waterfront estate with 280-foot shoreline with pool, tennis, dock and gracious 6-bedroom Colonial home with breathtaking Long Island Sound views from elegant rooms, an exciting great room and the family room off kitchen. Located in an R-1 zone, this uniquely oversized property brings outstanding opportunity to build/expand.

6 bedrooms, 4 full and 2 half baths | \$17,500,000  
 Represented by: Tamar Lurie | Sales Associate | C. 203.536.6953  
 lurietamar@gmail.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

This stately shingle-and-stone home, unlike any other in beautiful horse country, features magnificent craftsmanship, a Christopher Peacock kitchen and baths, reclaimed antique doors/barn timbers, heated marble/onyx floors, a fabulous lower-level game/theater and gym, plus outdoor fireplaces, a court, a pool and romantic gazebos.

7 bedrooms, 8 full and 1 half baths | \$9,750,000  
 Represented by: Tamar Lurie | Sales Associate | C. 203.536.6953  
 lurietamar@gmail.com | Coldwell Banker Residential Brokerage





### GREENWICH, CONNECTICUT

Privately located beyond a gracious entry on over 4 sweeping acres with gardens and a pool, "Northwood" is a reminiscent English manor built in 2008 with magnificent period details, exquisite paneling, coffered ceilings, leaded-glass windows, 4 fireplaces and modern amenities.

7 bedrooms, 9 full and 3 half baths | \$8,799,000  
 Represented by: Margi Vorder Bruegge & Sharon Kinney | Sales Assocs.  
 M. 203.912.8311 | S. 203.536.2014 | margivb@aol.com  
 kinney629@yahoo.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Designer Laurie Woods, Mac Patterson AIA and Significant Homes LLC collaborated on a 2-year renovation of this classic 1930s home with 8,000 square feet, new weight and chain restoration glass windows, 6-coat plaster walls, an award-winning radius library, an efficient European heating system, plus a cottage, gardens, a pool and pond.

6 bedrooms, 7 full and 2 half baths | \$8,750,000  
 Represented by: Tamar Lurie | Sales Associate | C. 203.536.6953  
 lurietamar@gmail.com | Coldwell Banker Residential Brokerage



### WESTON, CONNECTICUT

This grand neoclassical estate has unparalleled old world craftsmanship and every amenity. This flawlessly restored, expanded manor, completed in 2010, has tiered terraces overlooking 10-plus acres of riverfront property, an infinity-edged pool, cabana and horse barns.

6 bedrooms, 8 full and 4 half baths | \$7,950,000  
 Represented by: Joni Usdan & Emily Gordon | Sales Associates  
 J. 203.216.7654 | E. 203.451.6432  
 Coldwell Banker Residential Brokerage



### WESTON, CONNECTICUT

In desirable lower Weston is a magnificent mix of timeless architectural styles by Dinyar Wadia, featuring a 14-room interior, tastefully appointed formal and informal settings and geothermal/solar energy systems. Enjoy 22 acres of privacy with a post-and-beam barn and a pool/spa.

5 bedrooms, 7 full and 2 half baths | \$7,595,000  
 Represented by: KMS Partners & David Weber | Sales Associates  
 C. 203.451.7888 | O. 203.454.5411 | dweber6412@gmail.com  
 Coldwell Banker Residential Brokerage





### GREENWICH, CONNECTICUT

Stylish 2016 construction in estate location. This stone-and-shingle home has a vibrant, transitional interior, opening to beautiful outdoor living spaces. Enjoy 5 en suite bedrooms, including a master with 2 spas. Sited on 2 mid-country acres with an approved pool site. Minutes to downtown.

5 bedrooms, 6 full and 2 half baths | \$7,275,000  
 Represented by: Katherine Donnelly | Sales Associate  
 C. 203.536.3267 | katherine@kdonnellyrealty.com  
 Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Casual sophistication and beautiful water views enhance sophisticated, light-filled spaces at this custom-built home. Features include French doors and double windows for sun-filled rooms, intricate millwork, stone/hardwoods, a chef's kitchen, hobby/wine rooms, an outdoor kitchen/terrace, gunite pool/spa and an amenity-filled pool house.

6 bedrooms, 7 full and 2 half baths | \$6,995,000  
 Represented by: Steven Thomson | Sales Associate | C. 203.247.6765  
 steven.thomson@cbmoves.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Rare indeed...a nearly 2-acre compound in a coveted Riverside location. The gracious, updated and expanded main residence has a chef's kitchen, barrel-ceiling family room, conservatory and a media room. There is also a guesthouse with an elevator, perennial gardens, a heated pool with Thai-inspired cabana, courtyard parking, plus garaging for 5 cars.

6 bedrooms, 6 full and 2 half baths | \$6,775,000  
 Represented by: Cynthia De Riemer | Sales Associate | C. 203.918.1523  
 cynthia.deriemer@cbmoves.com | Coldwell Banker Residential Brokerage



### FAIRFIELD, CONNECTICUT

"Sasco Manor" is an extraordinary 14-room Georgian Revival on nearly 3 acres with gardens, terraces, a pool and a pool house. Elegant interiors grace this home that blends tradition with 21st-century amenities and opens to panoramic views of Southport Harbor and Long Island Sound.

7 bedrooms, 7 full and 3 half baths | \$5,995,000  
 Represented by: Emily Gordon | Sales Associate  
 C. 203.451.6432 | egordon3@optonline.net  
 Coldwell Banker Residential Brokerage





### GREENWICH, CONNECTICUT

"Beechwood" is a timeless Conyers Farm country Colonial on 10-plus acres located just inside the North Gate. Exquisitely sited for entertaining, the home provides expansive views towards the polo grounds, along with a heated pool, spa and professional gardens.

8 bedrooms, 7 full and 2 half baths | \$5,975,000  
 Represented by: Laurie Smith & Tobey Shaw | Sales Associates  
 L. 203.912.8923 | T. 203.561.9813 | laurie.smith@cbmoves.com  
 tobey.shaw@cbmoves.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Striking mid-country Colonial has southwesterly views from nearly 2 acres with pool and fenced-in yard. Ten-foot ceilings, exquisite millwork, perfectly proportioned rooms. Formal and casual settings with playroom, poolside cabana/guest suite and a 2,400-square-foot garden level.

5 bedrooms, 6 full and 2 half baths | \$5,795,000  
 Represented by: Suzanne Hisler | Sales Associate  
 C. 312.343.9403 | sushoe@yahoo.com  
 Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Close to the magnificent Long Island Sound in the heart of gated Belle Haven Land Association, this beautifully renovated Colonial features high ceilings, abundant light and open spaces. Enjoy a custom-designed kitchen/family room, solarium with fireplace and park-like backyard.

5 bedrooms, 6 full and 2 half baths | \$5,750,000  
 Represented by: Virginia Lyddane | Sales Associate  
 C. 203.561.1968 | virginia.lyddane@gmail.com  
 Coldwell Banker Residential Brokerage



### OLD GREENWICH, CONNECTICUT

Enjoy dazzling views of sunrises and sunsets from this turnkey Lucas Point residence. Set on the coveted, Northway peninsula with 165 feet of waterfront, this property enjoys the Lucas Point Association amenities of a private beach, dock and moorings, just a stroll from Tod's Point.

4 bedrooms, 4 full and 1 half baths | \$5,650,000  
 Represented by: Nora Giovati | Sales Associate  
 C. 203.940.3123 | ngiovati@gmail.com  
 Coldwell Banker Residential Brokerage





### GREENWICH, CONNECTICUT

On a quiet mid-country cul-de-sac, this stately Colonial is entered from a sun-filled 2-story foyer leading to formal living and dining rooms, a gourmet kitchen/breakfast room and an inviting family room opening to a terrace and pool. Six suites complete the private areas of this home.

6 bedrooms, 7 full and 2 half baths | \$5,495,000  
 Represented by: Diane Dutcher | Sales Associate  
 C. 203.249.2491 | dutcherdi@aol.com  
 Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Timeless elegance hallmarks this Greens Farms property with pool, inspired by European manors replete with stunning architectural detail, exquisite design and high-caliber luxuries. With 20+ rooms, voluminous windows, artisan hand-painted/hand-waxed walls and antique fireplaces.

6 bedrooms, 7 full and 2 half baths | \$5,450,000  
 Represented by: Karen Scott & KMS Partners | Sales Associates  
 C. 203.613.9200 | greatscott04@gmail.com  
 Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Recently built, meticulously maintained home has 8,000 square feet of well-detailed, elegant entertaining and family spaces featuring 4 fireplaces, a gourmet kitchen, and a finished 3rd floor and lower level. Enjoy a pool and fenced yard. Close to town, schools and transportation.

6 bedrooms, 6 full and 2 half baths | \$4,995,000  
 Represented by: Sharon Kinney & Margi Vorder Bruegge  
 Sales Associates | S. 203.536.2014 | M. 203.912.8311  
 kinney629@yahoo.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Grand English Manor and guesthouse with wonderful flow for family living and entertaining. Custom built, it has gorgeous detailing, double mahogany doors, a richly paneled 2-story library and oversized chef's kitchen. Surrounded by equestrian estates on nearly 6 acres.

7 bedrooms, 9 full and 3 half baths | \$5,200,000  
 Represented by: Valerie SanAntonio & Majorie Pastel | Sales Associates  
 C. 203.253.2536 | valerie.sanantonio@cbmoves.com  
 Coldwell Banker Residential Brokerage





### WESTPORT, CONNECTICUT

This spectacular Compo Beach Waterfront home has it all. A pool, a dock, plus a light, bright and open interior for superb entertaining by the water's edge. The living room, dining room, kitchen and master suite feature breathtaking water views. An in-home office and 3 more bedrooms provide wonderful spaciousness and privacy.

4 bedrooms, 4 full and 1 half baths | \$4,999,000  
 Represented by: Judy Michaelis | Broker | C. 203.247.5000  
[judym@optonline.net](mailto:judym@optonline.net) | Coldwell Banker Residential Brokerage



### RIVERSIDE, CONNECTICUT

Enjoy sparkling water views from a classic, custom-designed, 2011 home in Harbor Point featuring a beach/picnic area and boating/dockage. Enjoy a covered stone patio, fireplaces in the living room, study and family room, a gourmet eat-in kitchen, Long Island Sound views from a lovely master, 4 more bedrooms (3 en suite), and a back stairway.

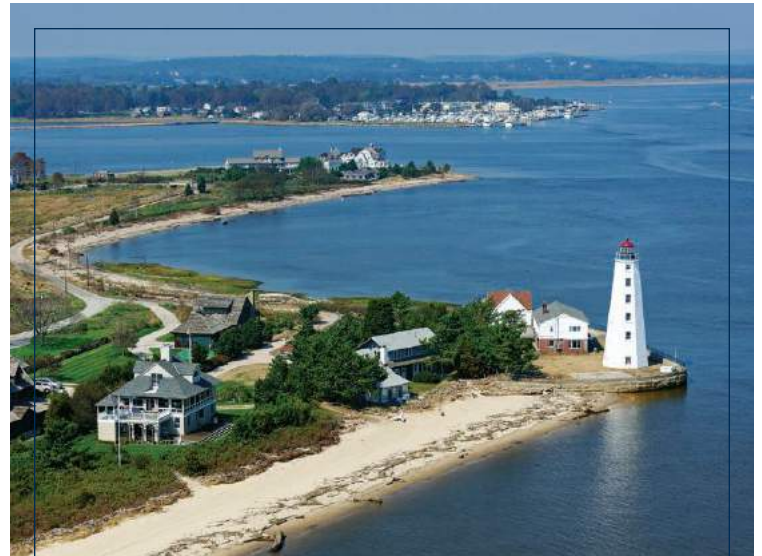
5 bedrooms, 4 full and 2 half baths | \$4,995,000  
 Represented by: Sally Nye Parris | Sales Associate | C. 203.722.5023  
[sally.parris@cbmoves.com](mailto:sally.parris@cbmoves.com) | Coldwell Banker Residential Brokerage



### BRANFORD, CONNECTICUT

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

4 bedrooms, 5 full and 1 half baths | \$4,750,000  
 Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
[jocoldwell@aol.com](mailto:jocoldwell@aol.com) | Coldwell Banker Residential Brokerage



### OLD SAYBROOK, CONNECTICUT

Enjoy the lifestyle of Fenwick from this highly prized, widely recognized 3-level Contemporary at the mouth of the Connecticut River with frontage on both the River and Sound. Large upper and lower decks connect the house to the dunes and beach environment.

4 bedrooms, 3 baths | \$4,935,000  
 Represented by: Judy Schaaf & Joe Rhodes | Sales Associates  
 JS. 860.227.3688 | JR. 860.227.0921 | [judy.schaaf@cbmoves.com](mailto:judy.schaaf@cbmoves.com)  
[joe.rhodes@cbmoves.com](mailto:joe.rhodes@cbmoves.com) | Coldwell Banker Residential Brokerage





### RIVERSIDE, CONNECTICUT

Stunning new-construction, 6-bedroom, stone and shingle home by a renowned local builder is set on a desirable cul-de-sac near Riverside school/train. Pretty as a picture 6,600-plus-square-foot home has every beautiful hallmark of fine living: 10-foot coffered ceilings, 3 fireplaces, a Calacatta marble kitchen and decorator-designed marble baths.

6 bedrooms, 7 full and 2 half baths | \$4,795,000  
 Represented by: Linda D. Collins | Sales Associate | C. 203.253.1473  
 shcrealest@aol.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

On 4 private acres overlooking a country club, this Normandy showcases finest materials and architectural details. Custom gourmet kitchen, 4 fireplaces and open floor plan with spectacular grand foyer. Enjoy the resort-like lifestyle with a pool, pool house, tennis court and outdoor kitchen.

5 bedrooms, 4 full and 2 half baths | \$4,650,000  
 Represented by: Marianne Scipione-Lepre | Sales Associate  
 C. 203.273.7435 | marianne.scipione@cbmoves.com  
 Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Captivating Shingle-style home on beautifully level property has a front-to back vaulted ceiling, antique beamed entry hall, entertaining rooms, a gourmet kitchen, family room with tone fireplace, elegant master suite, a theater, wine cellar, game room, a pool and more.

6 bedrooms, 5 full and 2 half baths | \$4,295,000  
 Represented by: Tamar Lurie & Laurie Smith | Sales Associates  
 T. 203.536.6953 | L. 203.912.8923 | lurietamar@gmail.com  
 laurie.smith@cbmoves.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Magnificent mid-country home with gated entry, 2 park-like level acres, flower-lined walkways, indoor-outdoor surround sound & lighting, with pool and terrace. Elegant architectural accents include cove lighting, lovely millwork, heated floors & 2 wet bars. Art room, theater, gym and more.

6 bedrooms, 5 full bath and 1 half baths | \$4,350,000  
 Represented by: Barbara Zaccagnini | Sales Associate  
 C. 203.249.1454 | barbara.zaccagnini@cbmoves.com  
 Coldwell Banker Residential Brokerage





### NEW FAIRFIELD, CONNECTICUT

Majestic 10,000-square-foot waterfront chateau in "Sail Harbour Club" on Candlewood Lake hosts panoramic lake and mountain views, wonderfully proportioned rooms, 6 fireplaces, a gourmet cherry/granite kitchen, 30-foot sunroom, 5 en suite bedrooms, a private sand beach, a dock and a 4-car garage.

5 bedrooms, 6 full and 2 half baths | \$3,995,000  
 Represented by: Barbara Sivba | Associate Broker | T. 203.667.4336  
 firstinsales@aol.com | Coldwell Banker Residential Brokerage



### GUILFORD, CONNECTICUT

Waterfront, Sach's Head. "The Villa Louise," the grand dame of the Long Island Sound/Guilford shoreline. This Mediterranean palazzo was renovated to historical accuracy and elegant detail. It offers a gourmet kitchen, family/entertaining rooms, an indoor pool, 55-foot master, wine cellar, elevator, terraces, 163 feet of frontage and views.

5 bedrooms, 5 full and 2 half baths | \$3,999,000  
 Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
 jocoldwell@aol.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Twelve sun-filled rooms with new windows and French doors facing 1.5 acres with level lawns and a peaceful pond. There is a renovated Viking kitchen/breakfast room, updated marble baths, a new game/hobby/office/guest suite plus additional family/play rooms. At the end of a cul-de-sac just 2 blocks to North Street School and 2 miles to town.

6 bedrooms, 5 full and 2 half baths | \$3,989,000  
 Represented by: Tamar Lurie | Sales Associate | T. 203.536.6953  
 lurietamar@gmail.com | Coldwell Banker Residential Brokerage



### RIVERSIDE, CONNECTICUT

Charming Riverside stone cottage, beautifully maintained and updated, features a gracious entry hall, romantic formal rooms, dome/high ceilings, an arched window wall, 2 stone fireplaces, a media room/gym and a chef's kitchen. Terraces, a playhouse and a 2-story studio/garage enhance 1+ acres in a private cul-de-sac association.

4 bedrooms, 4 full and 1 half baths | \$3,975,000  
 Represented by: Tamar Lurie | Sales Associate | T. 203.536.6953  
 lurietamar@gmail.com | Coldwell Banker Residential Brokerage





### OLD GREENWICH, CONNECTICUT

Wonderfully located south of the village, on a level, cul-de-sac setting with terrace and outdoor fireplace, this just-crafted 6,000-square-foot home has light-filled rooms, outstanding millwork, high-end details, elegant coffered/vaulted ceilings, 6 baths, 3 powder rooms, a gourmet eat-in kitchen and a finished lower level.

6 bedrooms, 6 full and 3 half baths | \$3,849,000  
 Represented by: Jean Dana | Sales Associate | C. 203.918.8666  
[jean.dana@cbmoves.com](mailto:jean.dana@cbmoves.com) | Coldwell Banker Residential Brokerage



### FAIRFIELD, CONNECTICUT

Fully renovated estate combines classic design with all of the sought-after amenities of today. It features a gourmet eat-in kitchen, family room, living room, study, custom-built wine cellar, mudroom and his and her offices. There are stunning gardens, a 6-car barn, cabana and a pool.

6 bedrooms, 7 full and 2 half baths | \$3,750,000  
 Represented by: Doris Rowe & Tara Rowe Hawley | Assoc. Broker & Sales Assoc. | D. 203.767.0920 | T. 203.331.5939 | [rowehouses@aol.com](mailto:rowehouses@aol.com)  
[tara.hawley@cbmoves.com](mailto:tara.hawley@cbmoves.com) | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Beautiful water views savored from this newly constructed, Shore Colonial on a private road. Quality appointments, superb finishes, hardwood floors and French doors opening to breathtaking Long Island Sound view. All enjoyed from a spacious stone terrace, gourmet kitchen, family room and luxurious master suite.

4 bedrooms, 3 full and 1 half baths | \$3,599,000  
 Represented by: Mary Ann Clark | Sales Associate | C. 203.249.2244  
[mclarkgreenwich@aol.com](mailto:mclarkgreenwich@aol.com) | Coldwell Banker Residential Brokerage



### MADISON, CONNECTICUT

Barbery Beach Estate. Water views from virtually every living space. Rare 3 acres of rolling lawns overlooking LI Sound in one of the finest beach communities between Boston & NYC. Includes a 4,000+ sq.ft. home with 2-story barn for studio/guesthouse. Room for tennis/pool. Private beach.

4 bedrooms, 4 full and 1 half baths | \$3,595,000  
 Represented by: Ruthanna Terreri & Cathy Lynch | Sales Associates  
 R. 203.980.9798 | C. 203.627.2331 | [ruthanna.terreri@cbmoves.com](mailto:ruthanna.terreri@cbmoves.com)  
[catharina.lynch@cbmoves.com](mailto:catharina.lynch@cbmoves.com) | Coldwell Banker Residential Brokerage





### GREENWICH, CONNECTICUT

A stunning landscape by Zen Design Boston inspires a sophisticated, single-story European home with an attached studio, with current zoning for additional living space. On 4 acres in the Rock Ridge area, this idyllic property includes a waterfall, pool, pool house and paddle court.

3 bedrooms, 4 full and 1 half baths | \$3,495,000  
 Represented by: Tamar Lurie & Laurie Smith | Sales Associates  
 T. 203.536.6953 | L. 203.912.8923 | lurietamar@gmail.com  
 laurie.smith@cbmoves.com | Coldwell Banker Residential Brokerage



### COS COB, CONNECTICUT

Exceptional new-construction home of 6,400 square feet on a beautiful level property features panel wainscoting, wide oak floors, 4 fireplaces, quality finishes, a marble cook's kitchen with adjoining family room, workout room, wine cellar, home theater and 5 en suite bedrooms.

5 bedrooms, 5 full and 2 half baths | \$3,495,000  
 Represented by: Pamela Chiapetta & Frances Unrine | Sales Associates  
 P. 203.661.4681 | F. 203.918. 2123 | pam.chiapetta@gmail.com  
 fjunrine@aol.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Meticulously renovated, 4-bedroom, 5-bath Colonial home on 2 bucolic acres in Golden Triangle estate area. Open plan, 5 fireplaces and spacious main floor with chef's kitchen. First-floor, luxurious master suite with Perrin & Rowe bath. Expansive stone terraces. Private pool area. In a serene and beautiful setting, minutes to town.

