

# HE

HOMES & ESTATES

LUXURY LIVING WORLDWIDE | FALL/WINTER 2011



ULTRAMODERN  
CHIC ON  
GOLDEN BEACH

"OBSESSED"  
WITH  
REAL ESTATE

1STDIBS FOUNDER  
MICHAEL BRUNO



Henderson Talbot, Previews Founder Circa 1933

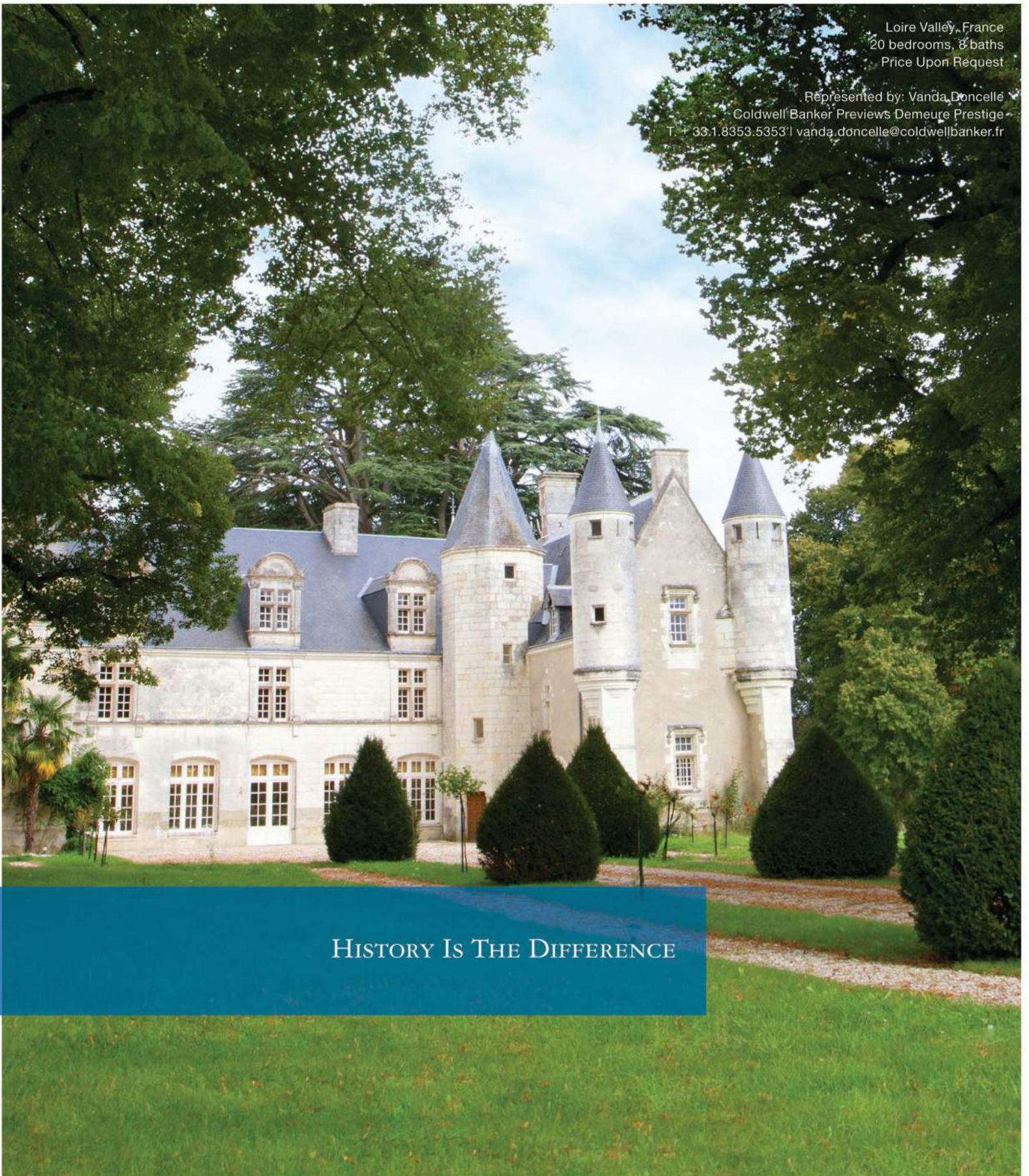


In 1933, Henderson Talbot refined luxury real estate marketing with a revolutionary idea. He captured the essence of some of the most prized real estate homes on film and held exclusive gatherings around the world for affluent buyers to preview them as cinema. Nearly 80 years later, the Coldwell Banker Previews International® program continues to set the benchmark for luxury real estate marketing around the globe.