4 bedrooms, 5 baths | \$3,485,000  
 Represented by: Susan F. Rose | Sales Associate | C. 203.912.7500  
 susan.rose@cbmoves.com | Coldwell Banker Residential Brokerage



### OLD LYME, CONNECTICUT

Spectacular waterfront home on 2 acres with views of Connecticut River. Meticulously renovated with main-floor entertainment spaces, gourmet kitchen, luxury master, finished lower level, deep-water dock & pool with spa. Identified as the only migratory swallow habitats in the Northeast.

3 bedrooms, 3 full and 2 half baths | \$3,200,000  
 Represented by: Madeleine "Maddy" Mattson | Sales Associate  
 C. 860.575.4344 | maddy.mattson@cbmoves.com  
 Coldwell Banker Residential Brokerage





### BRANFORD, CONNECTICUT

Hotchkiss Grove Contemporary waterfront home with pool and beach has 180-degree views of Thimble Islands and Long Island Sound. Enjoy large-volume rooms, a family room with 25-foot ceiling, country kitchen, sitting and dining areas, library with water views, 1st-floor master, and a walk-out lower level with 2nd kitchen, wine cellar and a game room.

4 bedrooms, 5 full and 2 half baths | \$3,150,000  
 Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
 jocoldwell@aol.com | Coldwell Banker Residential Brokerage



### NEW FAIRFIELD, CONNECTICUT

Bask in privacy, with the Sail Harbour Club amenities of tennis, beach and clubhouse, at this sun-drenched Candlewood waterfront home offering south exposure, lake views, a boat dock, Gunite pool with waterfall and an additional waterfront building lot. Entertainer's delight, with a great room, theater, 2 stone fireplaces, a game room and stone terraces.

5 bedrooms, 5 full and 2 half baths | \$2,995,000  
 Represented by: Barbara Sivba | Associate Broker | C. 203.667.4336  
 firstinsales@aol.com | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Escape the traffic and noise in this spacious 6-bedroom house on 5 acres with a pool and tennis court. Thoughtfully renovated, it has spacious formal rooms, a kitchen and family room, 1st-floor master and guest room, plus 4 2nd-floor bedrooms, 2 bonus rooms and a gym.

6 bedrooms, 6 baths | \$2,900,000  
 Represented by: Margaret Vorder Bruegge, Sharon Kinney & Janie Galbreath | Sales Associates | margi.vorderbruegge@cbmoves.com  
 M. 203.912.8311 | S. 203.536.2014 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Restored 4,500+-square-foot, European-style, prominent downtown home has numerous architectural details and modern conveniences. There is an elegant foyer, grand public rooms, a sleek gourmet eat-in kitchen, paneled library, stunning bath and energy-efficient systems.

5 bedrooms, 4 full and 1 half baths | \$2,875,000  
 Represented by: Cynthia De Riemer | Sales Associate  
 C. 203.918.1523 | cynthia.deriemer@cbmoves.com  
 Coldwell Banker Residential Brokerage





### DANBURY, CONNECTICUT

Beautiful waterfront home with incredible lake views, stone patios, a sweeping lawn to water's edge, 2 boat docks and a cabana. Open floor plan has a luxury master suite, chef's kitchen and custom millwork and detail throughout. Private setting and sunsets; 70 miles from NYC.

4 bedrooms, 5 full and 1 half baths | \$2,649,900  
 Represented by: Beverly Fairchild | Associate Broker  
 C. 203.948.6786 | beverlyfairchild@gmail.com  
 Coldwell Banker Residential Brokerage



### NORWALK, CONNECTICUT

Expansive views of the water from every window of this Shingle-style home on Canfield Crossing Peninsula. Bird watching, water sports and sunsets...everything is here in this gated enclave near a marina, beach, golf club and NYC trains. Enjoy a chef's kitchen, elevator and pool/spa.

5 bedrooms, 7 full and 1 half baths | \$2,595,000  
 Represented by: Steven Thomson & Leslie Riback | Sales Associates  
 S. 203.247.6765 | L. 203.858.1795 | steven.thomson@cbmoves.com  
 leslie.riback@gmail.com | Coldwell Banker Residential Brokerage



### STAMFORD, CONNECTICUT

Incredible stone and shingle custom home by a noted architect features spectacular open living, 5,000 square feet, 5 bedrooms, pond views, post and beam ceiling, a dramatic great room, expansive 1st-floor master suite, dazzling mezzanine level and a billiards room. This magnificent open Colonial is unlike any other.

5 bedrooms, 4 full and 2 half baths | \$2,500,000  
 Represented by: Claire Stuken | Sales Associate | C. 917.533.4335  
 cstuken@gmail.com | Coldwell Banker Residential Brokerage



### OLD LYME, CONNECTICUT

Exceptional Connecticut River and Lord's Cove panoramas fill this 14-room European-style home featuring fine design and quality craftsmanship. Privately set on 14.8 acres with 1,200 feet along Lord's Cove offering access to the river and beyond. The 60-by-15-foot heated pool with custom stone patio enjoys gorgeous river and marsh views.

4 bedrooms, 4 full and 2 half baths | \$2,495,000  
 Represented by: Joe Rhodes | Sales Associate | C. 860.227.0921  
 joe.rhodes@cbmoves.com | Coldwell Banker Residential Brokerage





### RIDGEFIELD, CONNECTICUT

Walk to town from this circa-1939 center-hall Colonial home with its 2015 renovation designed by esteemed architects Brooks & Falotico. The 5 bedrooms and 5+ baths are just part of the 6,000+ square feet that feature a stunning staircase coupled with limitless designer appointments. Located just 1 block from Ridgefield's historic Main Street.

5 bedrooms, 5 full and 2 half baths | \$2,495,000

Represented by: Jack Baldaserini | Sales Associate | C. 203.244.2243  
jack.baldaserini@cbmoves.com | Coldwell Banker Residential Brokerage



### BRANFORD, CONNECTICUT

Pawson Park Direct Waterfront. Boat and sail on Branford Harbor and Long Island Sound; relax by the pool or on a sandy beach...this home won't let you down. It has all the bells and whistles, including panoramic views, decks, a sun porch, 25-foot window wall, a chef's kitchen, home theater, spacious master, private apartment, rolling lawn and a dock.

4 bedrooms, 4 full and 2 half baths | \$2,350,000

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



### LYME, CONNECTICUT

This spectacular waterfront contemporary with a deep-water dock on 4-plus acres offers distinctive, open formal areas, a gourmet kitchen and sumptuous baths. Gather friends for intimate celebrations or waterside galas inspired by sweeping views of the Connecticut River from every room. Approximately 2 hours to NYC and Boston.

4 bedrooms, 4 full and 1 half baths | \$2,100,000

Represented by: Maddy Mattson | Sales Associate | C. 860.575.4344  
maddy.mattson@cbmoves.com | Coldwell Banker Residential Brokerage



### RIDGEFIELD, CONNECTICUT

Enjoy exquisite golf course views from this stunning Nantucket-style home, custom built in 2011. Over 6,000 sq. ft. features a showcase kitchen, 5 en suite bedrooms, indoor golf, gym, 2 offices, wine cellar & more. Minutes to train & about an hour from NYC in this top-rated town.

5 bedrooms, 5 full and 1 half baths | \$1,895,000

Represented by: Sarah Patterson | Sales Associate  
C. 203.417.6254 | sarahpatterson.realtor@gmail.com  
Coldwell Banker Residential Brokerage





### NEWTOWN, CONNECTICUT

Adjacent to the historic district and 27 acres of forest land, a heated drive leads to this 7-acre compound. The Nantucket-style, 5,500-square-foot home has gracious scale, lots of windows, cathedral ceilings and views. Enjoy a 3-bedroom carriage house, pool and more.

4 bedrooms, 3 full and 2 half baths | \$1,999,000  
 Represented by: Bob Ward & Richelle Ward | Sales Associates  
 B. 203.470.9818 | R. 203.470.9819 | wardteam@cbmoves.com  
 Coldwell Banker Residential Brokerage



### GUILFORD, CONNECTICUT

This direct-water view, energy-efficient Contemporary with studios and a pool on 6+ acres is surrounded by 30 acres of preserved open space. Enjoy south-facing Long Island Sound views, a chef's kitchen, 1st-floor guest suite, and a master suite with a view deck, spa bath and outdoor shower. Won 'People's Choice Award' from AIA-Connecticut Chapter.

4 bedrooms, 3 full and 1 half baths | \$1,997,000  
 Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
 jocoldwell@aol.com | Coldwell Banker Residential Brokerage



### RIDGEFIELD, CONNECTICUT

HOBBI award-winning builder Reed Whipple offers 5,900 square feet of luxury, energy-efficient construction, waiting for you to customize. Quiet 5-home enclave with ideal commuter locale, close to schools, shopping and restaurants. Time to meet and customize now.

5 bedrooms, 5 full and 1 half baths | \$1,995,000  
 Represented by: Carol Hanlon & Tim Dent | Sales Associates  
 C. 203.240.1233 | T. 203.470.5605 | carol.hanlon@cbmoves.com  
 tim.dent@cbmoves.com | Coldwell Banker Residential Brokerage



### OLD LYME, CONNECTICUT

Water views abound from this 4,500-square-foot home with an open floor plan, waterside decks and a garden patio. It features a main-floor guest suite; upper level with library and bonus room; master suite with office; finished walk-out garden level; post & beam garage; and a dock.

4 bedrooms, 4 full and 2 half baths | \$1,900,000  
 Represented by: Evan S. Griswold & Jodi Strycharz | Sales Associates  
 E. 860.395.4420 | J. 860.884.3011 | evan.griswold@cbmoves.com  
 jodi.strycharz@cbmoves.com | Coldwell Banker Residential Brokerage





### REDDING, CONNECTICUT

Picturesque property, timeless architecture & superior craftsmanship make this a rare opportunity in "The Vermont of Fairfield County." This 2010 custom-built Contemporary Adirondack on 3 acres with a pond & waterfall borders a 102-acre farm. Beautifully appointed, it has a cedar roof, 18-foot ceilings, walls of windows & custom woodwork.

5 bedrooms, 5 full and 2 half baths | \$1,799,000

Represented by: Posie Morgan | Sales Associate | C. 203.240.6417  
posie.morgan@cbmoves.com | Coldwell Banker Residential Brokerage



### WILTON, CONNECTICUT

Stone walls open to 5+ acres and the beautifully updated Nathan Tuttle House with a pool, guest cottage, studio and barns. Sought-after amenities for today's luxury living blend with graciously scaled rooms, wide-planked wood floors, 8 fireplaces and a Calacatta marble chef's kitchen.

5 bedrooms, 4 full and 1 half baths | \$1,789,000

Represented by: MaryAnn Colley | Sales Associate  
C. 203.858.3616 | maryann.colley@cbmoves.com  
Coldwell Banker Residential Brokerage



### NEW FAIRFIELD, CONNECTICUT

This magnificent waterfront home in sought-after Candlewood Isle offers 5 bedrooms, 3 full and 1 half baths and an inviting plan. The main level features exposed beam ceilings, a custom stone fireplace and fine woods among the distinctive elements. Enjoy the multi-level decks, private dock, western exposure and breathtaking sunsets.

5 bedrooms, 3 full and 1 half baths | \$1,700,000

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



### FAIRFIELD, CONNECTICUT

Old World craftsmanship and exquisite appointments complement modern amenities in Greenfield Hill. Terraces, courtyards and gardens surround 4 acres. This updated Georgian Colonial features entertaining spaces, a chef's kitchen, recreation rooms, a wine reserve and a pool.

5 bedrooms, 4 full and 1 half baths | \$1,649,000

Represented by: Steven Thomson & Pat Walker | Sales Associates  
S. 203.247.6765 | P. 203.545.5746 | steven.thomson@cbmoves.com  
sturbridge4@aol.com | Coldwell Banker Residential Brokerage





### STAMFORD, CONNECTICUT

Beautiful gardens surround this stately 7-bedroom, 5-plus-bath English Tudor on Shippan Point. Wonderfully cared for 1920's quality and today's fine finishes blend with stunning interior design by Cindy Rinfret. Grandly scaled rooms include a banquet-size dining room and a fantastic butler's kitchen that allow for effortless entertaining.

7 bedrooms, 5 full and 1 half baths | \$1,550,000  
 Represented by: Anita Finn | Sales Associate | C. 203.667.1691  
 anita.finn@cbmoves.com | Coldwell Banker Residential Brokerage



### LYME, CONNECTICUT

'The Highlands' sits in privacy on 54 acres with views over a tableau of rolling meadows, rock outcroppings and light woodlands focusing on the Hamburg Valley. Enjoy comfortable living spaces, a heated art studio, pool complex, 2 gazebos, a tennis court and bocce lawn.

5 bedrooms, 5 full and 1 half baths | \$1,495,000  
 Represented by: Joe Rhodes & Jodi Strycharz | Sales Associates  
 JR. 860.227.0921 | JS. 860.884.3011 | joe.rhodes@cbmoves.com  
 jodi.strycharz@cbmoves.com | Coldwell Banker Residential Brokerage



### DANBURY, CONNECTICUT

A true lakefront paradise! Designed for the entertainer, this open plan, 3-bedroom Contemporary hosts sweeping lake views, 5,400+ square feet, 3 fireplaces, propane heat, a luxurious master suite, walk-out and lower level with summer kitchen. Picturesque perennial gardens and a sand beach make this a lakeside oasis. About 60 minutes to NYC.

3 bedrooms, 5 baths | \$1,495,000  
 Represented by: Barbara Sivba | Associate Broker | C. 203.667.4336  
 firstinsales@aol.com | Coldwell Banker Residential Brokerage



### GUILFORD, CONNECTICUT

Secluded, waterfront home in Guilford Center offers 157 feet of frontage with Guilford Harbor and Long Island Sound views. The 2,700-plus-square-foot Contemporary has 30-foot ceilings, an open floor plan, 3 fireplaces, a granite eat-in kitchen, wraparound deck, in-law/guest apartment, generator, boat ramp and beach. Near town beach/yacht club.

4 bedrooms, 3 full and 1 half baths | \$1,397,000  
 Represented by: Joe Piscitelli | Sales Associate | C. 203.982.3511  
 jocoldwell@aol.com | Coldwell Banker Residential Brokerage





### NEW FAIRFIELD, CONNECTICUT

This Sail Harbour waterfront home boasts over 5,000 square feet of gracious living with a grand foyer with circular stairs, deluxe master suite, walk-out with game room, and an expansive kitchen that flows into a family room with fireplace. The 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 | C. 203.667.4336  
 firstinsales@aol.com | Coldwell Banker Residential Brokerage



### WATERFORD, CONNECTICUT

The sweet joys of riverside living! This contemporary home beautifully sited on the Niantic River has sunset and expansive water views. Dock a boat in front or moor offshore. Pursue water sports, boating and fishing. The open floor plan has lots of glass, a 30-foot atrium entry, great room, master with its own deck and a private studio/office wing.

3/4 bedrooms, 2 full and 1 half baths | \$1,350,000  
 Represented by: Mary McDonald | Sales Associate | C. 860.227.3812  
 mary.mcdonald@cbmoves.com | Coldwell Banker Residential Brokerage



### BRANFORD, CONNECTICUT

This 6-acre compound has a serene connection to nature, yet is so close to restaurants, shops, Yale and performing arts. The home has French doors, vaulted ceilings, a sunken living room, designer kitchen, and an additional 1,600-square-foot apartment that is an awesome guest suite or creative studio/study that's inspired by woodlands.

5 bedrooms, 5 full and 2 half baths | \$1,250,000  
 Represented by: Diane Bergantino | Sales Associate | C. 203.671.6307  
 diane.bergantino@cbmoves.com | Coldwell Banker Residential Brokerage



### CHESHIRE, CONNECTICUT

Beyond a circular drive, an arched door opens to a brick Colonial with 5,200 square feet and beautiful design for today's living. Rooms are spaciouly elegant with coffered and barrel ceilings, and exquisite marble and Brazilian cherry floors. Huge windows and French doors reveal a lovely yard with a gunite pool, waterfall spa and a pool house.

4 bedrooms, 4 full and 2 half baths | \$1,250,000  
 Represented by: Betsy Purtell | Sales Associate | C. 203.640.4440  
 betsy.purtell@cbmoves.com | Coldwell Banker Residential Brokerage





### NEW FAIRFIELD, CONNECTICUT

Stunning West New Fairfield Colonial is set on a picturesque, resort-like 2.5 acres with a pool, cabana, summer kitchen and a gazebo with fireplace. Exquisite custom details, ultimate privacy, 3-car garage & quality throughout. Approximately 70 minutes to NY City!

5 bedrooms, 5 full and 1 half baths | \$1,195,000  
 Represented by: Barbara Sivba | Associate Broker  
 C. 203.667.4336 | firstinsales@aol.com  
 Coldwell Banker Residential Brokerage



### OLD LYME, CONNECTICUT

This waterfront home in Old Lyme Village has a pool, patio, renovated boat house and a deep-water dock. The wonderful blend of antique and modern-inspired interiors feature an atrium entry, formal spaces, airy kitchen/family room and a 1st-floor suite for guest/master/office. Abundant glass throughout invites magical views of Lieutenant River.

4 bedrooms, 4 full and 1 half baths | \$1,195,000  
 Represented by: Terry Kemper | Sales Associate | C. 860.908.7820  
 terry.kemper@cbmoves.com | Coldwell Banker Residential Brokerage



### DANBURY, CONNECTICUT

Sunset views and western exposure showcase this expanded, renovated waterfront home with a private dock, multi-level Trex decks and 3 levels of open-concept design enhanced by hardwood floors, turreted windows, detailed trim/molding, a screened porch and a hot tub. This turn-key opportunity awaits you. Just bring your swimsuits.

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



### SHERMAN, CONNECTICUT

Grand Georgian on 2 acres on Candlewood Lake, offers deeded boat slip, tennis, beach & clubhouse. Two-story marble foyer with circular stair, formal living & dining rooms for entertaining, kitchen open to family room, luxury master, game room, gym, solarium, lush landscape & an in-ground pool.

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





### NEW MILFORD, CONNECTICUT

Candlewood Lake is at your doorstep. Enticing lake views grace this wonderfully renovated 4-bedroom, 3-bath, open-concept home that has an entertainer's kitchen and great room, main-level master suite and a walk-out with summer kitchen, family/game rooms and a screened porch leading to a private sand beach and dock.

4 bedrooms, 3 baths | \$1,100,000

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



### BROOKFIELD, CONNECTICUT

Scenic Lake Lillinonah is the backdrop to this grand Whispering Glen Colonial home with an open flow. The 5,000 square feet of luxury appointments include hardwood floors, wainscot paneling, tray and vaulted ceilings and a level yard with panoramic hillside views. It is close to schools, shopping and I-84 for the commuter.

4 bedrooms, 4 baths | \$1,095,000

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



### DANBURY, CONNECTICUT

This stunning waterfront penthouse retreat, only 60 minutes from NYC, offers lofty lake views, an exceptional open plan, 10-foot ceilings, double balconies, hardwood floors, a great room with water views and an elegant gourmet kitchen with granite. There is a master suite with luxurious tiled bath, 2 ample guest rooms, an office/den, garage and a dock.

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

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



### WEST SIMSBURY, CONNECTICUT

The beauty of this estate is evident the moment you cross the bridge to a 6,800 sq. ft. home, with stunning architectural detail, ideal for entertaining. Surrounded by a lush lawn, woods & meadow! There are 16 rooms, a cherry library, maple kitchen, sunroom, 1,000-sq.-ft. bluestone terrace and 25-mile views. A property rarely on the market!

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

Represented by: Katie French | Sales Associate | C. 860.977.3802  
katie.french@cbmoves.com | Coldwell Banker Residential Brokerage





### WESTON, MASSACHUSETTS

This recently completed 12,870-square-foot home offers contemporary interiors and every convenience. A breathtaking 21-foot-tall entry leads to 11 superb rooms, soaring ceilings, 5 fireplaces, a Poggenpohl kitchen, screened porch and a master wing, all on 2.75 magnificent acres.

4 bedrooms, 5 full and 3 half baths | \$10,750,000  
 Represented by: Monte Levin & Gary Lazarus | Broker Associate & Sales Associate | Coldwell Banker Residential Brokerage | M. 617.792.4741  
 G. 617.309.9167 | garymonte@thedream-merchants.com



### BOSTON, MASSACHUSETTS

Elegantly renovated residence offers a grand foyer and staircase, open floor plan, formal dining room, 5 bedrooms, impressive living room with tall windows, a fireplace, hardwoods, a wet bar, gym, elevator and a custom chef's kitchen with premium appliances. The roof terrace offers panoramic city views. Includes rental parking.

5 bedrooms, 4 full and 2 half baths | \$8,250,000  
 Represented by: Lili Banani | Sales Associate | C. 617.407.0402  
 lilibanani@gmail.com | Coldwell Banker Residential Brokerage



### CAMBRIDGE, MASSACHUSETTS

This exquisite 3-bedroom, 3,690-square-foot, 1-level home showcases sweeping water views. A custom cherrywood kitchen with huge pantry flows into a gracious living/dining area with sliders to 1 of 3 16-by-5-foot balconies. The master suite has a ventless fireplace, spa-like bath and custom dressing rooms. Also includes 4 deeded garage spaces.