Loire Valley, France  
20 bedrooms, 8 baths  
Price Upon Request

Represented by: Vanda Doncellé  
Coldwell Banker Previews Demeure Prestige  
T. +33.1.8353.5353 | vanda.doncelle@coldwellbanker.fr



HISTORY IS THE DIFFERENCE

AUSTRALIA BERMUDA CANADA CARIBBEAN ISLANDS CHINA COLOMBIA CZECH REPUBLIC ECUADOR EGYPT FRANCE GREECE GUATEMALA HONDURAS INDIA INDONESIA IRELAND ITALY JAPAN LEBANON MALTA MEXICO MONACO NETHERLANDS NICARAGUA PANAMA PERU ROMANIA SINGAPORE SOUTH KOREA SPAIN TURKEY UNITED ARAB EMIRATES VENEZUELA VIETNAM

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Cover: Ultramodern Chic on Golden Beach



Michael Bruno of 1stdibs.com

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# HE

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Malibu, CA  
4 bedrooms, 6 baths  
\$17,000,000

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ccortazzo@coldwellbanker.com | chrisocortazzo.com



An aerial, high-angle photograph of the Shanghai skyline. The Oriental Pearl Tower is the most prominent feature in the foreground on the right, showing its distinctive tiered structure and spire. The Huangpu River flows through the city, with several boats visible. The background is filled with a dense forest of skyscrapers under a cloudy sky.

Coldwell Banker China opened its first seven offices in Shanghai in 2000 and now has over 118 operations located in Hangzhou city, Zhengzhou city, Xi'an city, Qingdao city, Zhongshan city, Jiangmen city and Zhuhai city.



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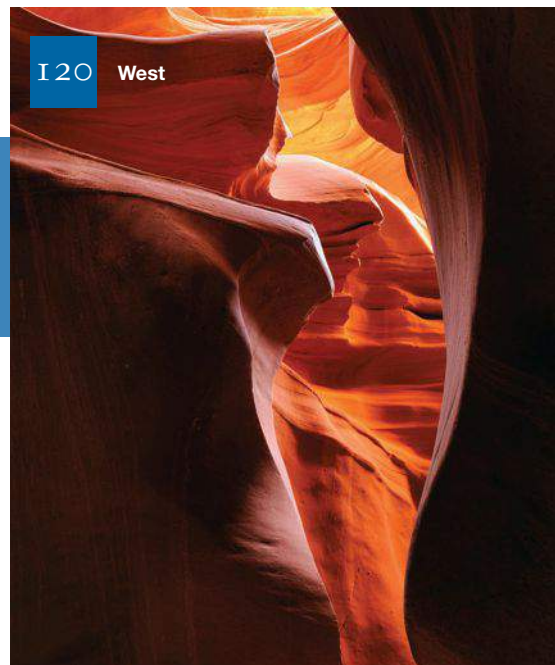
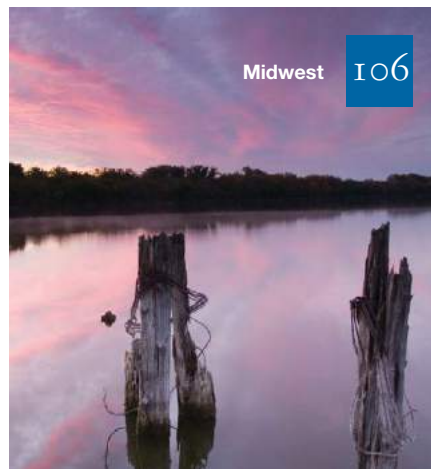
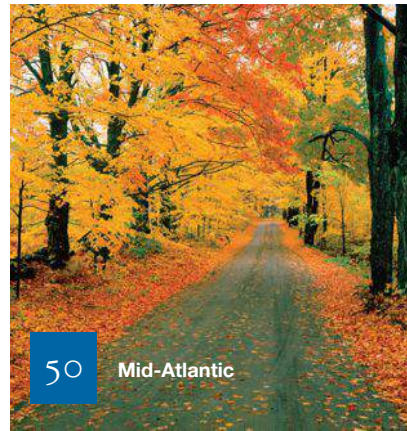
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Luxury comes in many forms. Depending on your tastes, you're just as likely to find it in a precision Swiss timepiece, a SoHo art gallery or a Tuscan wine cellar.