3 bedrooms, 4 baths | Price upon request  
 Represented by: Lisa Macalaster | Sales Associate | C. 617.429.9939  
 lisa.macalaster@nemoves.com | Coldwell Banker Residential Brokerage



### HINGHAM, MASSACHUSETTS

Spectacular, custom home set on 3.48 acres on Hingham Harbor embraces beautiful sunsets, 137+ feet of water frontage, a dock, pool, 4 en suite bedrooms, walls of windows, hardwoods, decks and a widow's walk. Lower-level recreation, kitchenette and bath. Office above garage.

4 bedrooms, 5 full and 1 half baths | \$7,900,000  
 Represented by: Michelle Robichaud | Sales Associate  
 C. 781.910.0883 | michelle.robichaud@nemoves.com  
 Coldwell Banker Residential Brokerage





### LINCOLN, MASSACHUSETTS

Refined Mediterranean-inspired villa has main rooms open to a shaded loggia with breathtaking views, a custom kitchen and a master suite with onyx bath. Twelve acres abutting protected land have a pool, carriage-house apartment, 3-stall barn, dressage ring, paddocks and more.

6 bedrooms, 4 full and 3 half baths | \$6,750,000  
 Represented by: Brigitte Senkler & Amy Pasley | Sales Associates  
 B. 508.935.7496 | A. 978.505.2652 | [brigitte.senkler@nemoves.com](mailto:brigitte.senkler@nemoves.com)  
[amy.pasley@nemoves.com](mailto:amy.pasley@nemoves.com) | Coldwell Banker Residential Brokerage



### HAMILTON, MASSACHUSETTS

Wonderful 31-acre equestrian estate set amid meadows and a pond is brimming with exposed beams, wide-plank floors, brick fireplaces and restored woodwork. The 1700-era home blends period details with modern amenities. Includes horse facilities and a pool with pool house.

5 bedrooms, 4 full and 1 half baths | \$6,500,000  
 Represented by: Nancy "Nannie" Winslow | Sales Associate  
 C. 617.901.8816 | [nannie.winslow@nemoves.com](mailto:nannie.winslow@nemoves.com)  
 Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Designed by a premier architect, this 3-acre shingle and stone estate is a perfect balance of privacy and serenity. Features include a dramatic great room, exquisite kitchen, 2-story foyer, luxury master suite, gym and media room. French doors lead to terraces, a pool and pool house.

5 bedrooms, 4 full and 2 half baths | \$5,295,000  
 Represented by: Rosemary McCready | Broker Associate  
 C. 781.223.0253 | [rosemarymccready@gmail.com](mailto:rosemarymccready@gmail.com)  
 Coldwell Banker Residential Brokerage



### NORTH MARSHFIELD, MASSACHUSETTS

Exquisite 13-acre Shingle-style compound with North River views has grand, yet inviting rooms, a gourmet kitchen, solid wood library and lower-level great room. Enjoy a heated pool with cabana, patio, tennis court, 3-car garage and a guesthouse. Direct river access and dock use.

5 bedrooms, 6 full and 3 half baths | \$4,999,000  
 Represented by: Janet Koelsch & Bert Koelsch | Broker Assoc. & Sales Assoc. | J. 617.688.1515 | B. 339.793.1308 | [bert.koelsch@nemoves.com](mailto:bert.koelsch@nemoves.com)  
[janet.koelsch@nemoves.com](mailto:janet.koelsch@nemoves.com) | Coldwell Banker Residential Brokerage





### WESTON, MASSACHUSETTS

Architect-designed 10,000-plus-square-foot, stone and shingle home featuring superior craftsmanship, fine finishes, top-of-the-line amenities, a 2-story foyer, spectacular family room with floor-to-ceiling stone fireplace, well-appointed formal rooms, a gourmet kitchen, 4 bedrooms, au-pair quarters and lower-level recreation space.

5 bedrooms, 6 full and 2 half baths | \$4,999,000  
 Represented by: Donna Scott | Sales Associate | C. 781.254.1490  
 donna.scott@nemoves.com | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Nashawtuc Hill estate in a gated 2.6-acre setting has 6 bedroom suites; an open-concept chef's kitchen, breakfast and family rooms; a cherry study; sunroom; exercise/media rooms; an au-pair suite; coffered ceilings; built-ins; designer treatments; and state-of-the-art systems.

6 bedrooms, 7 full and 1 half baths | 4,990,000  
 Represented by: Brigitte Senkler & Amy Pasley | Sales Associates  
 B. 508.935.7496 | A. 978.505.2652 | brigitte.senkler@nemoves.com  
 amy.pasley@nemoves.com | Coldwell Banker Residential Brokerage



### MANCHESTER-BY-THE-SEA, MASSACHUSETTS

Direct waterfront estate features soaring ceilings, expansive views, whimsical details, numerous French doors, magnificent gardens, a tidal dock and guesthouse. Enjoy an impressive turret with 360-degree views, granite chef's kitchen, cathedral great room with fireplace, 4 en suite bedrooms plus an expansive deck with hot tub and more.

6 bedrooms, 5 full and 1 half baths | \$4,975,000  
 Represented by: Lynda Surdam | Sales Associate | C. 978.764.7474  
 lynda.surdam@nemoves.com | Coldwell Banker Residential Brokerage



### BOSTON, MASSACHUSETTS

Renovated penthouse condominium located at the Mandarin Oriental offers an open living/dining area with floor-to-ceiling windows, a gas fireplace and built-ins, a designer kitchen, 2 bedrooms and a roof deck with unparalleled views. Full hotel services, 24-hour concierge and more.

2 bedrooms, 2 full and 1 half baths | \$4,900,000  
 Represented by: Louise Touchette | Sales Associate  
 C. 617.605.0555 | louise.touchette@nemoves.com  
 Coldwell Banker Residential Brokerage





### CONCORD, MASSACHUSETTS

Palatial custom estate set on 6+ acres offers a level of luxury rarely experienced. Expertly designed and built, it features a grand living room, conservatory, formal dining room, chef's kitchen, billiards room, wine cellar, in-law suite, and exercise, craft and massage rooms.

5 bedrooms, 5 full and 1 half baths | \$4,680,000  
 Represented by: Annie Juanzi Liu & Andrew Martini | Sales Assocs.  
 AL. 508.902.8060 | AM. 781.530.4850 | anniejuanzi.liu@nemoves.com  
 andrew.martini@nemoves.com | Coldwell Banker Residential Brokerage



### SOUTH HAMILTON, MASSACHUSETTS

Exquisite equestrian estate set on 20 pastoral acres in the premier Hamilton area has impeccable stable facilities with heated rooms, 13-by-16-foot stalls with run outs, a riding arena, spectacular barn and more. The main house includes a timber-style family room with stone fireplace, open kitchen, huge master suite, plus a patio with fire pit.

5 bedrooms, 5 full and 2 half baths | \$4,350,000  
 Represented by: Amy Tissera | Sales Associate | C. 857.205.9259  
 amy.tissera@nemoves.com | Coldwell Banker Residential Brokerage



### NEWBURYPORT, MASSACHUSETTS

Georgian mansion on 3+ acres with 13,813 square feet in historic Newburyport. While period detail abounds, this home has state-of-the-art systems, an entertainer's kitchen, geothermal HVAC, a wine cellar and an updated carriage house with listening studio, cupola and garage.

8 bedrooms, 6 full and 2 half baths | \$4,100,000  
 Represented by: Anne Neal & Melissa Corkum | Sales Associates  
 A. 978.239.5582 | M. 978.270.4993 | melissa.corkum@nemoves.com  
 anne.neal@nemoves.com | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Magnificent 1.85-acre, shingle and stone estate customized to perfection offers a spacious living room with fireplace, banquet-sized dining room, sunroom, chef's kitchen, cathedral family room with loft and wine cellar. Five en suite bedrooms include a master with spa-like bath.

5 bedrooms, 5 full and 1 half baths | \$3,950,000  
 Represented by: Kathryn Alphas Richlen | Sales Associate  
 C. 781.507.1650 | kathryn.richlen@nemoves.com  
 Coldwell Banker Residential Brokerage





**WELLESLEY, MASSACHUSETTS**

Brimming with striking architectural design, this home offers a grand foyer leading to a banquet-sized dining room and fireplaced living room with elegant columns. The gourmet kitchen steps down to a family room and there is an office and a 1st-floor master with a marble bath.

7 bedrooms, 7 full and 2 half baths | \$3,850,000  
 Represented by: Susan Sullivan | Sales Associate  
 C. 781.254.8296 | susan.sullivan@nemoves.com  
 Coldwell Banker Residential Brokerage



**MARBLEHEAD, MASSACHUSETTS**

Beautifully renovated home on Fluen Point has custom cabinetry/built-ins, manicured gardens, a wraparound deck, gourmet kitchen, 1st-floor master, cathedral living room with fireplace, formal dining and lower-level recreation. Includes a pool house, association beach and dock rights.

4 bedrooms, 4 full and 2 half baths | \$3,699,000  
 Represented by: Mary Stewart & Heather Kaznoski | Sales Associates  
 M. 781.820.5676 | H. 781.576.9288 | mary.stewart@nemoves.com  
 heather.kazoski@nemoves.com | Coldwell Banker Residential Brokerage



**WELLESLEY, MASSACHUSETTS**

Sophisticated stone and shingle home set in a Dana Hall cul-de-sac has 12 well-appointed rooms featuring a white marble kitchen, cherrywood-paneled library and a banquet-sized dining room. Six bedrooms and a gym are upstairs. The lower level offers a theater and billiards room. The stunning patio features a kitchen, fireplace and putting green.

6+ bedrooms, 5 full and 3 half baths | \$3,699,000  
 Represented by: Louise Tarsy | Broker Associate | C. 781.710.2289  
 louise.tarsy@nemoves.com | Coldwell Banker Residential Brokerage



**BOSTON, MASSACHUSETTS**

This renovated, 4-bedroom Beacon Hill townhome set in a desirable area offers a double parlor with crystal chandeliers, fireplace and custom cabinetry; ground-floor den/bedroom suite; a kitchen with deck access and seamless flow to dining/family rooms; and a top-floor master suite.

4 bedrooms, 3 full and 1 half baths | \$3,500,000  
 Represented by: Lisa Macalaster | Sales Associate  
 C. 617.429.9939 | lisa.macalaster@nemoves.com  
 Coldwell Banker Residential Brokerage





### WELLESLEY, MASSACHUSETTS

A welcoming front porch with impressive stone pillars sets the tone for this signature residence. With 6,200+ square feet spanning 3 floors, this home blends today's amenities with irreplaceable period details. Discover 16 rooms, 6 bedrooms, an open kitchen/family room, 8 fireplaces, hardwoods, 6.5 baths and a carriage house.

6 bedrooms, 6 full and 1 half baths | \$3,500,000  
 Represented by: Melissa Dailey | Sales Associate | C. 617.699.3922  
 melissa.dailey@nemoves.com | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Magnificent English Tudor country estate set on 4.85 acres with red birch millwork offers a front-to-back living room, banquet-sized dining room, family room with fireplace, custom chef's kitchen with dining area, a professional gym, 3-car garage, brick terraces, a pool and tennis court.

6 bedrooms, 7 full and 2 half baths | \$3,495,000  
 Represented by: Kathryn Alphas Richlen & Paige Yates | Sales Associates  
 C. 781.507.1650 | O. 781.893.4500 | paige.yates@nemoves.com  
 kathryn.richlen@nemoves.com | Coldwell Banker Residential Brokerage



### DOVER, MASSACHUSETTS

Beautifully appointed, spacious rooms combined with an in-ground pool surrounded by decks and patios make entertaining in this magnificent estate effortless. Enjoy a well-equipped chef's kitchen with 2 work stations, 2-story great room, 6 bedrooms, 8.5 baths and a lower-level bar, media/game area, wine cellar and walk-out to pool.

6 bedrooms, 8 full and 1 half baths | \$3,475,000  
 Represented by: William "Bill" Ferellec | Sales Associate | C. 617.335.0465  
 bill.ferellec@nemoves.com | Coldwell Banker Residential Brokerage



### LYNNFIELD, MASSACHUSETTS

This Frank Lloyd Wright-inspired European Contemporary home offers exquisite architectural craftsmanship, walls of glass, 13-foot ceilings, a suspended floating staircase, multiple balconies, 4 fireplaces, 4 bedrooms, 4.5 baths, hardwood floors, skylights, sound/light systems, a heated pool, spa, cabana and a bluestone terrace.

4 bedrooms, 4 full and 1 half baths | \$3,350,000  
 Represented by: Louise Touchette | Sales Associate | C. 617.605.0555  
 louise.touchette@nemoves.com | Coldwell Banker Residential Brokerage





### HINGHAM, MASSACHUSETTS

Classic Shingle-style waterfront home set in Crow Point was meticulously crafted with nautical architectural details, extensive decking and 180 feet of direct waterfront. Dramatic entry hall showcases 180-degree water views. Enjoy 5 bedrooms, a chef's kitchen, open floor plan, wonderful family room and professionally landscaped grounds.

5 bedrooms, 2 full and 1 half baths | \$3,300,000  
 Represented by: Lisa Coyne | Sales Associate | C. 508.274.9769  
 lisa.coyne@nemoves.com | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Historic circa-1826 Colonial in estate-like setting in Concord Center has a beautifully updated main house with 14+ rooms and a 5-room guest cottage. Enjoy period details, 5 fireplaces, an outstanding library, chef's kitchen, oversized garage and sweeping lawn and gardens.

7 bedrooms, 5 full and 1 half baths | \$3,225,000  
 Represented by: Brigitte Senkler & Amy Pasley | Sales Associates  
 B. 508.935.7496 | A. 978.505.2652 | brigitte.senkler@nemoves.com  
 amy.pasley@nemoves.com | Coldwell Banker Residential Brokerage



### SCITUATE, MASSACHUSETTS

Nantucket Shingle-style home on First Cliff with private beach & harbor views. Open floor plan has soaring ceilings, walls of glass, balcony decks, screened porch & 3 fireplaces. Two master suites, chef's kitchen with 2 islands, lush grounds, and a Savant entertainment & security system.

4 bedrooms, 4 baths | \$3,199,000  
 Represented by: Janet Koelsch & Bert Koelsch | Sales Associates  
 J. 617.688.1515 | B. 339.793.1308 | janet.koelsch@nemoves.com  
 bert.koelsch@nemoves.com | Coldwell Banker Residential Brokerage



### BEVERLY COVE, MASSACHUSETTS

Beachfront Contemporary Colonial set on 1.35 acres offers a spacious kitchen and living room with soaring ceilings, stone fireplace, ocean-facing deck doors, 5 bedrooms, optional 1st-floor master, a lower-level kitchen, family/media room and walkout to pool, and a sports court.

5 bedrooms, 5 full and 1 half baths | \$2,995,000  
 Represented by: Margaret Maher Sheahan & Christopher Brown | Sales Assoc. & Broker Sales Assoc. | C. 978.335.6846 | O. 978.526.7572  
 margaret.maher@nemoves.com | Coldwell Banker Residential Brokerage





### BOSTON, MASSACHUSETTS

This condominium is the epitome of Back Bay elegance. The living room is graced with 11'6" ceilings, a fireplace, hardwoods & soaring windows. Dining room opens to granite kitchen with Viking/Sub-Zero appliances. Grand master suite with fireplace. Patio, elevator, plus parking for 2 cars.

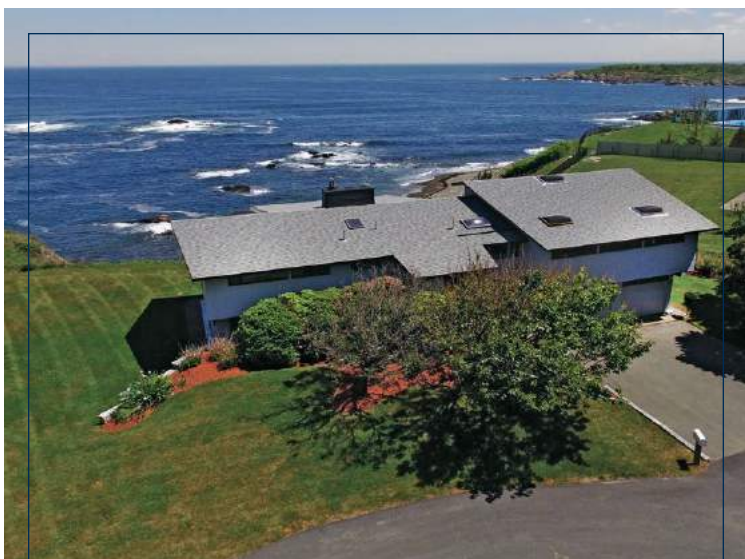
3 bedrooms, 3 full and 1 half baths | \$2,850,000  
 Represented by: Monte Levin & Gary Lazarus | Broker Assoc. & Sales Assoc. | garymonte@thedream-merchants.com | M. 617.792.4741  
 G. 617.309.9167 | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Majestic Colonial residence set on corner lot in West Newton Hill has exceptional interiors, including an elegant entry, front-to-back living room, dining room with dramatic fenestration, chef's kitchen and natural-woodwork library. Enjoy magnificent gardens and a carriage house.

8 bedrooms, 3 full and 1 half baths | \$2,800,000  
 Represented by: Brigitte Senkler & Ilene Solomon | Sales Associates  
 B. 508.935.7496 | I. 617.431.5553 | brigitte.senkler@nemoves.com  
 Coldwell Banker Residential Brokerage



### NAHANT, MASSACHUSETTS

This 1.7-acre oceanfront home features unparalleled views, post and beam construction, an open floor plan, hardwood and tile floors, 4 bedrooms, 2 fireplaces, floor-to-ceiling windows and a huge deck. The cathedral master has a spa tub, custom dressing room, soaring windows and deck access. Private beach rights and adjacent lot included.

4 bedrooms, 3 baths | \$2,800,000  
 Represented by: Annie Wachtel | Sales Associate | C. 917.545.2199  
 annie.wachtel@nemoves.com | Coldwell Banker Residential Brokerage



### BOSTON, MASSACHUSETTS

Sensational 6th-floor, 2-plus-bedroom residence at the Bryant Back Bay with South End views. Amenities include an open living/dining room with floor-to-ceiling windows, hardwood floors, and private walk-out deck, sleek kitchen with breakfast bar, study, master suite with marble bath, concierge, elevator, plus 1 garage space.

2 bedrooms, 3 baths | \$2,799,000  
 Represented by: Michael Harper | Sales Associate | C. 617.480.3938  
 harper.michael@me.com | Coldwell Banker Residential Brokerage





**WELLESLEY, MASSACHUSETTS**

Stately home is set on 1.31 acres overlooking the Charles River with private dock and pool. Updated to perfection, this home features an elegant living room, chef's kitchen, family room with fireplace, handsome library, bright sunroom and 5 bedrooms. The lower level includes a media/game room, wet bar, fitness area, office and a bath.

5 bedrooms, 4 full and 2 half baths | \$2,799,000  
 Represented by: Joni Shore | Sales Associate | C. 781.888.2389  
 jonishore@aol.com | Coldwell Banker Residential Brokerage



**WELLESLEY, MASSACHUSETTS**

Gorgeous Arts & Crafts home set on lush grounds in Country Club area has an open layout with a banquet-sized dining room, living room with built-ins and fireplace, renovated chef's kitchen with family room and patio access, 4 en suite bedrooms plus a suite above the 3-car garage. Also includes a 3rd floor, lower-level recreation area and a wine cellar.

6 bedrooms, 5 full and 1 half baths | \$2,749,000  
 Represented by: Melissa Dailey | Sales Associate | C. 617.699.3922  
 mdailey@comcast.net | Coldwell Banker Residential Brokerage



**LEXINGTON, MASSACHUSETTS**

The exquisite detail in this Newport Shingle-style Colonial home blends a reminiscent sense of yesteryear with every conceivable modern luxury. Discover rich paneling, inlaid floors, deep coffered ceilings, marble fireplaces, a chef's kitchen, 5-plus baths, 5 bedrooms, a home theater and a wraparound covered porch.

5 bedrooms, 5 full and 2 half baths | \$2,685,000  
 Represented by: Elizabeth Crampton | Sales Associate | C. 781.389.4400  
 egcrampton@aol.com | Coldwell Banker Residential Brokerage



**CARLISLE, MASSACHUSETTS**

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

6 bedrooms, 5 baths | \$2,600,000  
 Represented by: Brigitte Senkler & Peggy Dowcett | Sales Associates  
 B. 508.935.7496 | P. 978.505.2652 | brigitte.senkler@nemoves.com  
 peggy.dowcett@nemoves.com | Coldwell Banker Residential Brokerage





### NEWTON, MASSACHUSETTS

Newly constructed, energy-efficient Colonial home located in desirable Waban area. A well-designed layout affords grand entertaining & everyday family living. Enjoy 5+ bedrooms, 6 baths, a chef's kitchen, 2-car garage & a family room that opens to a beautiful, level yard. Near schools, downtown and train.