With that thought in mind, I invite you to explore the pages of *Homes & Estates Magazine*, purposefully redesigned to bring you more of the people, places and objects of enduring beauty that add to the richness of the luxury lifestyle.

Of course, we'll continue to showcase once-in-a-lifetime properties like a hidden Oahu gem perched on the slopes of Diamond Head, or the former Henry Clay Frick manor home occupying 14 pristine acres in the shadow of New York City. At the same time, we'll transport you beyond the enclaves of ultra-exclusive real estate to

# JIM A LETTER FROM GILLESPIE

meet fascinating figures like Michael Bruno, the entrepreneur behind *1stdibs.com*, the online marketplace that's reinvented the antique and fine design trade. We'll look under the hood at Maserati, the Italian exotic carmaker and exclusive partner of Previews, and marvel at a legacy that includes many of the world's finest touring machines. We'll even sit down with Chris Cortazzo, Malibu real estate agent to the stars and a man with his own celebrity past.

Now that you know what to expect from Coldwell Banker Previews International's *Homes & Estates*, we're confident you'll find something special to enjoy!

CHIEF EXECUTIVE OFFICER,  
COLDWELL BANKER REAL ESTATE LLC

*Homes & Estates...purposefully redesigned to bring you more of the people, places and objects of enduring beauty that add to the richness of the luxury lifestyle.*





Montecito, CA  
8 bedrooms, 12 baths  
\$19,500,000

Represented by: Susan Burns  
Coldwell Banker Residential Brokerage  
T. 805.886.8822 | susanburns.com

See page: 153



# PARADISE

*This acclaimed South Florida architectural marvel captivated a neighboring couple so much, that they bought it.*

BY KEN WEINGARTNER

Wherever Ira Lampert and his wife Ilene look, the beauty of Golden Beach surrounds them. The fact that they enjoy these views from any room in their home makes it all the more special.

"You'd think we'd brought the tranquility and beauty of the outdoors and ocean into the house," says Ira Lampert of the couple's South Florida oceanfront estate. "The house is an architectural masterpiece. There's nothing like it in the world."

Constructed on the site of a residence once owned by President Franklin D. Roosevelt, the estate at 219 Ocean Boulevard was designed by architect Carlos Zapata. It was the first single-family estate designed by Zapata, who went on to worldwide prominence for works that include Chicago's Soldier Field and New York's Cooper Square Hotel.

In 2004, the Lamperts' home was designated one of the 20 best commercial and residential properties in Miami by the Miami Chapter of the American Institute of Architects.

"My favorite part of the design is the way the sunlight enters the house," says Zapata. "The big floating roof is hovering and shading a large skylight over the living room, allowing for indirect light to enter the center of the house from all directions. The translucent west wall filters the sun, inundating the central space, the living room and family room, with warm diffused light in the late afternoon. There are also a great number of skylights throughout the house bringing in light."

"The inspiration was the site itself, Golden Beach," adds the architect. "I opened the house to the water views and responded to the trajectory of the sun."

Listed by Coldwell Banker's Jill Hertzberg and Jill Eber, better known as "The Jills," the \$13.5 million estate features the primary residence as well as a two-story guesthouse with a retractable roof that opens to expose an artist's studio and balcony overlooking the beach and ocean.

Constructed in 1994, the estate has been renovated and modernized over the years by the Lamperts.

The Lamperts, who lived on the ocean on the same street prior to purchasing the home in 2000, long admired the property.

"As we would walk down the beach, we would see this unique house. It always captivated us," says Lampert. "We would just stand there and stare at it."

The home's curved glass walls, glass ceilings and the white onyx glass wall overlook two koi ponds and a floating granite walkway. The angled design is complemented by a cantilevered floating staircase, which leads to a glass-enclosed second-floor bridge and family room overlooking the first-floor living room and connecting the north and south sides of the second floor.

"Some houses might have some large windows, or sliding glass doors, but you're in the confines of the house," says Lampert. "In our home you're not in the confines of the house. From almost every room you are viewing the landscapes and the ocean."