5+ bedrooms, 5 full and 1 half baths | \$2,499,000  
 Represented by: Jaime Genser | Sales Associate | C. 617.515.5152  
 jaime.genser@nemoves.com | Coldwell Banker Residential Brokerage



### WESTWOOD, MASSACHUSETTS

Beautifully appointed newer residence set near commuting routes and walking trails has custom upgrades and open, flowing floor plan. Discover a chef's kitchen with island and breakfast room, gorgeous formal rooms, office with built-ins, a mudroom, 6 bedrooms, lower-level recreation, a deck, and a large patio with fireplace.

6 bedrooms, 5 full and 2 half baths | \$2,495,000  
 Represented by: Elena Price | Broker Associate | C. 508.577.9128  
 sales@elenaprice.com | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Surrounded by gardens, mature plantings and velvet lawns, this white-washed-brick, English-cottage home is the ultimate escape. Custom renovations brilliantly blend original period details with modern amenities. Discover a cathedral living room with exposed beams, a newer 2014 kitchen, a conservatory and 3 en suite bedrooms.

3 bedrooms, 3 full and 1 half baths | \$2,500,000  
 Represented by: Wendy Fox | Sales Associate | C. 617.470.5033  
 wendy.fox@nemoves.com | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Showcasing custom millwork, soaring ceilings and oversized windows, this majestic estate offers entertaining spaces for all occasions. A 2-story foyer with double bridal staircase leads to oversized rooms, a cherry kitchen, library, media room, 5 en suite bedrooms and terraces.

5 bedrooms, 6 full and 1 half baths | \$2,499,000  
 Represented by: Irem Toner & Paige Yates | Sales Associates  
 I. 781.775.4111 | P. 617.733.9885 | itoner@gmail.com  
 paige.yates@nemoves.com | Coldwell Banker Residential Brokerage





**LEXINGTON, MASSACHUSETTS**

Exceptional Shingle-style estate offering 5-6 bedrooms, 6.5 baths, quartersawn oak floors, designer lighting, radiant heat, 3 fireplaces, generous custom details, and a lower-level game room, gym, media area and bath. Outdoor spaces include a huge patio, screened porch with built-in grill, courtyard, sports court and a playground.

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



**WESTON, MASSACHUSETTS**

Ideally located on a quiet-ended way, yet within easy striking distance of both 128 and the Mass. Pike, this gracious home embodies the privacy and beauty of a country setting. The home is surrounded by mature landscaping and lawns, and is nestled in a prestigious neighborhood.

5 bedrooms, 4 full and 1 half baths | \$2,450,000  
 Represented by: Priscilla Hindmarsh & Deena Powell | Sales Associates  
 P. 781.910.2667 | D. 781.718.6555 | priscilla.hindmarsh@nemoves.com  
 deena.powell@nemoves.com | Coldwell Banker Residential Brokerage



**MANCHESTER, MASSACHUSETTS**

This Nantucket Shingle-style home is set on 1.2 acres with ocean views. Open rooms flow easily with numerous doors to a large deck/balcony. Discover a living room with impressive granite fireplace, mudroom, family room with patio access and a vaulted kitchen with marble island.

5 bedrooms, 5 full and 1 half baths | \$2,450,000  
 Represented by: John & Cindy Farrell | Sales Associates  
 J. 978.578.5203 | C. 978.468.4180 | farrell@bostonnorthrealestate.com  
 Coldwell Banker Residential Brokerage



**NORTH ANDOVER, MASSACHUSETTS**

Custom lakefront estate is set on 13 lush acres with 943 feet of frontage and stunning views. Architect-designed, this home has open spaces, unmatched views, a central rotunda, granite fireplaces and floors, a sun-drenched loft, indoor lap pool and spa, 5 bedroom suites and a pool.

5 bedrooms, 6 full and 1 half baths | \$2,450,000  
 Represented by: Gretchen Papineau | Sales Associate  
 C. 978.815.6622 | gretchen.papineau@nemoves.com  
 Coldwell Banker Residential Brokerage





### NEWTON, MASSACHUSETTS

This 1907 Colonial home blends old world charm with today's conveniences. A sophisticated opportunity for entertaining. Discover a fireplaced living room, covered porch, elegant dining room, music room, eat-in kitchen with butler's pantry, and patio doors. Six bedrooms span 2 levels plus there is an apartment above the garage.

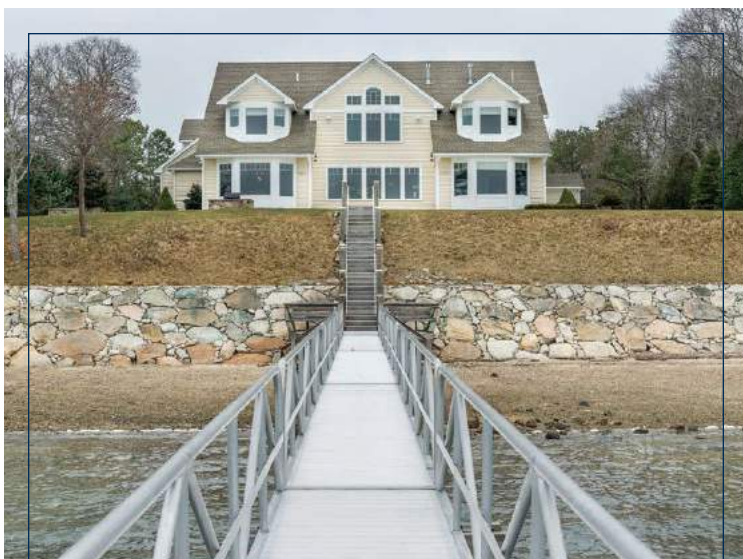
6 bedrooms, 5 full and 1 half baths | \$2,420,000  
 Represented by: Deborah M. Gordon | Sales Associate | C. 617.974.0404  
 deborah.gordon@nemoves.com | Coldwell Banker Residential Brokerage



### ROCKPORT, MASSACHUSETTS

Stunning South End residence is set across from the Atlantic Ocean and Old Garden Beach. Artfully renovated, this 5-bedroom home blends gracious design with modern conveniences. Enjoy handcrafted details and open spaces for entertaining, plus expansive water views, lovely gardens, a granite/bluestone terrace, and a 2-car garage.

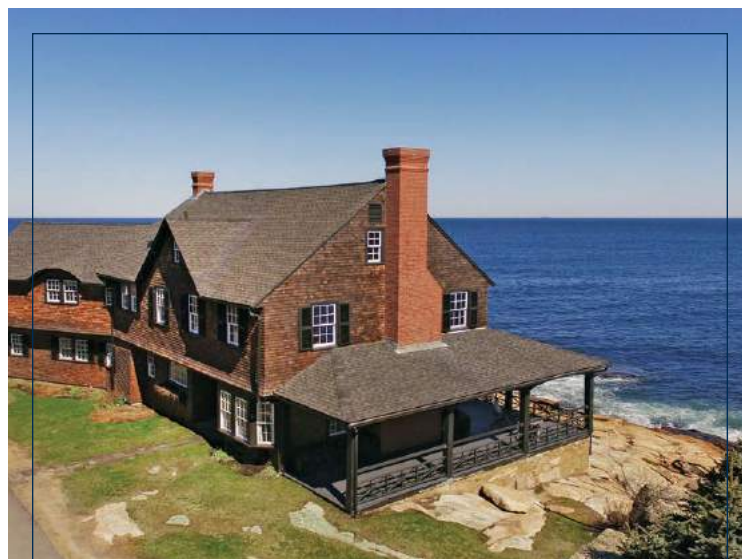
5 bedrooms, 3 baths | \$2,395,000  
 Represented by: Scott Smith | Sales Associate | C. 617.750.2793  
 scott.smith@nemoves.com | Coldwell Banker Residential Brokerage



### WAREHAM, MASSACHUSETTS

A magnificent, direct-bayfront residence set atop Burgess Point with panoramic views and master craftsmanship features a 2-story foyer leading to open rooms with red birch inlaid floors, 2 granite fireplaces, a cook's kitchen and 4 large bedrooms. It is further complemented by a granite patio, a private beach and a private dock.

4 bedrooms, 3 baths | \$2,345,000  
 Represented by: Jane Madden | Broker Associate | C. 781.690.0317  
 jane.madden@nemoves.com | Coldwell Banker Residential Brokerage



### ROCKPORT, MASSACHUSETTS

This quintessential oceanfront home is perfect for entertaining, blending modern amenities and old New England charm. Exceptional views, 11 rooms, a wraparound porch, granite sitting areas and a 2-car garage. Updates include a new roof, red cedar siding, and windows and baths.

7 bedrooms, 2 full and 1 half baths | \$2,150,000  
 Represented by: George Kauss & Gretchen Parker | Sales Associates  
 GK. 978.979.2907 | GP. 978.394.4708 | george.kauss@nemoves.com  
 gretchen.parker@nemoves.com | Coldwell Banker Residential Brokerage





**SALEM, MASSACHUSETTS**

This exquisite 1811 Federal home is the first LEED-certified National Historic Landmark, with 13 well-appointed rooms, 5 bedrooms, 5 fireplaces, 4 baths, an elevator, guest suites and an apartment. With an over \$2 million total renovation, this versatile home is a must-see.

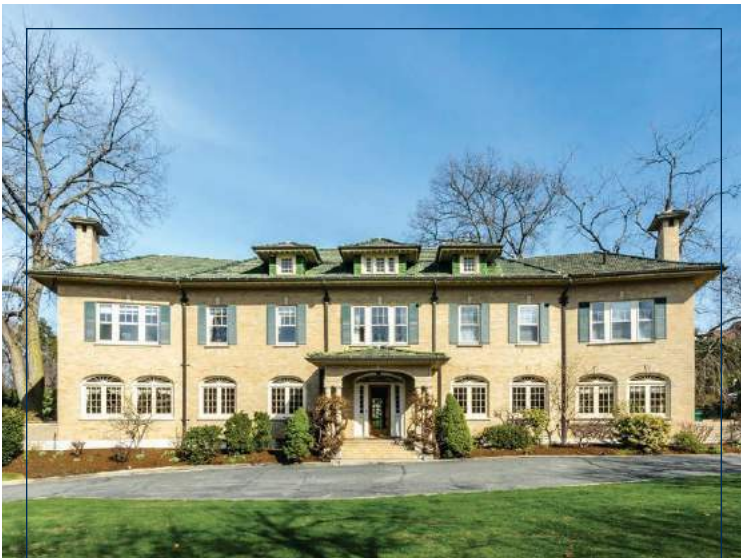
5 bedrooms, 4 baths | \$1,975,000  
 Represented by: Michael Nash | Sales Associate  
 C. 978.290.1849 | michael.nash@nemoves.com  
 Coldwell Banker Residential Brokerage



**GLOUCESTER, MASSACHUSETTS**

This custom waterfront Victorian is prominently set on the Back Shore, offering 9-foot ceilings, a granite fireplace, family room, true chef's kitchen, 550-square-foot roof deck and a 2-car garage. Numerous doors open to a wraparound porch. Enjoy a 2nd-floor library with a fireplace and views.

4 bedrooms, 3 baths | \$2,295,000  
 Represented by: John & Cindy Farrell, Natasha Burger | Sales Assocs.  
 J. 978.578.5203 | N. 617.833.7293 | farrell@bostonnorthrealestate.com  
 natasha.burger@nemoves.com | Coldwell Banker Residential Brokerage



**NEWTON, MASSACHUSETTS**

This historically significant residence with a Mediterranean-style tile roof offers old world sophistication blended with modern conveniences. An elegant foyer with double bridal staircase leads to gracious formal rooms, a family room with patio doors and a chef's kitchen with island. Five bedrooms include a luxurious master suite with new bath.

5 bedrooms, 3 full and 1 half baths | \$2,280,000  
 Represented by: Deborah M. Gordon | Sales Associate | C. 617.974.0404  
 deborah.gordon@nemoves.com | Coldwell Banker Residential Brokerage



**WESTON, MASSACHUSETTS**

This beautiful 10,000-plus-square-foot shingle and stone country manor set on 1.5 acres with pool and terraces enjoys a lower-level gym, sauna, wine cellar, media lounge and guest suite; and a lavish master suite with elegant bath with limestone floors. Near acres of conservation land.

5 bedrooms, 5 full and 2 half baths | \$2,195,000  
 Represented by: Rosemary McCreedy & Alexandra Melignano | Broker  
 Assoc. & Sales Assoc. | R. 781.223.0253 | A. 339.222.2590  
 rosemarymccreedy@gmail.com | Coldwell Banker Residential Brokerage





### NEWBURYPORT, MASSACHUSETTS

This circa-1803 Federal-style home blends period details with modern amenities. Enter through a front-to-back foyer with floating staircase. A dramatic kitchen addition offers spectacular patio and garden views. The renovated carriage house has an office space, kitchenette and bath.

5 bedrooms, 4 full and 1 half baths | \$2,150,000  
 Represented by: John & Cindy Farrell | Sales Associates | J. 978.578.5203  
 C. 978.468.4180 | farrell@bostonnorthrealestate.com  
 cindy@bostonnorthrealestate.com | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Enjoy breathtaking meadow and woodland views from this Colonial on Monument Street. Exquisite details include wainscoting, tall ceilings and windows, a chef's kitchen, built-ins, fireplaces, a gym and a master suite. Minutes from town, train and commuting routes.

4 bedrooms, 3 full and 2 half baths | \$2,125,000  
 Represented by: Brigitte Senkler & Amy Pasley | Sales Associates  
 B. 508.935.7496 | A. 978.505.2652 | brigitte.senkler@nemoves.com  
 amy.pasley@nemoves.com | Coldwell Banker Residential Brokerage



### BEVERLY, MASSACHUSETTS

Built to capture water views, this circa-1910, grand Colonial Revival home offers Pairpoint glass doorknobs, detailed trimwork, built-ins, beamed ceilings, original paneling, an updated kitchen with breakfast room, sunroom with multiple entries and a master suite with a balcony.

5 bedrooms, 3 full and 2 half baths | \$2,095,000  
 Represented by: John & Cindy Farrell | Sales Associates | J. 978.578.5203  
 C. 978.468.4180 | farrell@bostonnorthrealestate.com  
 cindy@bostonnorthrealestate.com | Coldwell Banker Residential Brokerage



### WINCHESTER, MASSACHUSETTS

Sophisticated renovations blend Old World charm with today's amenities in this gracious 1900's Colonial home. Discover formal rooms, 4 fireplaces, original inglenook and wainscoting, 5 bedrooms and a new kitchen with Thermador appliances. There is a 3rd-floor suite plus a lower-level family room, and new systems, roof and windows.

5 bedrooms, 3 full and 2 half baths | \$1,975,000  
 Represented by: Leigh Ventura | Sales Associate | C. 617.513.5082  
 leigh.ventura@nemoves.com | Coldwell Banker Residential Brokerage





### WESTON, MASSACHUSETTS

A dramatic contemporary home with walls of glass and decks overlooks 2.5-plus secluded acres. Discover a 3-story atrium foyer, sunken living room with a fireplace, chef's kitchen with a seamless family room, library, game room and a 4th bedroom suite above the detached 3-car garage.

4 bedrooms, 4 full and 1 half baths | \$1,999,000  
 Represented by: Kathryn Alphas Richlen | Sales Associate  
 C. 781.507.1650 | kathryn.richlen@nemoves.com  
 Coldwell Banker Residential Brokerage



### SOUTH HAMILTON, MASSACHUSETTS

Privacy abounds in this charming French country farmhouse set on 13 acres amid hiking and equestrian trails and rolling pastures. A beautiful open floor plan on the main level affords effortless entertaining. The entire 2nd level is ready for customization. Enjoy 2 fireplaces, a screened porch, bluestone patio and a 2-car garage with room above.

3 bedrooms, 2 full and 1 half baths | \$1,995,000  
 Represented by: Amy Tissera | Sales Associate | C. 857.205.9259  
 amy.tissera@nemoves.com | Coldwell Banker Residential Brokerage



### OLD REXHAME, MARSHFIELD, MASSACHUSETTS

Panoramic water views stream through walls of glass at this beachfront retreat. A 3-story entry leads to a chef's kitchen/family room with fireplace overlooking the beach and pool. There is a lower-level game room, bar and wine cellar, plus 4 en suite bedrooms, including an expansive master suite with 2 closets, a luxurious bath, fireplace and a private deck.

4 bedrooms, 5 full and 3 half baths | \$1,995,000  
 Represented by: Reggie Irving | Sales Associate | C. 508.523.0943  
 reggie.irving@nemoves.com | Coldwell Banker Residential Brokerage



### SOUTH NATICK, MASSACHUSETTS

This extraordinary home set on 4-plus acres offers an open floor plan, soaring ceilings, an updated kitchen/family room, sunroom, living room with floor-to-ceiling windows, a handsome library and a master suite with spa. Enjoy a lower-level game room, gym, office and English-style pub; plus a bluestone patio, pool, cabana, and a 3-car garage.

5 bedrooms, 4 full and 2 half baths | \$1,950,000  
 Represented by: Joni Shore | Sales Associate | C. 781.888.2389  
 joni.shore@aol.com | Coldwell Banker Residential Brokerage





### WESTON, MASSACHUSETTS

Set on 2.24 acres overlooking a tranquil pond, this one-of-a-kind, European-style home awaits. Discover a sunken living room and magnificent pond views, generous dining room, updated eat-in kitchen with a walk-in pantry and 4 bedrooms. The 1st-floor master suite features a renovated bath. The stone patio runs the length of the home.

4 bedrooms, 3 full and 1 half baths | \$1,925,000  
 Represented by: Donna Scott | Sales Associate | C. 781.254.1490  
 donna.scott@nemoves.com | Coldwell Banker Residential Brokerage



### WAYLAND, MASSACHUSETTS

Set on 1.38 acres with gorgeous meadow views, this new construction beautifully blends sophisticated and casual living spaces. Highlights include a family room with a grand fireplace, sunny kitchen and breakfast nook, 5 bedrooms, an oversized mudroom and a 3-car garage. The basement can be custom finished at builder's cost to the buyer.

5 bedrooms, 4 full and 1 half baths | \$1,875,000  
 Represented by: Diana Chaplin | Sales Associate | C. 781.354.9010  
 diana@greatestate.com | Coldwell Banker Residential Brokerage



### JAMAICA PLAIN, MASSACHUSETTS

Live in a premier Boston setting across from Jamaica Pond. Two stunning residences boast spectacular renovation and resplendent pond views, separate entrances, dream kitchens, fireplaces, vast decks and a garage. Ideal access to notable schools, the Arboretum and more.

4 bedrooms, 3 full and 1 half baths | \$1,875,000  
 Represented by: Constance Cervone & Janet Deegan | Sales Associates  
 C. 617.429.2349 | constance.cervone@nemoves.com  
 janet.deegan@nemoves.com | Coldwell Banker Residential Brokerage



### PLYMOUTH, MASSACHUSETTS

This stunning 2-plus-acre waterfront property has a private boardwalk spanning the salt marsh to Eel River and Plymouth beach. Amenities include hardwood floors, a gas fireplace, covered veranda and 4 bedrooms. Recent renovations feature master suite updates, a new chef's kitchen, a 24-by-22-foot great room with roof deck and a carriage house.

4 bedrooms, 3 full and 2 half baths | \$1,795,000  
 Represented by: Lynne A. Morey | Sales Associate | C. 508.789.6333  
 lynne.morey@nemoves.com | Coldwell Banker Residential Brokerage





### MOULTONBOROUGH, NEW HAMPSHIRE

A historic property with nearly 90 acres consisting of 3 lots of record is located in one of the finest areas on Lake Winnepesaukee, the "Gold Coast." The opportunities it affords are unlimited. Continue to operate it as an inn, or develop it into a private estate or individual home sites.

37 bedrooms, 10 full and 8 half baths | \$6,995,000  
 Represented by: Susan Bradley | Sales Associate  
 C. 603.493.2873 | O. 603.524.2255 | susan.bradley@nemoves.com  
 Coldwell Banker Residential Brokerage



### OGUNQUIT, MAINE

This 2014 Shingle-style home sits above the Atlantic and the famous Marginal Way with panoramic views. Discover 18 rooms, floor-to-ceiling windows and doors, cherry hardwoods, a designer kitchen, home theater, saltwater pool, geothermal technology and a guest cottage.

8 bedrooms, 8 full and 2 half baths | \$12,600,000  
 Represented by: Sinead Butler & Kathy Ostrander-Roberts | Associate Broker & Broker | C. 617.721.4061 | O. 781.383.9202  
 sinead.butler@nemoves.com | Coldwell Banker Residential Brokerage



### WELLS, MAINE

This 2,300-plus-square-foot oceanfront home stands proud from its raised perch. Amenities include a stone fireplace, eat-in kitchen and family room with window seats. Bask in the sunrises from the deck and patio. Enjoy swimming opportunities on Wells Beach; also find a 2-car garage.

4 bedrooms, 3 full and 1 half baths | \$1,619,000  
 Represented by: Mark Birmingham | Sales Associate  
 C. 207.232.0196 | O. 207.967.9900 | mark.birmingham@nemoves.com  
 Coldwell Banker Residential Brokerage



### KITTERY, MAINE

Rare opportunity to own a 3.6-acre family compound with a main home, attached 2-bedroom apartment, 2-story converted barn and a detached antique farmhouse. Operate a home business, dance studio, or art gallery from the barn. The renovated farmhouse is ideal for guests/rental income.

7 bedrooms, 6 full and 1 half baths | \$1,245,000  
 Represented by: Edward Shippen Bright | Broker Associate  
 C. 207.831.8429 | O. 603.334.1900 | ship.bright@nemoves.com  
 Coldwell Banker Residential Brokerage





### KENNEBUNK, MAINE

This former commercial building, now a contemporary residence, is steps from Dock Square. It features hardwood floors, a wood-burning fireplace, granite counters, floor-to-ceiling windows, 2 patios and a garage. The deck has views of Kennebunk River and the harbor.

3 bedrooms, 2 full and 1 half baths | \$1,079,000  
 Represented by: Mark Birmingham | Sales Associate  
 C. 207.232.0196 | O. 207.967.9900 | mark.birmingham@nemoves.com  
 Coldwell Banker Residential Brokerage



### JAMESTOWN, RHODE ISLAND

Completely renovated to its historic charm with modern-day comforts, "The Boulders" features show-stopping wood paneling, original stained glass, inlaid hardwood flooring, fireplaces, a covered porch, water views, English gardens, guest suite above the garage and private beach access.

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



### EAST GREENWICH, RHODE ISLAND

A stunning Colonial on a premium 2-acre cul-de-sac in Westwood Farms offers a 2-story foyer, formal dining/living rooms, updated gourmet kitchen, screened porch, office, family room with a fireplace, lower-level walkout with recreation rooms, and a gunite pool, patio and cabana.

4 bedrooms, 4 full and 2 half baths | \$1,150,000  
 Represented by: Judy Brady | Sales Associate  
 C. 401.742.8946 | O. 401.884.8050 | judy.brady@nemoves.com  
 Coldwell Banker Residential Brokerage



### EAST GREENWICH, RHODE ISLAND

This stunning 6,800-plus-square-foot Colonial home set on 1+ lush acres offers an open layout, hardwood floors, well-appointed rooms and a gourmet kitchen with a family room. It includes a master suite with spa-like bath and office, home theater, fitness area and game room with a bar.

5 bedrooms, 4 full and 1 half baths | \$1,075,000  
 Represented by: Pam Soule | Sales Associate  
 C. 401.741.1154 | O. 401.884.8050 | pamelasoule@nemoves.com  
 Coldwell Banker Residential Brokerage





# HUNDRED-YEAR-

A 1917 PENNSYLVANIA ESTATE SHINES WITH HISTORIC GRANDEUR, MODERN UPDATES.

BY JAYMI NACIRI

## *An Inspiration.*

Built for the family of Allegheny County Judge A. Marshall Thompson in Gibsonia, Pennsylvania, this Italian Renaissance mansion boasting 17 magnificent rooms is credited with spurring the rise of the Pittsburgh area's most exclusive neighborhoods. Some of the original acreage belonging to the 1917 estate was sold, becoming Villa of North Park and later, Estates at the Villa. A 2009 *Pittsburgh Post-Gazette* article chronicling the development cited the mansion's historic grandeur as the inspiration for these new upscale enclaves.

Today, the two neighborhoods are filled with multimillion-dollar homes (and some of the most famous athletes from Pittsburgh's professional sports franchises), but Tyburn Woods Estates, as Judge Thompson's idyllic former home is known, remains the area's preeminent real estate prize.

"This seven-bedroom, eight-bath house combines old-world elegance with modern convenience,

privacy with a sense of neighborhood, and familial warmth with formal entertainment possibilities on more than 9 acres on the edge of prestigious North Park," says Peter J. Kalis, the home's owner for the past 16 years with his wife, Mary M. O'Day. They consider themselves to be "custodians of this wonderful property."

The 12,000-square-foot residence, which was also the site of the Junior League of Pittsburgh's "Decorator Show House" in 1979, is as fetching today as it was when it was first imagined, owing to good bones, meticulous craftsmanship and a pristine address that is at once convenient and exceptionally private. It provides a "sense of tranquility and peacefulness that is captivating," says Kalis.

But a complete renovation helped "to return the house to its original splendor," he says, by marrying

historical detail at the highest quality with state-of-the-art modern amenities.

"The original lighting fixtures had all been removed and replaced with fixtures not worthy of this house, and we sought to replace them with fixtures that would have been original to the house," says O'Day. "Similarly, we replaced the thatched roof with a new slate roof and added back the original dormers. We tried to save as much of the original woodwork of the house, including the restoration of the wood floors."

The detailed woodwork throughout the home is one of its hallmarks, and it strikes you the second you enter. In the impressive foyer, rich wood climbs the walls and dresses the ceilings, contrasted by gleaming floors below. In the immaculate, immense dining room, oak

*It provides a  
"sense of tranquility  
and peacefulness that  
is captivating,"  
says Kalis.*



A mix of formal and casual living spaces showcase old-world details, like the restored woodwork found throughout the home. Abundant windows showcase the 9 acres of lush grounds.



hugs every inch of the walls serves as the ideal backdrop for a holiday dinner or charity banquet. In the formal living room, an umbrella of impressive beams is complemented by a statuesque fireplace. Through a set of French doors, the solarium awaits, a sun-splashed space that first dazzled guests a century ago.

Light, bright and chef-worthy define the modern kitchen. Custom cabinets, yards of stone counters, and professional stainless steel appliances cater to gourmet chefs. A wall of picture windows providing serene views of the grounds and a trio of skylights bathe the space in sunlight. Just adjacent, an incredible copper fireplace warms the breakfast nook.

Another new kitchen adds valuable function to the lower level, where “the basement ballroom was completely transformed into a recreational and workout floor for ideal entertaining,” says Kalis. Along with a new bathroom, this floor offers space for a pool/game



table and a large theater area.

The entertainment potential may be even greater outside, where amenities are enhanced by exceptional privacy.

“There’s a pool surrounded by an English garden, a pool house, private, manicured grounds, patios and terraces, and a canopy of century-old oak trees,” says Kalis. “We also added a lighted sports court hidden behind the pool house. This is the home that many families, and certainly our family, always dreamed of living in; it is, in essence, a dream come true.”

McCandless, Pennsylvania

7 bedrooms, 6 full and 2 half baths  
\$2,950,000

Represented by: Linda DiBucci  
Coldwell Banker Real Estate Services  
Linda.Dibucci@pittsburghmoves.com  
C. 412.519.5800  
O. 412.487.0500





### MARSHALL TOWNSHIP, PENNSYLVANIA

This grand Indiana Limestone Tudor estate on 4-plus acres backing to a nature reserve lets you live in luxury with its magnificent custom details, enchanting setting with a pond, and outdoor entertaining space with bluestone terraces and a pool. Easy access to downtown Pittsburgh.

5 bedrooms, 5 full and 1 half baths | \$2,290,000  
 Represented by: Kevin Mihm | Sales Associate | C. 412.260.5854  
 O. 412.366.1600 | kevin@pittsburghnorthhomes.com  
 Coldwell Banker Real Estate Services



### WEXFORD, PENNSYLVANIA

Dramatic details and finely crafted amenities abound in this stately home on 20 acres in desirable Franklin Park suburb. Enjoy 3 full floors with an indoor pool, theater room, fondue room, wine cellar, 2 lower-level game rooms, a 5-car garage, patios, a pond and a waterfall.

7 bedrooms, 7 full and 1 half baths | \$2,275,000  
 Represented by: Cynthia Ingram & Ken Clever | Sales Associates  
 C. 412.818.5810 | O. 412.363.4000 | pghrealtors@cs.com  
 ken.clever@verizon.net | Coldwell Banker Real Estate Services



### MALVERN, PENNSYLVANIA

Timeless elegance & exquisite design describe this stone estate home located on 7.9 idyllic, secluded acres, minutes from top-rated schools, shopping, restaurants & transportation options. It is located in Tredyffrin Township featured in Niche's 2016 report "Best Places to Live in PA."

5 bedrooms, 4 full and 3 half baths | \$1,895,000  
 Represented by: Peter Simonetti & Beth Gelber | Sales Associates  
 C. 610.662.9695 | O. 610.975.5900 | psimonetti@cbpref.com  
 bethgelber@hotmail.com | Coldwell Banker Preferred



### CHESTER SPRINGS, PENNSYLVANIA

This captivating 4-acre home boasts a gorgeous 18th-century farmhouse showcasing original architectural design blended with modern luxuries. Impeccable craftsmanship includes beamed ceilings, original hardwood flooring, beautiful murals, a gourmet kitchen, great room with fireplace, tennis court and an in-ground pool with a cabana.

5 bedrooms, 3 full and 2 half baths | \$1,750,000  
 Represented by: Lee Ann Embrey | Sales Associate | C. 610.329.2499  
 O. 610.363.6006 | lasellspace@aol.com | Coldwell Banker Preferred





### LOWER GWYNEDD, PENNSYLVANIA

Designed for the discriminating, distinguished & dignified, this well-appointed estate offers high-quality features & stunning craftsmanship amid grand rooms that include 1st & 2nd floor masters, a great room & a chef's kitchen. Enjoy flagstone terraces, patios & covered porches.

5 bedrooms, 3 full and 2 half baths | \$1,595,000  
 Represented by: David J. Caracausa | Associate Broker  
 C. 215.699.2600 | O. 215.368.7222 | davidc@cbprem.com  
 Coldwell Banker Preferred



### GLADWYNE, PENNSYLVANIA

This stunning home offers an ideal open floor plan, perfect for everyday living or elegant entertaining. Enjoy state-of-the-art construction, an owner's suite with his and hers baths, elevator, lower-level gym and a chef's gourmet kitchen opening to a family room with French doors.

5 bedrooms, 4 full and 1 half baths | \$1,425,000  
 Represented by: Patricia Kolea | Sales Associate  
 C. 610.517.4306 | O. 610.975.5900 | pkolea@cbpref.com  
 Coldwell Banker Preferred



### PINE TOWNSHIP, PENNSYLVANIA

Every detail captivates in this magnificent estate highlighted by grand, handcrafted space and custom-designed details, including Swarovski crystal doorknobs and chandelier and hand-fashioned lighting fixtures. Enjoy the exquisitely designed outdoor living/entertainment space.

5 bedrooms, 4 full and 1 half baths | \$1,250,000  
 Represented by: Linda DiBucci | Sales Associate | C. 412.519.5800  
 O. 412.487.0500 | linda.dibucci@pittsburghmoves.com  
 Coldwell Banker Real Estate Services

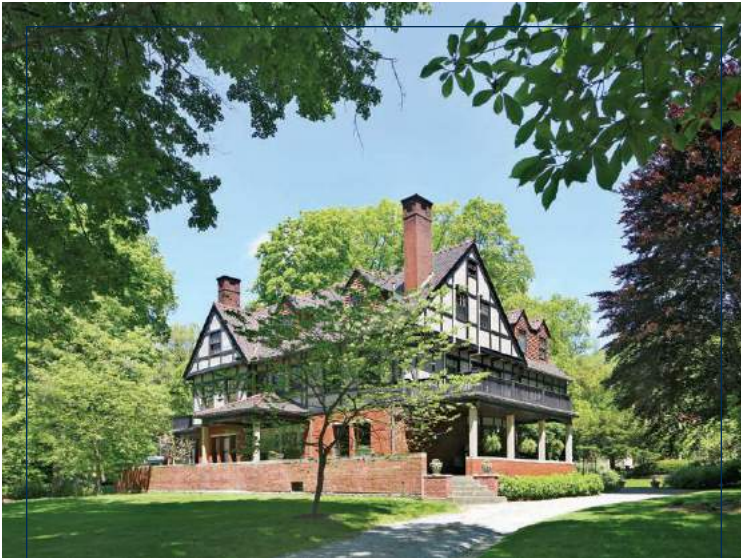


### MOUNT LEBANON, PENNSYLVANIA

Classic charm defines this estate set in a premier neighborhood. Its numerous updates and features include crown molding and custom windows accenting inviting spaces, such as a cherry kitchen and finished lower level with a full kitchen. Enjoy 2 patios, walkways and a fountain.

5 bedrooms, 3 full and 1 half baths | \$1,175,000  
 Represented by: Jean Haines | Sales Associate | C. 412.759.8084  
 O. 412.833.5405 | jean.haines@pittsburghmoves.com  
 Coldwell Banker Real Estate Services





### SEWICKLEY, PENNSYLVANIA

This magnificent 1895 Tudor exemplifies fine living with a stunning floor plan and lavish living space. Features include a remodeled master suite, breathtaking architecture, original design features, hardwoods, wood-burning fireplaces and gorgeous entertaining spaces.

6 bedrooms, 3 full and 2 half baths | \$1,125,000  
 Represented by: Philip Lewerth | Sales Associate | C. 724.316.5697  
 O. 724.776.2900 | phil.lewerth@pittsburghmoves.com  
 Coldwell Banker Real Estate Services



### UPPER ST. CLAIR, PENNSYLVANIA

Spacious, bright rooms amid 3 expansive levels distinguish this 5-bedroom home. Highlights include a fully equipped gourmet kitchen, living room with balcony and an office with custom built-ins. The lower level offers a wine cellar with sitting area, a media room and patio access.

5 bedrooms, 4 full and 1 half baths | \$1,125,000  
 Represented by: Jane York | Sales Associate | C. 412.722.3727  
 O. 412.833.5405 | jane.york@pittsburghmoves.com  
 Coldwell Banker Real Estate Services



### WORCESTER, PENNSYLVANIA

Surrounded by 5.2 acres with a saltwater pool, tennis court and horse run, this captivating gated estate home boasts a gorgeous stone façade. The radiant floor plan is designed for fine living and grand entertaining with a banquet-size dining room and a chef's gourmet kitchen. All bedrooms are well-designed and spacious.

4 bedrooms, 4 full and 1 half baths | \$1,675,000  
 Represented by: Michael Marchese | Sales Associate | C. 610.476.4651  
 O. 215.641.2727 | mmarchese@cbpref.com | Coldwell Banker Preferred



### GIBSONIA, PENNSYLVANIA

Captivating, custom 5-bedroom home offers golf course views. Designed for fine living, the main level boasts a chef's gourmet kitchen with granite counters, inviting family room with fireplace and a den with private entrance. The expansive lower level features a theater and bar.

5 bedrooms, 6 baths | \$1,099,000  
 Represented by: Carol Bagaley | Sales Associate  
 C. 412.551.8850 | O. 412.366.1600 | cbagaley@ix.netcom.com  
 Coldwell Banker Real Estate Services





## WASHINGTON, D.C.

This elegant 15,000-square-foot residence offers the best in entertaining and living space. Notable features include a more than .5-acre lot, a spacious library, large family rooms, a separate catering kitchen, elevator and a pool cabana suite. The home is ideal for family or diplomatic use, with amenities to support any function, formal or casual. There are separate staff quarters.

11 bedrooms, 10 full and 3 half baths | \$8,000,000

Represented by: Stewart Coleman, Amanda Mitchell & Edward Poutier | O. 202.333.6100 | SC. 202.841.2936 | EP. 202.421.8650  
stewart@edwardandstewart.com | amanda.mitchell@cbrmove.com | edward@edwardandstewart.com | Coldwell Banker Residential Brokerage





**WASHINGTON, D.C.**

This spectacular, detached 4-level home, rare in Georgetown, provides sun from all sides. Residing on one of the best blocks in the East Village, it is graciously set back from the street and has 2 pleasant gardens. Renovated timelessly and elegantly, the home has 5 bedrooms, 4 full and 1 half baths and off-street parking.

5 bedrooms, 4 full and 1 half baths | \$3,990,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.262.3730  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



**WASHINGTON, D.C.**

This elegant, detached home, one of Woodley's largest, sits on a cul-de-sac, 2 blocks to the Metro. Features include a main-level master suite, elevator, living room, family room and Thermador kitchen, all open to a private garden. The above-grade, walk-out lower level has a 2nd kitchen, laundry, bedroom and bath, rec rooms/office and there is a 2-car garage.

4 bedrooms, 3 baths | \$2,595,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.262.3730  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



**WASHINGTON, D.C.**

This building is the epitome of grand Beau-Arts construction in Washington, influenced by French architecture, including the Palace of Versailles. This architecturally important home offers high ceilings, stunning molding, grand rooms, 24/7 concierge, parking, a roof deck with sweeping monument and city views, a gym and extra storage.

4 bedrooms, 4 baths | \$1,999,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.262.3730  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



**WASHINGTON, D.C.**

This pristine, sunny, Georgetown townhouse is in The Cloisters. The elevator serves 4 levels of perfectly maintained living. There is an attached garage plus a extra, level parking space on the sunniest street. You will love the sumptuous master bath in the large master suite, including great closets and a kitchen make for easy living.

6 bedrooms, 5 full and 1 half baths | \$1,639,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.262.3730  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage





### WASHINGTON, D.C.

This 6-bedroom, 6-full- and 2-half-bath Colonial is on nearly a .5-acre piece of land. Thoughtfully renovated with a gourmet chef's kitchen and finished lower level, the home offers a separate dining room, main-level guest suite, master bedroom with his and her baths, landscaped yard with heated swimming pool and circular driveway.

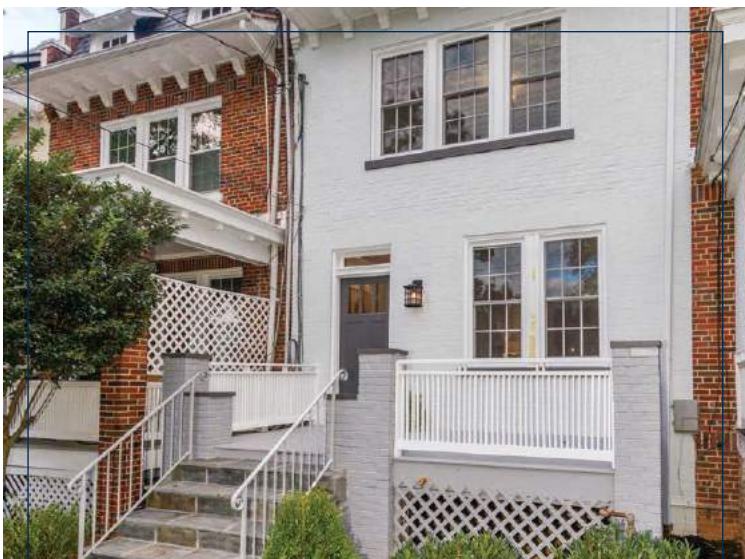
6 bedrooms, 6 full and 2 half baths | \$2,995,000  
 Represented by: Camille Gemayel | C. 202.210.2314  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



### WASHINGTON, D.C.

This penthouse occupies the entire top floor, offering a master suite, guest bedroom with en suite bath and a media room/3rd bedroom. Boasting approximately 3,500 square feet in a boutique building, the home offers 2 balconies, a landscaped 2,000-square-foot roof terrace and 2-car parking.

2 bedrooms, 2 full and 1 baths | \$2,650,000  
 Represented by: Martin Toews & Monica Boyd | C. 202.471.5203  
 C. 202.321.5055 | Coldwell Banker Residential Brokerage



### WASHINGTON, D.C.

This exceptional 3-bedroom, 3-full- and 1-half-bath home has been extensively renovated. The open floor plan presents a sense of spaciousness, incorporating the full dimension of the 1st level. An additional lot, located behind the home, conveys, and includes garage parking.

3 bedrooms, 3 full and 1 half baths | \$1,195,000  
 Represented by: Lenore G. Rubino | C. 202.262.1261  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



### ANNAPOLIS, MARYLAND

Sited on 1.6 acres overlooking the South River, this home has a gourmet kitchen, master suite, 2 home offices, a waterside pool, screened-in porch and a deck. A protected deep-water slip in a community marina is just steps away.

4 bedrooms, 4 full and 1 half baths | \$3,250,000  
 Represented by: Georgie Berkinshaw | C. 443.994.4456  
 O. 410.263.8686 | Coldwell Banker Residential Brokerage





### ANNAPOLIS, MARYLAND

This custom home has sweeping views of the Severn River. Features include a waterside pool, hot tub, outdoor kitchen and deep-water pier with 3 lifts. There is also an elevator, 4 fireplaces, a gourmet chef's kitchen with granite and stainless steel appliances as well as a 2nd kitchen, heart pine hardwood floors, a main-level master suite, theater, gym, 2 offices and a huge attic.

5 bedrooms, 7 full and 1 half baths | \$5,500,000  
 Represented by: Travis Gray | C. 301.641.0809 | O. 410.263.8686  
 Coldwell Banker Residential Brokerage



### ANNAPOLIS, MARYLAND

This yachtsman's paradise is sited on one of the most prominent points of land on Spa Creek. The New England classic style offers natural light and breathtaking views, as well as impressive detail and quality throughout. The home boasts a stunning curved staircase and 260 feet of waterfront with 5 deep-water slips.