The home includes six bedrooms, seven full and two half baths, a media/theater room, fully equipped gym, European kitchen with breakfast area and formal dining room, and an exterior master bedroom balcony that overlooks the beach, ocean and landscaped grounds designed by Raymond Jungles.

Other features include a four-car garage with cabinetry and workspace as well as an infinity-edge pool that visually connects to the private beach and ocean.

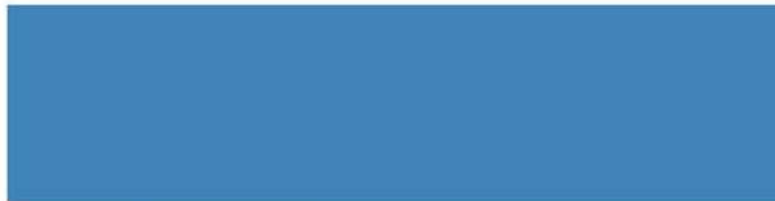
"We wake up with the sun and we're surrounded by nature," says Lampert. "It's like being in paradise."

Golden Beach, Florida  
6 bedrooms, 7 full and 2 half baths  
\$13,500,000

Represented by: Jill Hertzberg and Jill Eber  
Coldwell Banker Residential Real Estate  
T. 305.915.2556 | info@thejills.com

COVER FEATURE









As the president of Previews International for Coldwell Banker NBT, Betty Graham is ultimately responsible for the buying and selling of the most luxurious homes on the planet.



# A VIEW FROM ABOVE

**BETTY GRAHAM,**  
*President Coldwell Banker Previews International NRT*

**E**ven after three decades serving in the epicenter of the national luxury market, I still marvel at the exotic luxury sector's resilience. Today is no exception, with Coldwell Banker Previews International's \$10 million and higher listings enjoying great energy. Coldwell Banker Previews agents across the country are reporting an influx of sales over \$20 million. We don't need to look far for examples. The \$150 million Spelling Manor, which recently sold for an undisclosed price, joined the ranks of other rarified sales this year, such as the rumored \$100 million Silicon Valley estate.

The sale of these extremely rare properties not only emphasize the strength at the highest levels of the luxury market, but also underscore the importance of sophisticated communications platforms that reach the highest echelons of the affluent—whether they are 5 miles or 5,000 miles away. Thankfully, Coldwell Banker Previews continues to create high-quality print and digital publications that speak the language of today's luxury buyers. For example, with this issue we are debuting a new look for Previews Homes and Estates magazine, complete with new cover design, page layouts and improved editorial content. And Previews' all-digital Luxury from the Inside Out magazine has raised the bar for brand publishing by featuring exclusive interviews with tastemakers such as Michael Boudro, editor of Elle Décor; celebrity chef Todd English; world-renowned designer Jonathan Adler and actress Jane Seymour. New partnerships with 1stdibs.com and Maserati have also elevated Previews as a true luxury lifestyle brand, linking the world's finest real estate with the world of fine art, antiques, jewelry, clothing and automobiles.

## THE LUXURY MARKET

EARLIER THIS YEAR, I HAD THE HONOR OF BEING ELEVATED TO PRESIDENT OF COLDWELL BANKER PREVIEWS INTERNATIONAL®, NRT AFTER SERVING SEVEN YEARS AS PRESIDENT OF COLDWELL BANKER RESIDENTIAL BROKERAGE IN GREATER LOS ANGELES. THESE LEADERSHIP POSITIONS HAVE GIVEN ME AN OPPORTUNITY TO WITNESS THE IMMENSE GROWTH AND MATURITY OF THE ULTRA LUXURY MARKET FROM A VERY UNIQUE VANTAGE POINT.

Few real estate companies today rival the Coldwell Banker Previews brand in sales, global reach or mastery of the luxury lifestyle. However, the real art of selling luxury real estate today rests in the hands of our fine Previews real estate agents, many of whom rank among the top in the world. The success of these extraordinary agents is a testament to how far the ultra affluent market has come in the last three decades—and where it's going in the next three.