3 bedrooms, 4 full and 2 half baths | \$5,300,000  
 Represented by: Connie Cadwell | C. 410.693.1705 | O. 410.263.8686  
 Coldwell Banker Residential Brokerage





### POTOMAC, MARYLAND

A Potomac opportunity, the original home was built in the 1920s and used as a hunting club. The estate features a 6,000+-square-foot main home, plus ancillary buildings, it is the perfect multi-generational home. The property offers a run-in shed, ponds, paddocks and a pool. There is added value in the 21+ acres and 3 perqs.

7 bedrooms, 9 baths | \$3,650,000  
 Represented by: Mary Keegan Magner | Coldwell Banker Residential Brokerage  
 C. 301.785.1601 | O. 301.718.0010 | mmagner@cbmove.com



### CROWNSVILLE, MARYLAND

This property offers panoramic water views with 250 feet of bulk-headed shoreline, a pier and 6 feet of MLW on the Severn River. The coastal-infused home was rebuilt in 2012, maximizing water views from all rooms. Featuring an open floor plan with a dramatic 2-story great room with stone fireplace.

5 bedrooms, 5 baths | \$1,995,000  
 Represented by: Sandra Libby | C. 410.919.1809 | O. 410.263.8686  
 Coldwell Banker Residential Brokerage

### POOLESVILLE, MARYLAND

This is an equestrian's delight. If you've been looking for your dream home, your journey ends here. This magnificent Winchester-built, open concept, light-filled home offers over 9,500 finished square feet, 6 bedrooms and 7 full and 2 half baths on over 30 gentle acres.

6 bedrooms, 7 full and 2 half baths | \$1,650,000  
 Represented by: Jerry Rotter  
 Coldwell Banker Residential Brokerage  
 C. 301.335.9330 | O. 301.921.1040





### FALLS CHURCH, VIRGINIA

Located on a preeminent .75-acre lot in Lake Barcroft with 374 feet of waterfront and panoramic lake views. Enjoy a private dock for boating and recreation. The home has a gourmet kitchen, 4 fireplaces, formal dining and living rooms, a family room and a recreation room. The renovated home has cathedral ceilings and luxury updates throughout.

6 bedrooms, 4 full and 1 half baths | \$2,200,000  
 Represented by: Ken Trotter | C. 703.863.0650 | O. 703.524.2100  
 Coldwell Banker Residential Brokerage



### FALLS CHURCH, VIRGINIA

This European-inspired home is nestled at the edge of Lake Barcroft and boasts French-inspired details. Remodeled throughout with a new kitchen and baths and hardwood floors. There is a large dock for a boat, recreation and entertaining.

4 bedrooms, 2 full and 1 half baths | \$1,560,000  
 Represented by: Ken Trotter | C. 703.863.0650  
 O. 703.524.2100 | Coldwell Banker Residential Brokerage



### FALLS CHURCH, VIRGINIA

This amazing waterfront rancher at Lake Barcroft has great areas for indoor and outdoor enjoyment, with a renovated kitchen, baths, doors and windows. There is a downstairs wet bar and dining area, private office, 3 fireplaces, hardwood floors, custom finishes and a private dock.

5 bedrooms, 3 baths | \$1,400,000  
 Represented by: Ken Trotter  
 Coldwell Banker Residential Brokerage  
 C. 703.863.0650 | O. 703.524.2100



### CENTREVILLE, VIRGINIA

This magnificent property is set in the rolling hills of western Fairfax County, but easily accessible to all. Perfectly sited on 5 peaceful acres, this home boasts sophisticated interiors designed for grand entertaining and comfortable living. Unstinted in design, the entire pool complex is an escape to paradise.

5 bedrooms, 4 full and 1 half baths | \$1,025,000  
 Represented by: Damon Nicholas | C. 703.283.0200  
 O. 703.691.1400 | Coldwell Banker Residential Brokerage





### CARY, NORTH CAROLINA

Beautiful French country estate set on prime 1.78 acres includes a backyard that feels like your own private park! Offering expansive rooms and magnificent finishes, the home lays out beautifully for formal entertaining or casual daily life. The elegant, yet comfortable home has 6 fireplaces, a sauna/steam shower, a separate suite on the lower level, 2nd kitchen, 2nd laundry room, billiard/fitness/media rooms, and an indoor sports court with its own dedicated air conditioning and humidity controls. There is nothing like it!

6 bedrooms, 7 full and 3 half baths | \$2,600,000  
 Represented by: Joan Davis | Coldwell Banker Advantage - Apex  
 T. 919.909.1139 | joan.davis@advantagecb.com



### MOUNT AIRY, NORTH CAROLINA

This elegant estate is nestled at the base of the Blue Ridge Mountains. The timeless beauty of this estate has been completely remodeled and professionally designed in 2010 with the finest materials in luxury living. Sitting on 8 acres of land, with 6,000 square feet and 3 levels of abundant amenities.

5 bedrooms, 3 full and 2 half baths | \$1,399,900  
 Represented by: Dee Priddy | Coldwell Banker Triad, Realtors®  
 T. 336.692.4289 | deepriddyrealtor.com

### DURHAM, NORTH CAROLINA

This French architecture home on 4.9 acres in a gated community is minutes from RDU airport. Parade of Homes gold winner, the residence offers steel and concrete construction from Ruffy Homes. Features include a kitchen with professional appliances and a butler's pantry, plus a gunite pool and spa overlooking a pond.

4 bedrooms, 5 full and 3 half baths | \$2,700,000  
 Represented by: Lindsay Taylor | T. 919.389.2727  
 Coldwell Banker Howard Perry and Walston | taylorl@hpw.com





### MOUNTAIN AIR, NORTH CAROLINA

This exquisite home epitomizes luxury and gracious mountain living. This Mountain Air sanctuary boasts light-filled open living spaces, stone fireplaces, a gourmet kitchen, and a secluded master suite with a fireplace and sauna. Features include an entertainment area with a billiards table, bar, wine cellar, guest suites and magnificent, long-range views.

4 bedrooms, 3 full and 1 half baths | \$1,930,000  
 Represented by: Gary Carter | T. 828.552.4772  
[www.mtnairrealestate.com](http://www.mtnairrealestate.com) | Coldwell Banker King



### MOUNTAIN AIR, NORTH CAROLINA

This beautiful custom home in Mountain Air combines rustic charm with sophisticated design to create an ultimate mountain retreat. Walls of windows flood the open living spaces with warm light and long-range views. The home offers a fantastic chef's kitchen, great room with stone fireplace, a spacious master suite and bonus spaces.

4 bedrooms, 3 full and 1 half baths | \$1,340,000  
 Represented by: Gary Carter | T. 828.552.4772  
[www.mtnairrealestate.com](http://www.mtnairrealestate.com) | Coldwell Banker King



### MOUNTAIN AIR, NORTH CAROLINA

One of Mountain Air's truly special and unique homes offers spectacular features and finishes, combined with an ideal location overlooking a golf course. The well-conceived living spaces welcome in light and views and the home offers 4 spacious bedrooms, plus 3 fireplaces. Revel in outdoor living with decks, screened porches and a hot tub.

5 bedrooms, 4 full and 1 half baths | \$1,195,000  
 Represented by: Gary Carter | T. 828.552.4772  
[www.mtnairrealestate.com](http://www.mtnairrealestate.com) | Coldwell Banker King



### MOUNTAIN AIR, NORTH CAROLINA

The light-drenched sunroom in the master suite with a fireplace will quickly become your favorite spot in this glorious custom home, tucked into a private setting in Mountain Air. Enjoy mountain and golf course views from multiple decks. The comfortable layout provides plenty of space, a delightful kitchen, exercise room, sauna, workshop and more.

5 bedrooms, 4 baths | \$1,050,000  
 Represented by: Gary Carter | T. 828.552.4772  
[www.mtnairrealestate.com](http://www.mtnairrealestate.com) | Coldwell Banker King





## MOUNTAIN AIR, NORTH CAROLINA

The views are gorgeous from virtually every room of this striking Mountain Air home filled with custom features, including a gourmet kitchen, an open living area with stone fireplace, spacious main-level master suite with heated bathroom floors and a 2nd master on the lower level. The expansive decks enhance outdoor living and there is a whole-house generator. This beautifully maintained home is close to all club amenities.

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

Represented by: Gary Carter | T. 828.552.4772 | [www.mtnairrealestate.com](http://www.mtnairrealestate.com) | Coldwell Banker King





### COLUMBIA, SOUTH CAROLINA

This modern home on 1.2 acres, overlooking a private lake, is an art collectors dream. Designed by architect Charles Cunniffe, this masterpiece has exquisite details including a gunite pool and koi pond with water falls, a chef's dream kitchen and stunning master suite.

4 bedrooms, 4 full and 2 half baths | \$1,395,000  
 Represented by: Debbie Blair & Shirley Lowman  
 D. 803.463.3331 | S. 803.608.8757 | dblair@cbcarolinas.com  
 slowman@cbcarolinas.com | Coldwell Banker Residential Brokerage



### COLUMBIA, SOUTH CAROLINA

Enjoy the luxury of in-town lake living in this Georgian brick home with 100 feet of Forest Lake shoreline, a boathouse and dock. The 2-story home on 1.05 acres features a chef's kitchen, master suite, upscale wine cellar, covered porches, an exercise room and media room.

5 bedrooms, 4 full and 2 half baths | \$1,195,000  
 Represented by: Debbie Blair & Shirley Lowman  
 D. 803.463.3331 | S. 803.608.8757 | dblair@cbcarolinas.com  
 slowman@cbcarolinas.com | Coldwell Banker Residential Brokerage



### LAKE MURRAY, SOUTH CAROLINA

Approaching from either land or water sets the stage for the lifestyle you only imagined. So many choices — do you spend your time in the natatorium; enjoy the theater room; billiards in the game room; or an evening gala with friends — inside or out, all while deep-water views from virtually every room draw you to the lake. Designed for both entertaining and living, the home is beautifully finished and fully functional, take a virtual tour today.

5 bedrooms, 6 baths | \$3,400,000  
 Represented by: Zack Wheeler | Coldwell Banker Residential Brokerage | T. 803.360.0772 | zwheeler@cbcarolinas.com | 111yachtingcircle.com







### REYNOLDS PLANTATION, GEORGIA

This spectacular French Country waterfront home in Reynolds Plantation on Lake Oconee sits on a unique estate lot and is a masterpiece of design and craftsmanship. The open floor plan and soaring ceilings allow for magnificent lake views. Features include a resort-style pool, outdoor kitchen and walking distance to The Lake Club and The Ritz Carlton.

5 bedrooms, 4 full and 2 half bath | \$2,495,000  
 Brian Quinn | T. 706.347.2368 | [bquinn@plantationcable.net](mailto:bquinn@plantationcable.net)  
 Coldwell Banker Lake Oconee | [reynoldslakeoconeeeresales.com](http://reynoldslakeoconeeeresales.com)



### REYNOLDS PLANTATION, GEORGIA

This cedar and stone custom lake home in Reynolds Plantation offers a rare opportunity to secure the best of all elements necessary to create the ideal home. Designed by renowned architect Don Beck, this house has a flowing floor plan, elegant formal rooms, a gourmet kitchen, keeping room and outdoor spaces to capture the wonderful lake views.

5 bedrooms, 5 full and 3 half baths | \$2,195,000  
 Brian Quinn | T. 706.347.2368 | [bquinn@plantationcable.net](mailto:bquinn@plantationcable.net)  
 Coldwell Banker Lake Oconee | [reynoldslakeoconeeeresales.com](http://reynoldslakeoconeeeresales.com)



### REYNOLDS PLANTATION, GEORGIA

This beautiful lake home in Reynolds Plantation is situated on one of the most spectacular waterfront properties on Lake Oconee. Blessed with breathtaking views of the lake, the home was designed by noted architect Stephen Fuller and boasts quality living and gathering spaces on both levels, a stunning pool and attention to design and detail both inside and out.

4 bedrooms, 4 full and 1 half baths | \$1,660,000  
 Brian Quinn | T. 706.347.2368 | [bquinn@plantationcable.net](mailto:bquinn@plantationcable.net)  
 Coldwell Banker Lake Oconee | [reynoldslakeoconeeeresales.com](http://reynoldslakeoconeeeresales.com)



### REYNOLDS PLANTATION, GEORGIA

This 7,800-square-foot Cedar Shake lake home offers an open floor plan, thoughtfully designed living space and one-of-a-kind views from almost every room in the house. Custom built, the elegant home boasts unparalleled design, materials and craftsmanship throughout. The sprawling lakeside decks and patios are perfect for entertaining and sunset views.

5 bedrooms, 5 full and 2 half baths | \$2,375,000  
 Brian Quinn | T. 706.347.2368 | [bquinn@plantationcable.net](mailto:bquinn@plantationcable.net)  
 Coldwell Banker Lake Oconee | [reynoldslakeoconeeeresales.com](http://reynoldslakeoconeeeresales.com)





### MARIETTA, GEORGIA

Perhaps the most exquisite setting in metro Atlanta, this classic Georgia residence by William T. Baker is built to the highest level of standards and finishes. Adjacent to the Atlanta Country Club, the residence sits on just under 4 gated, fenced and very private, beautifully landscaped acres.

6 bedrooms, 6 full and 2 half baths | \$4,395,000

Represented by: Toni Itkin | Coldwell Banker Residential Brokerage | C. 404.229.8242 | O. 404.262.1234



### MILTON, GEORGIA

An incredible estate in The Manor Golf and Country Club. Situated beautifully on 2.69 acres, this European-influenced home offers beautiful designs and luxury amenities, including a luxurious master retreat, theater, billiards room, an elevator, English pub and a nanny/in-law suite.

6 bedrooms, 7 full and 4 half baths | \$2,800,000

Represented by: Chris & Jackye McCarley | Coldwell Banker Residential Brokerage | C. 678.294.5185 | O. 770.623.1900





## ATLANTA, GEORGIA

Chestnut Hall is a vast private estate set on over 18 manicured acres, straddling Atlanta's Buckhead and Sandy Springs neighborhoods. Set in the exclusive 30327 zip code, Atlanta's most expensive according to Forbes Magazine, the estate features a 17,776-square-foot mansion in addition to a manager's home and a 1-bedroom pool house. The mansion is offered exquisitely furnished.

7 bedrooms, 8 full and 3 half baths | \$48,000,000

Represented by: Marc Castillo | Coldwell Banker Residential Brokerage | C. 404.449.6862 | O. 404.262.1234





### ROSWELL, GEORGIA

This rare find, set on over 3 acres, features a 13,200-plus-square-foot residence that offers everything a buyer expects in a luxury home. You will find a chef's kitchen with a keeping room, luxurious master suite, media room, an exercise room, saltwater pool and hot tub, plus a 2-bedroom apartment with a full kitchen.

8 bedrooms, 8 full and 3 half baths | \$2,200,000

Represented by: Jane McAuley | Coldwell Banker Residential Brokerage | C. 404.918.7112 | O. 770.396.6696



### ELLIJAY, GEORGIA

This 131-acre gated estate with commanding 360-degree views is ideal for a discerning family or for use as an executive retreat. A mile-long private drive leads to 2 custom homes with Waterworks baths and granite custom kitchens. Enjoy supreme privacy, 1 hour from Atlanta.

5 bedrooms, 5 full and 2 half baths | \$1,990,000

Represented by: Marc Castillo | Coldwell Banker Residential Brokerage  
C. 404.449.6862 | O. 404.262.1234 | marccastillo.com

### TYRONE, GEORGIA

Enjoy arresting water views from this lakefront home, combining resort-style living with state-of-the-art, whole-house automation and old world craftsmanship, just 30 minutes from Atlanta.

6 bedrooms, 5 full and 2 half baths | \$2,299,000

Represented by: Marc Castillo | Coldwell Banker Residential Brokerage  
C. 404.449.6862 | O. 404.262.1234 | marccastillo.com



# Island *Intrigue*



PRIVACY, PRESTIGE AND ARCHITECTURAL DISTINCTION CONVERGE IN THIS WINTER GARDEN, FLORIDA, MEDITERRANEAN ESTATE.

BY JAYMI NACIRI

Business leaders Steve and Rita Hollosi were seeking a property “on a pristine lake” when they happened upon Deer Island and were smitten. Here, in Winter Garden, Florida, resort-style living on the John’s Lake chain of lakes offers a serene island lifestyle with expansive homesites, large setbacks and breathtaking water views and access, without being far removed from desired amenities.

“We had been looking at waterfront property and loved the possibilities here,” says Steve Hollosi, in an interview with Homes & Estates. “There’s one main road, and it’s gated. There are large estate lots and only 174 residents on the island.”

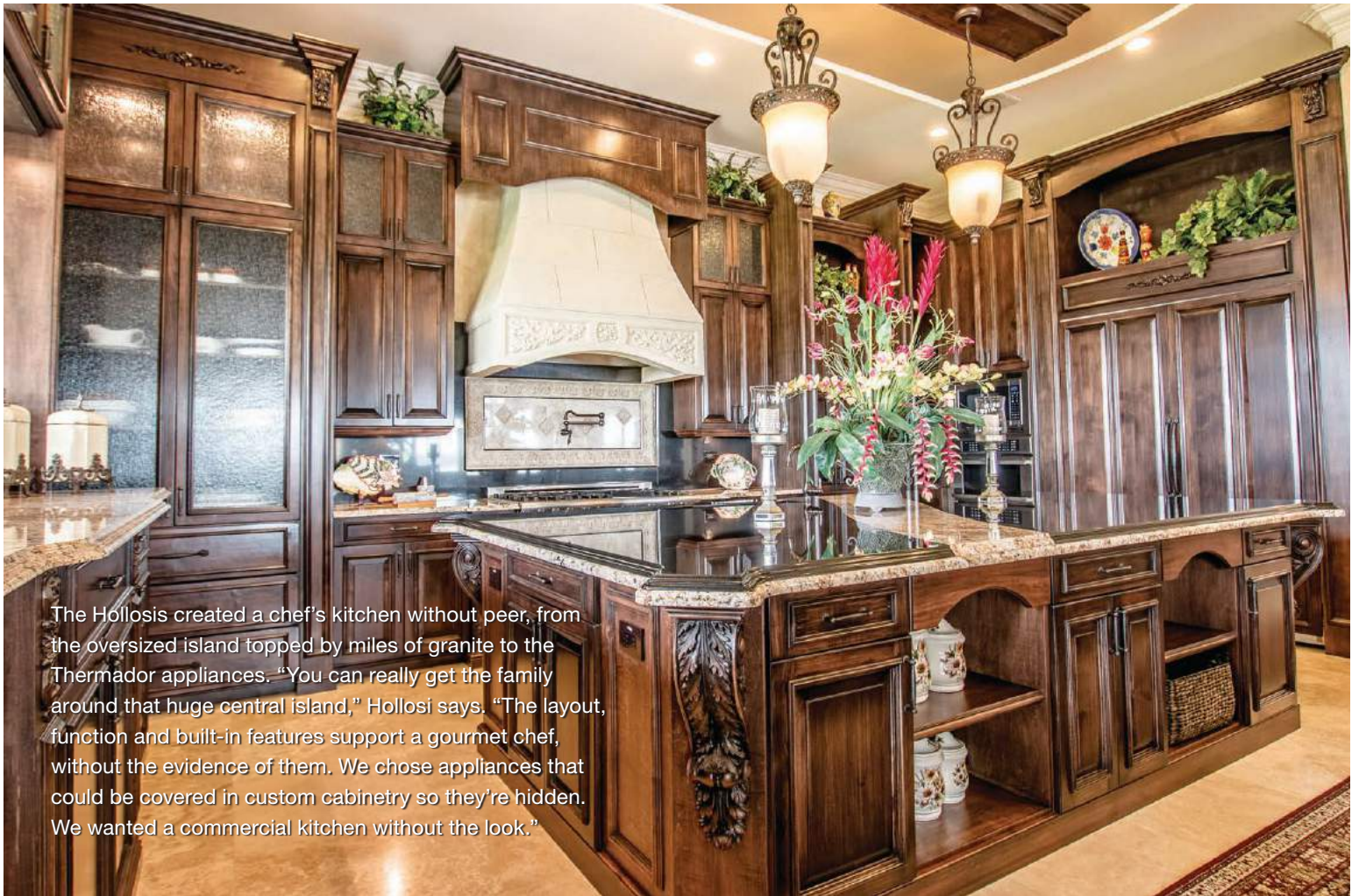
That deep sense of privacy is enhanced by the property upon which the Hollosis built La Casa de Leon. This one-of-a-kind heritage estate with 11,696 square feet of indoor living, and an additional 11,000-

plus square feet of magnificently finished, covered outdoor living space, sits upon a 1.75-acre peninsula surrounded on all sides by water and protected wildlife, and boasting a rare 700 feet of lake frontage.

“This estate has great access minutes from shopping, dining, business centers and the international airport, but so private, serene and secure,” says Rajia Ackley, president, Coldwell Banker Ackley Realty. “This property has attracted significant attention domestically and internationally, as well as a celebrity clientele seeking a waterfront estate with seaplane access in an incredibly private yet convenient setting where they can have an unsurpassed, meticulously realized design and all the space they need for entertaining, with 22,000-plus square feet under roof.”

The home the Hollosis built was inspired by their Western European heritage and love of high style, and





The Hollosis created a chef's kitchen without peer, from the oversized island topped by miles of granite to the Thermador appliances. "You can really get the family around that huge central island," Hollosi says. "The layout, function and built-in features support a gourmet chef, without the evidence of them. We chose appliances that could be covered in custom cabinetry so they're hidden. We wanted a commercial kitchen without the look."

driven by their shared experience with construction and design. It also represented a long-held goal.

"My father and I began from modest European beginnings, and one of our dreams was to someday live on a private island," Hollosi says. "He passed away just as our home was being finished, but he got to enjoy the construction process and make sure that, from beginning to end, quality and inspiration flowed through the home."

With authentic European architecture showcasing fine craftsmanship, the estate makes an impression from every angle. Enter through the grand double doors, and you're enveloped by lavishness. An inlaid mosaic is mirrored on the ceiling by some of the intricate faux painting found throughout the home — a process that took the artist six months to complete. A sweeping iron staircase, detailed carvings, elaborate moldings, a shimmering chandelier and cast stone columns — of 87 found on the property, both inside and out — further establish the Mediterranean magnificence.

"We bought 40,000 to 50,000 linear feet of moldings. It enabled us to do really beautiful moldings throughout, with coffered ceilings in several of the rooms, and also extend the moldings to the covered outdoor space to make it feel as luxurious as the







inside,” Hollosi says. “Some of the walls are 12-inch-thick, solid concrete, the roof tiles are all hand-set with no nails, and a master craftsman from Germany did all the custom cherry cabinetry in the house. All the stonework was done by a South American stone craftsman on premises, and all the marble and granite are from Italy.”

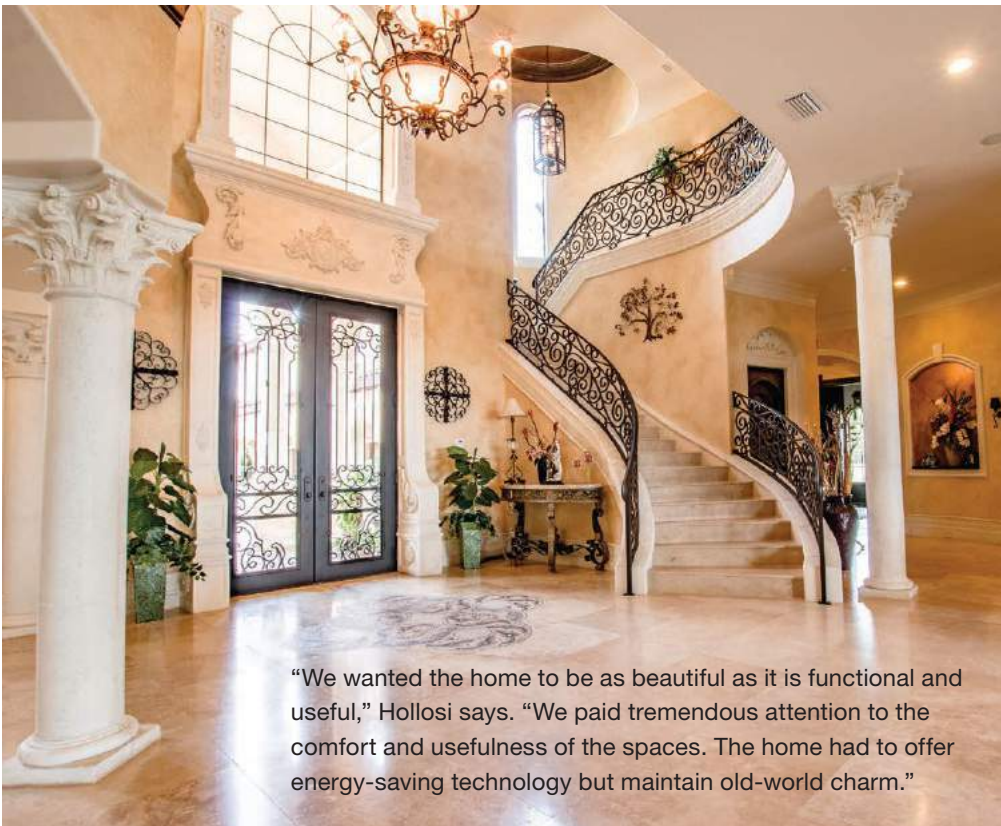
The resulting home is “jaw-dropping,” Ackley says, in features, finishes and floor plan. “There’s not one detail that was missed on the entire property, from the beautiful wine cellar to the sunken bar off of the great room, which was designed so you can look eye to eye with guests.”

Perhaps the home’s most inspired feature is the way it is situated on the lot. A priority for the homeowners, the siting allows the home to drink in the views, no matter which room you’re in.

“It’s like you’re living outdoors, inside,” Ackley says. “It makes the house so special, to be able to walk through every room and feel the beauty of nature and enjoy the water, the sky and the sunsets.”

The fully finished, protected outdoor space all along the entire back of the home brings that enjoyment outside, with fireplaces both upstairs and down, elaborate architectural details and enough room to host a party for hundreds. Beyond, a private boat-house with two Jet Ski lifts; a 70-foot negative-edge Intellitouch pool with spa and fire bowls; an outdoor kitchen; and lush, tropical landscaping further extend the entertainment potential.

The estate also features a handsome library, two sumptuous master suites, five other en suite bedrooms, two butler’s pantries, an eight-person sauna, a Hollywood-style theater room, a wine cellar, an exercise room and a 1,500-square-foot private caretaker’s quarters.



“We wanted the home to be as beautiful as it is functional and useful,” Hollosi says. “We paid tremendous attention to the comfort and usefulness of the spaces. The home had to offer energy-saving technology but maintain old-world charm.”

17819 Westbay Court  
 Winter Garden, FL 34787  
 \$4,988,000

Represented by: Rajia Ackley  
 President, Coldwell Banker Ackley Realty  
 407.973.7355  
 rajia.ackley@ackleyflorida.com





### WINDERMERE, FLORIDA

This stunning estate is on an exceptional, private, conservation lot with no rear or side neighbor and was custom built in 2011. The former model welcomes you in with elegance and grace, exuding quality craftsmanship and high-end finishes throughout. Premier location close to upscale shopping, dining and world-class golf and attractions. Offering 4,871 square feet of living, the home is impeccably finished, including exquisite stone and hardwood floors, a huge gourmet kitchen and an exceptional heated pool and outdoor living area spanning the entire back of the home.

4 bedrooms, 4 full and 1 half baths | \$1,595,000  
 Represented by: Kim Arena, P.A. | Coldwell Banker Residential Real Estate  
 C. 407.701.1621 | kim.arena@floridamoves.com | thekimarenateam.com



### PALM HARBOR, FLORIDA

Nestled on a corner lot, enjoy the resort-style, traditional elegance of this custom-built, 2-story pool/spa home in the Highlands of Innisbrook, Palm Harbor's premier, 24-hour gated, golf community. Expansive living spaces abound in the 5,952 square feet, which include a theater, arts and crafts room, study, wine closet, butler's pantry and a fitness room.

4 bedrooms, 4 full and 1 half baths | \$1,000,000  
 Represented by: Terry Tillung | Coldwell Banker Residential Real Estate  
 C. 727.560.8819 | O. 727.443.3320 | terry.tillung@floridamoves.com | terrytillung.com





### LARGO, FLORIDA

Stylishly set on 4.5 waterfront acres, this gracefully gated, Italianate-style estate was timelessly designed. From the minute one enters the wrought-iron gate and approaches this home, you know you are in for an exceptional architectural experience.

4 bedrooms, 5 full and 4 half baths | \$14,500,000  
 Represented by: Martha Thorn | Coldwell Banker Residential Real Estate  
 C. 727.432.9019 | O. 727.581.9411 | Martha@MarthaThorn.com | MarthaThorn.com



### BELLEAIR SHORES, FLORIDA

This magnificent, gated, Alvarez-built, Gulf-front custom estate boasts countless amenities. Elegant formal rooms combine with an open family room, wet bar and a gourmet kitchen. A casual living room overlooks the pool and spa with an outdoor kitchen.

5 bedrooms, 7 full and 1 half baths | \$6,900,000  
 Represented by: Martha Thorn | Coldwell Banker Residential Real Estate  
 C. 727.432.9019 | O. 727.581.9411 | Martha@MarthaThorn.com | MarthaThorn.com







**TIERRA VERDE, FLORIDA**

This spectacular, architecturally redesigned, contemporary 4,481-square-foot estate on a .75-acre lot boasts soaring cathedral ceilings that offer multi-storied windows to take in the panoramic open water views. The expansive master suite presents warm finishes, including wide-plank hardwood floors, an elegant wall-mounted ribbon gas fireplace and uninterrupted spaces and walls of windows that flow to the private terrace. All bedrooms offer new, en suite baths. Features include a large dock and lift, lap pool and spa, and more!

5 bedrooms, 6 baths | \$3,000,000  
 Represented by: Tammy Campbell Plummer | Coldwell Banker Residential Real Estate  
 C. 727.455.2351 | O. 727.360.6927 | Tammy@CPMSignatureHomes.com | CPMSignatureHomes.com



**TIERRA VERDE, FLORIDA**

Magnificent 5,800-sq.-ft. all-block waterfront home will impress with an expansive living room with cathedral ceilings, marble floors, floor-to-ceiling sliding doors, an exceptional kitchen, media room, office, wine cellar and much more! Large dock with boat lift and double Jet Ski lift.

5 bedrooms, 5 baths | \$2,000,000  
 Represented by: Tammy Campbell Plummer | C. 727.455.2351  
 Coldwell Banker Residential Real Estate | O. 727.360.6927  
 Tammy@CPMSignatureHomes.com | CPMSignatureHomes.com



**GULFPORT, FLORIDA**

This 5,220-sq.-ft. contemporary home is in a gated, golf course community, and is ideally situated on an extra-large lot with approximately 120 feet of waterfront from which one can enjoy magnificent sunsets around the pool. Remarkable master suite and gourmet kitchen.

4 bedrooms, 4 full and 1 half baths | \$1,899,000  
 Represented by: Tammy Campbell Plummer | C. 727.455.2351  
 Coldwell Banker Residential Real Estate | O. 727.360.6927  
 Tammy@CPMSignatureHomes.com | CPMSignatureHomes.com





### TIERRA VERDE, FLORIDA

This 6,180-square-foot majestic waterfront home offers an elevator and provides richness of detail and elegance, combining elements of the highest caliber, both inside and out. It was built using the best of today's construction materials, including ICF block construction and metal roofing. Enjoy open water views and room for a large vessel.

4 bedrooms, 5 full and 1 half baths | \$3,250,000  
 Represented by: Tammy Campbell Plummer | Coldwell Banker Residential Real Estate  
 C. 727.455.2351 | O. 727.360.6927 | Tammy@CPMSignatureHomes.com | CPMSignatureHomes.com



### GULFPORT, FLORIDA

Absolutely spectacular! California Contemporary inspired design and exceptional quality ICF block construction. This home seamlessly connects the indoor and outdoor spaces. Built in 2010, this residence offers an elevator, 5,708 square feet and 105 feet of open waterfront, a 60-foot saline pool and spa, and elegant outdoor living.

5 bedrooms, 4 full and 1 half baths | \$3,000,000  
 Represented by: Tammy Campbell Plummer | Coldwell Banker Residential Real Estate  
 C. 727.455.2351 | O. 727.360.6927 | Tammy@CPMSignatureHomes.com | CPMSignatureHomes.com







## TAMPA, FLORIDA

Privately nestled on a .46-acre Bayfront homesite in the exclusive gated community of Culbreath Isles, this elegant estate home is truly a work of art where every detail has been carefully selected and quality crafted.

5 bedrooms, 4 full and 2 half baths | \$7,795,000

Represented by: Mike Hughes & Jeff Shelton | Coldwell Banker Residential Real Estate

C. 813.690.2811 | O. 813.286.6563 | Sales@HughesShelton.com | HughesShelton.com

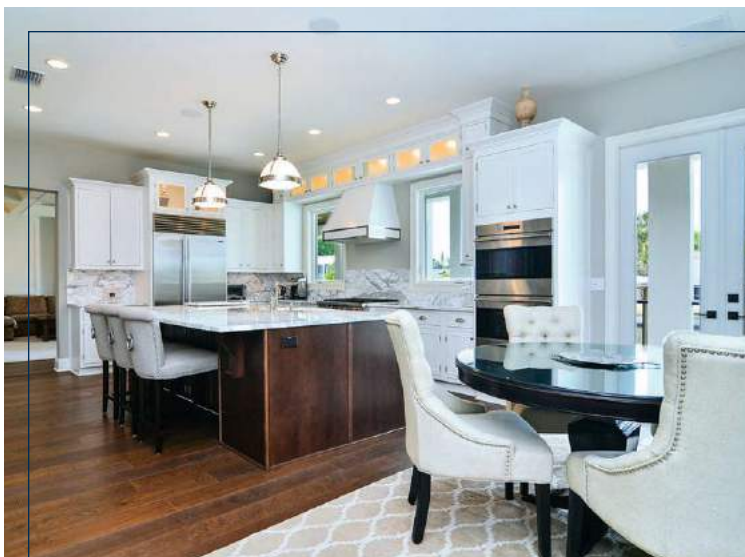




### TAMPA, FLORIDA

Escape in style to this sleek and stylish 1-story Davis Islands pool home, where breathtaking open bay views and tropical bay breezes prevail. Enjoy the multitude of top-quality appointments and architectural details inside and out.

3 bedrooms, 3 full and 2 half baths | \$3,695,000  
 Represented by: Mike Hughes & Jeff Shelton | Coldwell Banker Residential Real Estate  
 C. 813.690.2811 | O. 813.286.6563 | Sales@HughesShelton.com | HughesShelton.com



### TAMPA, FLORIDA

Built in 2014, this magnificent custom waterfront pool home exemplifies the elegance of Modern Transitional architecture. It encompasses more than 5,000 square feet of exceptional living spaces, designed to take full advantage of its waterfront location.

4 bedrooms, 5 full and 1 half baths | \$3,050,000  
 Represented by: Mike Hughes & Jeff Shelton | Coldwell Banker Residential Real Estate  
 C. 813.690.2811 | O. 813.286.6563 | Sales@HughesShelton.com | HughesShelton.com







### SARASOTA, FLORIDA

Located in the coveted neighborhood of Lido Shores, this Gulf-front masterpiece offers exquisite sunsets with over 200 feet of mesmerizing Gulf of Mexico views. This unique estate was designed by Clifford M. Scholz to capture ocean views and access to covered terraces from nearly every room. Includes a 6+-car garage, deeded beach and a dock.

5 bedrooms, 6 full and 2 half baths | \$7,900,000  
 Represented by: Judith Kepez-Hays | C. 941.587.1700 | cbhomes.com  
 Coldwell Banker Residential Real Estate | O. 941.383.6411



### SARASOTA, FLORIDA

Baypoint Estate on Bird Key has 200 feet of sailboat water. This home features 8,100+ square feet under air, with new windows, doors and roof. Includes 2 new boat lifts plus dual Jet Ski lifts, a culinary kitchen, wine cellar, outdoor kitchen, 4-car garage and guest pied-a-terre. Waterfront beauty and tranquility, minutes to the heart of the city.

6 bedrooms, 6 full and 2 half baths | \$6,250,000  
 Represented by: Judith Kepez-Hays | C. 941.587.1700 | cbhomes.com  
 Coldwell Banker Residential Real Estate | O. 941.383.6411



### LONGBOAT KEY, FLORIDA

Gulf to Bay panoramic views. The expansive walls of glass afford you views from every room, and 2 large terraces take in the breezes and cherish the sunsets. Take your private elevator to the residence. Casual elegance. Pets welcome. Minutes to 45 holes of golf, a \$10 million tennis center, St. Armands Circle and the heart of the city.

3 bedrooms, 3 full and 1 half baths | \$3,650,000  
 Represented by: Judith Kepez-Hays | C. 941.587.1700 | cbhomes.com  
 Coldwell Banker Residential Real Estate | O. 941.383.6411



### LONGBOAT KEY, FLORIDA

Magnificently designed 5,100-square-foot, custom-built waterfront residence, in the exclusive gated Harbor section of the Longboat Key Club, is on protected sailboat water, and accommodates 2 boats and 2 Jet Skis. There is a master bedroom, great room, luxurious kitchen, and office on the main level. Includes deeded beach access.

4 bedrooms, 6 full and 1 half baths | \$2,590,000  
 Represented by: Judith Kepez-Hays | C. 941.587.1700 | cbhomes.com  
 Coldwell Banker Residential Real Estate | O. 941.383.6411





## LONGBOAT KEY, FLORIDA

"Acqua Vita - Water of Life" is a masterful collaboration of the award-winning firms Perrone Construction and Clifford M. Scholz Architects. Located on nearly an acre of land, this exquisite residence offers 11,000+ square feet of living area, deeded beach access on the Gulf of Mexico, and 260 feet of seawall. For additional details visit: [www.AcquaVita-LBK.com](http://www.AcquaVita-LBK.com).

5 bedrooms, 5 full and 2 half baths | \$8,400,000  
 Represented by: Lynne Koy | Coldwell Banker Residential Real Estate  
 C. 941.544.5117 | O. 941.383.6411 | [lkoy@coldwellbanker.com](mailto:lkoy@coldwellbanker.com) | [LynneKoy.com](http://LynneKoy.com)





## CAPTIVA, FLORIDA

This Gulf of Mexico beachfront Balinese-influenced home is situated on 6.57 acres on Upper Captiva. Accessible only by boat, there is a full dock and lift on the bay side. The elevated 3-story home features an endless pool, spa, gazebo and 3 guest suites. Enjoy unobstructed Gulf views for endless sunrises and sunsets. This property also adjoins state preserve property.

4 bedrooms, 5 full and 1 half baths | \$5,700,000

Represented by: Judy Wilson | Coldwell Banker Residential Real Estate | T. 239.848.2640 | judyinswfl@gmail.com





### SARASOTA, FLORIDA

Located on Coconut Bayou is this gated waterfront estate with deep-water dock and deeded beach access. The coastal home set on a .75-acre parcel has professionally designed landscaping that includes night lighting and a koi pond. Architectural details include 35' ceilings, transom windows, steel and wood beams, and a floor-to-ceiling fireplace.

4 bedrooms, 4 full and 2 half baths | \$4,195,000  
 Represented by: Tammy Garner | Coldwell Banker Residential Real Estate  
 C. 941.374.4161 | tammygarner@comcast.net



### SARASOTA, FLORIDA

The owners have architect and interior design degrees, so just imagine the attention to detail in this residence. Meticulously maintained inside and out, it is just minutes to Sarasota's cultural arts and the sparkling white beaches of the Gulf of Mexico. The Founders Club is a private golfing community with a Robert Trent Jones, Jr.-designed golf course.

4 bedrooms, 5 full and 1 half baths | \$1,199,000  
 Represented by: Tammy Garner | Coldwell Banker Residential Real Estate  
 C. 941.374.4161 | tammygarner@comcast.net



### NAPLES, FLORIDA

This unique 5-bedroom-plus-den, 6-bath home is centrally located in a private, gated enclave in Naples, Florida. Private stairs lead to upstairs guest quarters with a private bath. The home offers 4,700 square feet of living area and 5,400 square feet total area.

5 bedrooms, 6 baths | \$1,500,000  
 Represented by: Joan Crompton | addressingdreams.com  
 T. 239.565.4856 | Coldwell Banker Residential Real Estate



### NAPLES, FLORIDA

Classically renovated Old Florida home nestled on a quiet street, yet close to everything Naples has to offer. Walk to the Village Shops on Venetian Bay and private access to Gulf beaches; bicycle to Artis-Naples Performance Center and Baker Museum of Art. Minutes from 5th Ave. South, Waterside and Mercado, for shopping and dining.

3 bedrooms, 2 full and 1 half baths | \$1,000,000  
 Represented by: Glenn Bradley | Coldwell Banker Residential Real Estate  
 C. 239.784.7844 | O. 239.262.7131 | HouseofNaples.com





### SUGARLOAF KEY, FLORIDA

Completely private, gated and tropically landscaped, this 3.5-acre oceanfront resort boasts 3 beachfront homes, all with transient licenses on one of the prettiest beaches the Keys has to offer. Complete the package with 350 feet of beachfront, deep water dockage, a Tiki hut, colossal lagoon-style pool with swim-up bar, waterfalls and a grotto.

7 bedrooms, 5 baths | \$4,900,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](http://lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUGARLOAF KEY, FLORIDA

This is a Sugarloaf Shores masterpiece! The completely stunning 4,000-square-foot, 13-room, open water, gated home on almost an acre has a waterfront resort-style pool, spa and pavilion. The home has over 450 feet of waterfront with a 200-foot concrete dock with davits and 4 master suites.

4 bedrooms, 5 baths | \$3,500,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](http://lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUGARLOAF KEY, FLORIDA

This magnificent 4,000-square-foot Italian villa is located on the beautiful shores of Sugarloaf Sound. Outside, the open water estate features a resort-style pool, spa and 12,000-pound boat lift while on the inside you are greeted with Italian furnishings and fixtures throughout.

4 bedrooms, 3 full and 1 half baths | \$3,450,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](http://lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUMMERLAND KEY, FLORIDA

This half-acre, custom-built, oceanfront estate is located in prestigious Summerland Beach Estates. The resort-style home boasts a lagoon-style pool with a beach entry and numerous water features, a beautiful sand beach, 320-foot dock with 3 boat lifts and lush, tropical landscaping. Features include hurricane impact doors and windows and a metal roof.

4 bedrooms, 3 full and 1 half baths | \$2,999,000  
 Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](http://lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.





### SUMMERLAND KEY, FLORIDA

This home on Summerland Key offers fabulous resort-style living and incredible open water views over Niles Channel. Just under an acre, the home boasts a sandy beach with pretty palms, a custom pool, deep water dockage and quick access to the ocean, Gulf and back country. Features include an open great room, granite kitchen and wood floors.

7 bedrooms, 5 baths | \$2,249,000

Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUMMERLAND KEY, FLORIDA

This oceanfront pool home boasts nearly 3,000 square feet! The Glen Gray-designed home is perfect for entertaining with a pool/spa, wet bar and concrete dock with a cut-in boat slip. The tastefully decorated interior has picture-perfect views from all living areas, soaring ceilings, a granite chef's kitchen, Andersen impact windows and more!

4 bedrooms, 3 full and 1 half baths | \$2,100,000

Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### KEY HAVEN, FLORIDA

Enjoy phenomenal, unobstructed sunrise and sunset views from this custom-built waterfront Key Haven home. Etched glass doors lead to the marble foyer, with breathtaking Gulf views from the grand living and dining rooms. An adjacent chef's kitchen features granite countertops, porcelain tile and a breakfast room.

3 bedrooms, 2 full and 1 half baths | \$1,999,000

Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.



### SUGARLOAF KEY, FLORIDA

This very private, custom-built home in Sugarloaf Shores offers fabulous open water views of Sugarloaf Sound. The property boasts a sandy beach and protected canal dockage with quick open water access as well as impact glass doors and windows, an elevator, colossal chef's kitchen with granite and a center island and granite baths.

3 bedrooms, 3 baths | \$1,399,000

Represented by: Lisa Ferringo | T. 305.797.1221 | [lisaferringo.com](mailto:lisaferringo.com)  
[lisaferringo@lisaferringo.com](mailto:lisaferringo@lisaferringo.com) | Coldwell Banker Schmitt Real Estate Co.





### GOLDEN BEACH, FLORIDA

This rare beachfront home is a true Mediterranean masterpiece with beyond extraordinary direct ocean views. Sitting on a significant 62,750-square-foot lot, features include a separate 2-story guesthouse, a gym, movie theater, barbecue cabana and a captivating oval-shaped pool.

10 bedrooms, 10 full and 3 half baths | \$42,500,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Located on exclusive Star Island, this magnificent estate rests upon an impressive 58,332-square-foot corner lot with 240 feet of sparkling waterfront and unobstructed views to Biscayne Bay and downtown Miami. The estate boasts a 2-story villa and private 3-bedroom, 3-bath guesthouse.

7 bedrooms, 8 baths | \$37,000,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This newly built 2-story Neoclassical bayfront estate sits on a 26,008-square-foot lot. Features include 11,622 square feet with limestone and oak floors throughout, a movie theater and a guesthouse. Also find a chef's kitchen and a wine room. Enjoy a waterfront cabana, 55-foot pool, dock, 130 feet of waterfront and open bay downtown views.

7 bedrooms, 8 full and 3 half baths | \$29,950,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Former home of rock star Lenny Kravitz, this is the perfect rendition of a Mediterranean dream. The 11,999-square-foot estate features a private beach, movie theater, Zen garden, gym, guesthouse, an elevator, 125 feet of bay views, a saltwater pool and spa and a private boat dock on a 25,000-square-foot lot.

6 bedrooms, 7 full and 3 half baths | \$25,000,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate





### MIAMI BEACH, FLORIDA

This designer-ready, bi-level penthouse at the boutique Beach House 8 in Miami Beach is amazing. The home boasts 3 levels and 5,242 square feet. The master suite encompasses the entire 2nd floor. Enjoy 360-degree views to the beach, ocean and city from wraparound terraces and a private rooftop deck with a pool. Also, relish 5-star Beach House amenities.

5 bedrooms, 5 baths | \$21,900,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
O. 305.341.7447 | Coldwell Banker Residential Real Estate



### FISHER ISLAND, FLORIDA

This oceanfront center-stack, lower penthouse is truly stunning. No expense was spared in this brand-new, state-of-the-art renovation. The home boasts 7,000± square feet, hardwood floors, a wine cellar, and open living, dining and family areas with direct unobstructed ocean views. The sumptuous master suite has an amazing marble master bath.

7 bedrooms, 7 full and 3 half baths | \$15,900,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Directly on the beach, this one-of-a-kind unit is the only full double-height oceanfront townhouse at the exclusive Setai. Features include Terrazzo floors, 18-foot ceilings, 2 oceanfront master suites, a cantilevered glass staircase, 3 balconies and a pool, plus direct views to the ocean and city.

4 bedrooms, 4 baths | \$14,900,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This elegant 2-story bayfront estate on North Bay Road is stunning. Features include marble and rich hardwood floors, a spacious living room and theater. The large master suite boasts a private balcony and marble master bath. Outdoors, find an ample pool with a Jacuzzi, dock and unobstructed views to the open bay and downtown Miami.

6 bedrooms, 6 full and 2 half baths | \$13,900,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
O. 305.341.7447 | Coldwell Banker Residential Real Estate





### MIAMI BEACH, FLORIDA

Enjoy this extraordinary 9,708-square-foot residence on exclusive Palm Island. This home, reminiscent of an upscale resort with its tropical modern design, boasts 100 feet of waterfront and is comprised of 3 structures joined by stunning loggias on a 30,000-square-foot lot.

8 bedrooms, 8 full and 2 half baths | \$13,900,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This sprawling, 1-story, fully integrated smart home sits on an oversized 33,150-square-foot corner lot with 60 feet of water frontage. Surrounded by lush foliage, this completely renovated 8,306-square-foot home features a gourmet kitchen, expansive master suite, large pool and a private dock.

6 bedrooms, 6 full and 2 half baths | \$11,400,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This Mediterranean-inspired home has meticulously placed windows and doors and architectural details including arched entrances, curved walls and stylized ceilings in every room. This home boasts a kitchen with stainless appliances. The master has a wraparound terrace with access to the rooftop. Enjoy 160 feet of waterfront, a pool and spa, dock and a lift.

7 bedrooms, 8 full and 1 half baths | \$7,675,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Located in South of 5th in the exclusive ICON, this combined unit boasts an expansive wraparound balcony, panoramic views to South Beach, the ocean, bay and downtown. Enjoy open living and dining areas, a master suite and a marble master bath, plus custom Italian design finishes. Residents enjoy 5-star amenities.

3 bedrooms, 3 full and 1 half baths | \$6,899,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate





### FISHER ISLAND, FLORIDA

This magnificent oceanside residence is a masterpiece of linear design and symmetry, boasting 3,580 square feet of luxury. The state-of-the-art, total renovation boasts Osso marble floors, open living areas, a media room and a wraparound balcony with amazing ocean, beach and golf course views.

4 bedrooms, 3 full and 1 half baths | \$6,500,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

This 2,292-square-foot unit is located on the most sought-after line at the iconic Continuum. Stunning ocean and city views radiate from floor-to-ceiling wraparound windows for stunning sunrises and sunsets. High-end finishes and luxury interiors create an opulent atmosphere.

2 bedrooms, 2 full and 1 half baths | \$6,300,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### BAL HARBOUR, FLORIDA

This bright and spacious home has floor-to-ceiling windows, providing panoramic oceanfront views from every room. Create your own dream home with an elevator that opens straight to this 5,010-square-foot unit. The master suite features a sitting area, his and hers walk-in closets and 2 master baths. Enjoy the ocean views from the wraparound balcony!

4 bedrooms, 5 full and 1 half baths | \$5,700,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Live on prestigious La Gorce Island in this stunning, completely renovated Colonial-style home. Sitting on a 17,200-square-foot lot, this beautiful 5,453-square-foot, 2-story home boasts a gourmet kitchen with top-of-the-line appliances and finishes, a fireplace and a pool.

7 bedrooms, 6 full and 1 half baths | \$5,599,000  
 Represented by: The Jills, Daniel Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate





### CORAL GABLES, FLORIDA

Enjoy 115 feet on the water from this gated, 6,069-square-foot Cocoplum property. Completely renovated in 2015, this home sits on a 17,641-square-foot lot and offers contemporary finishes, a covered outdoor patio, pool and dock. Stone wall accents, a master, Ecobee thermostats and Nest fire alarms are some of the features this home has to offer!

5 bedrooms, 6 baths | \$5,200,000  
 Represented by: The Jills, Daniel & Jill Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Spectacular direct ocean views welcome you from each room of this 1,869-square-foot gem in the prestigious Continuum in South Beach. The guest bath and powder room feature exquisite Waterworks finishes, while the open kitchen boasts elegant Snaidero cabinetry with Miele and Sub-Zero appliances.

2 bedrooms, 2 full and 1 half baths | \$3,750,000  
 Represented by: The Jills, Daniel Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### COCONUT GROVE, FLORIDA

This gated estate has privacy and sits on an oak-studded 21,431-square-foot lot. It features a 3-car garage, perfect for a large family, a 2-story living room with a staircase, elevator, impact windows and doors, a generator, custom cabinetry and 2 home theaters. Outdoor dining and living areas include a summer kitchen overlooking the beautiful pool area.

7 bedrooms, 8 full and 1 half baths | \$3,595,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Manicured grounds and a red brick driveway welcome you to this classic 12,500-square-foot corner lot estate on coveted Sunset Island II. Natural light and a contemporary aesthetic highlight this 4,759-square-foot, flow-through home featuring a gourmet kitchen, formal dining and den with a built-in bar.

5 bedrooms, 6 baths | \$3,300,000  
 Represented by: The Jills, Daniel & Hillary Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate





### MIAMI, FLORIDA

Enjoy unobstructed bay views from the most sought-after line in the Jade Residences. The home features a private elevator entrance, open floor plan, 9-foot ceilings, Miele and Sub-Zero appliances and floor-to-ceiling windows. Jade offers 24-hour security, a fitness center, infinity-edge pool, spa with sauna/steam room, a rooftop sky-lounge and much more.

4 bedrooms, 4 full and 1 half baths | \$3,150,000  
 Represented by: The Jills, Daniel & Hillary Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Be the first to enjoy this modern masterpiece in the luxurious Peloro Miami Beach, completed in 2016 with unobstructed views of the intracoastal throughout. The master bath features dual sinks, a steam shower and a separate tub. The high-end boutique building offers the finest amenities — gym, rooftop decks, waterfalls, infinity pool and more!

3 bedrooms, 3 full and 1 half baths | \$1,295,000  
 Represented by: The Jills, Hillary & Jill Hertzberg | C. 305.336.2210  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### MIAMI BEACH, FLORIDA

Unobstructed views of Biscayne Bay greet you from this turnkey 2-bedroom, 2-bath modern condo, steps from the Sunset Harbour neighborhood. The contemporary open kitchen boasts a built-in espresso maker, Bosch oven and a wine bar. Grand Venetian amenities include a pool, tennis court, gym, 24-hour security and a valet.

2 bedrooms, 2 baths | \$1,165,000  
 Represented by: The Jills, Hillary & Jill Hertzberg | C. 305.336.2210  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate



### BAY HARBOR ISLANDS, FLORIDA

This fully renovated condo enjoys unobstructed sunset views of Indian Creek. The contemporary apartment boasts floor-to-ceiling, high-impact windows, new custom Italian porcelain floors, a gourmet eat-in kitchen with Italian cabinetry, a bright office with direct bay views and top-of-the-line finishes throughout.

3 bedrooms, 2 baths | \$1,100,000  
 Represented by: The Jills, Hillary & Jill Hertzberg | C. 305.336.2210  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate





### MIAMI BEACH, FLORIDA

Masterpieces like this do not come along every day. This stunning, 5,397-square-foot home boasts extraordinary panoramic waterfront views from every level. Enjoy the infinity swimming pool with fountains and cascading waterfalls. This is definitely a residence for the boating enthusiast, with 70 feet of deep-water dockage and ocean access.

6 bedrooms, 5 full and 1 half baths | \$6,900,000  
 Represented by: Ivory Cooks, P.A. | Coldwell Banker Residential Real Estate  
 T. 305.965.9606 | [ivory.cooks@floridamoves.com](mailto:ivory.cooks@floridamoves.com)



### NAPLES, FLORIDA

Meticulously maintained with 7,200-plus square feet of air-conditioned space, this lovely home offers a separate guesthouse with a kitchenette, bath, sleeping area and sitting area. There are 2 covered lanais (1 with an outdoor kitchen/dining area). The gorgeous pool, bubbling spa and fountain are in a completely screened out-of-door area. The property is located on over .80 of an acre of private grounds.

6+ bedrooms, 6 full and 1 half baths | \$3,250,000  
 Represented by: Kathie Soller, Broker Associate | Coldwell Banker Residential Real Estate  
 T. 239.641.6449 | [www.kathiesoller.com](http://www.kathiesoller.com)





## FORT LAUDERDALE, FLORIDA

This iconic residence offers unparalleled views of the Intracoastal Waterway, and over 600 feet of waterfront comprised of 5 expansive lots that wrap the perimeter of Isla Bahia. The home was built for Ohio industrialist and songwriter Bob Friedman and his wife Genie (one of the granddaughters of Oscar Mayer). It includes a 150-foot dock. Located in Harbor Beach, which has 2 guardhouse entries with web cams, a private beach club and a marina.

7 bedrooms, 5 full and 3 half baths | \$25,900,000

Represented by: Peter Barkin, Mark Gilman & Karen Bellows | Coldwell Banker Residential Real Estate | O. 954.527.5900

P. 954.675.6656 | M. 954.557.8777 | K. 954.614.7952 | peterbarkin@me.com | mark@barkingilman.com | kbellows402@gmail.com | BarkinGilman.com





### POMPANO BEACH, FLORIDA

This Lake Santa Barbara luxury home on a point lot has 232 feet of water frontage in a no wake zone, with no fixed bridges, 20 minutes to the ocean. Bring your yacht (or 2)! It sits on a third of an acre, and includes 6 bedrooms with en suite baths and walk-in closets. You'll love the master of this 8,900-square-foot home with 11-foot ceilings.

6 bedrooms, 6 full and 2 half baths | \$4,595,000  
 Represented by: Gary Lanham | Coldwell Banker Residential Real Estate  
 C. 954.695.6518 | O. 954.781.9393 | Gary@GaryLanhamGroup.com



### SUNNY ISLES BEACH, FLORIDA

Enjoy sunrises and sunsets from prestigious Ocean 3! This 2,864-square-foot, beachfront corner gem features a private elevator entry into a stunning living room with marble floors, Italian kitchen, a master suite with a private balcony and a master bath overlooking the ocean.

3 bedrooms, 4 full and 1 half baths | \$1,995,000  
 Represented by: Lana Levitina & Sara Ludmir | C. 305.962.5702  
 C. 786.256.0817 | Coldwell Banker Residential Real Estate  
 lana.levitina@floridamoves.com | sara.ludmir@floridamoves.com



### MIAMI, FLORIDA

An award-winning "Garland" model in exclusive, gated Presidential Estates. This 2-story home on a premium lot features fine marble floors in all living areas, volume living room ceilings, a large family room and floor-to-ceiling windows. A large backyard has a covered terrace and a large pool with unparalleled 180° views of the golf course and lake.

7 bedrooms, 5 full and 1 half baths | \$2,250,000  
 Represented by: Sara Ludmir | Coldwell Banker Residential Real Estate  
 C. 786.256.0817 | sara.ludmir@floridamoves.com



### NORTH PALM BEACH, FLORIDA

Builder's own custom estate on over 111 feet of waterfront offers a private dock with a 30,000-lb. boat lift. This renovated transitional-style home offers Jerusalem flooring, a new gourmet kitchen and a magnificent living room/dining room overlooking the infinity-edge pool, canal and Jacuzzi. Spectacular wine cellar and master suite with sitting area.

6 bedrooms, 5 full and 1 half baths | \$3,800,000  
 Represented by: Jan Burke | Coldwell Banker Residential Real Estate  
 C. 561.346.8330 | O. 561.622.5000 | JanRealtorBurke@aol.com





### BOCA RATON, FLORIDA

Experience gorgeous ocean views to the east and spectacular city views to the west from this 9th-floor unit, boasting a remodeled kitchen with granite countertops, cabinets, top-of-the-line appliances, marble flooring and high-impact windows. The Addison is a full-service building offering only the finest amenities: 24-hour gated security, 2 oceanfront pools/patio bar, fitness center/saunas, an on-site restaurant and much more.

3 bedrooms, 3 baths | \$1,999,000  
 Represented by: Mark Hansen | T. 561.213.2616  
 mark.hansen@floridamoves.com | Coldwell Banker Residential Real Estate



### PONTE VEDRA BEACH, FLORIDA

Enjoy panoramic Atlantic Ocean views from this home, set high on the dunes with 150 feet of beachfront. The private, gated estate was built in 2009 by Aurora Custom Home Builder. This home features 9,563 square feet under roof; 2 oceanfront master suites; an office/library with built-in cabinets; kitchen with double stacked marble counters and high-end appliances; a large living and dining area with a fireplace; a wood-burning fireplace in the family room with custom built-in cabinets; and a marble lanai overlooking the heated pool, oversized 3-car garage and paver driveway.

4 bedrooms, 3 full and 1 half baths | \$6,500,000  
 Represented by: Lyn Sappington | Coldwell Banker Premier Properties | T. 904.635.9544 | lyn@thesappingtons.com | <http://vimeo.com/97148220>



# THE LAST WORD IN... CARS

BY ALYSON BAUMBACH



## **ROLLS-ROYCE VISION NEXT 100**

IF YOU WANT TO LOOK INTO THE CRYSTAL BALL OF LUXURY MOTORING, THEN THIS IS YOUR FIRST PREVIEW OF THE NEXT 100 YEARS.



**H**ailed as “the company’s most futuristic car to date” when it was unveiled recently in London, the Vision Next 100 — or the 103EX as it was code named — is Rolls-Royce’s first pure “vision vehicle.”

The gorgeous concept vehicle promises a “grand sanctuary” with virtual chauffeur and assistant “Eleanor” at the helm, who not only drives the car but also fulfills the customer’s every wish. The hallmark Rolls-Royce “magic carpet ride” is delivered through a blend of a futuristic, powerful, zero-emission drivetrain and advanced suspension, allowing the vehicle to nearly skim across the road surface.

“As a V12 combustion engine is most unlikely to exist in the future, one can only surmise how this Rolls-Royce will be powered,” the company proclaims.

Meanwhile, the sleek design borders on sculp-

ture, with an elegant clamshell canopy and coach door, allowing passengers to simply stand up and step out of the vehicle in high style.

The exterior style — featuring front wheels housed in their own fairings, separated from the body — is a radical departure for the iconic British car brand.

The interior, too, exudes sex appeal, with modern, handcrafted fine-line Macassar wood paneling sweeping across the interior from the coach door and continuing around behind the generous OLED screen and up beside the second passenger to the side of a sofa, cloaked in silk.

The main objective for the 103EX is to continue the Rolls-Royce tradition of elegance, says Director of Design Giles Taylor. “Elegance is achieved through simplicity of design” and “technology that makes our patrons’ experience effortless.”



GILES  
TAYLOR

PHOTOS ©BMW AG, MÜNCHEN, DEUTSCHLAND



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BY  
ZAHA HADID



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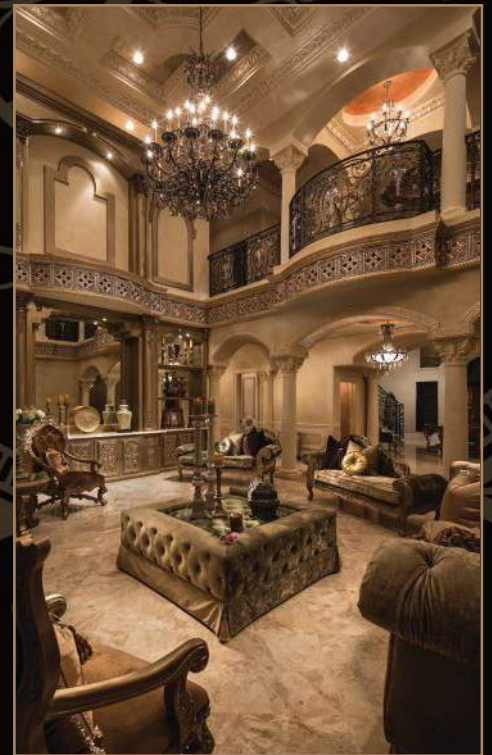
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