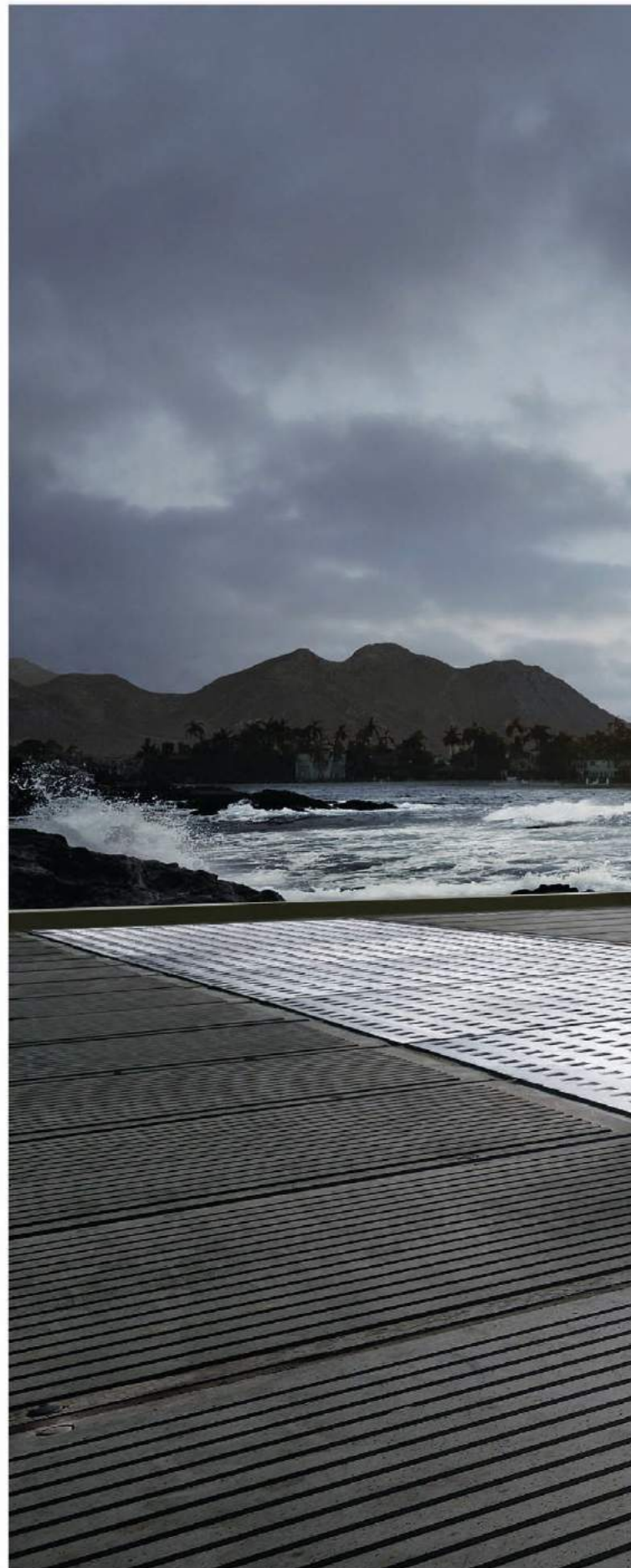


OF ALL THE EXCITING, GLAMOUROUS AND HISTORIC ITALIAN SPORTS CAR BRANDS, THIS NAMEPLATE MAY EMBODY THE MOST GRACE.

**T**hink sleek, sexy bodylines. A supple, leather-lined interior. The glint of gleaming chrome metal trim. The sonorous rip of a high-winding thoroughbred powerplant, and a lyrical name ending in “i,” and the first great Italian marques that come to mind may be Ferrari or Lamborghini. And true enough, they qualify. But as an elite, boutique, carmaking enterprise, Maserati is older than both of them, and remains at the heart of Italy’s exotic carmaking mecca, which — along with the aforementioned — also includes Alfa Romeo, Pagani, DeTomaso, Lancia, and others.

Five of the six original Maserati brothers contributed to the company’s birth and its establishment as one of the world’s great sport/luxury automobile manufacturers. The company, founded in Bologna, originally produced automotive components, such as spark plugs and batteries, plus motorcycles. Born in 1914, and firmly entrenched, primarily as a racecar builder by the onset of World War II, Maserati moved to nearby Modena.

While most Maseratis are fast and sporty, the marque ultimately focuses on the conception and production of elegant grand touring machines; cars intended to convey an elite ownership quickly and safely with elegance and in style. They are by intent less extreme than the products of the other Italian exotic carmakers,





# THE MAGIC OF MASERATI

BY MATT STONE • PHOTOGRAPHY COURTESY MASERATI SPA





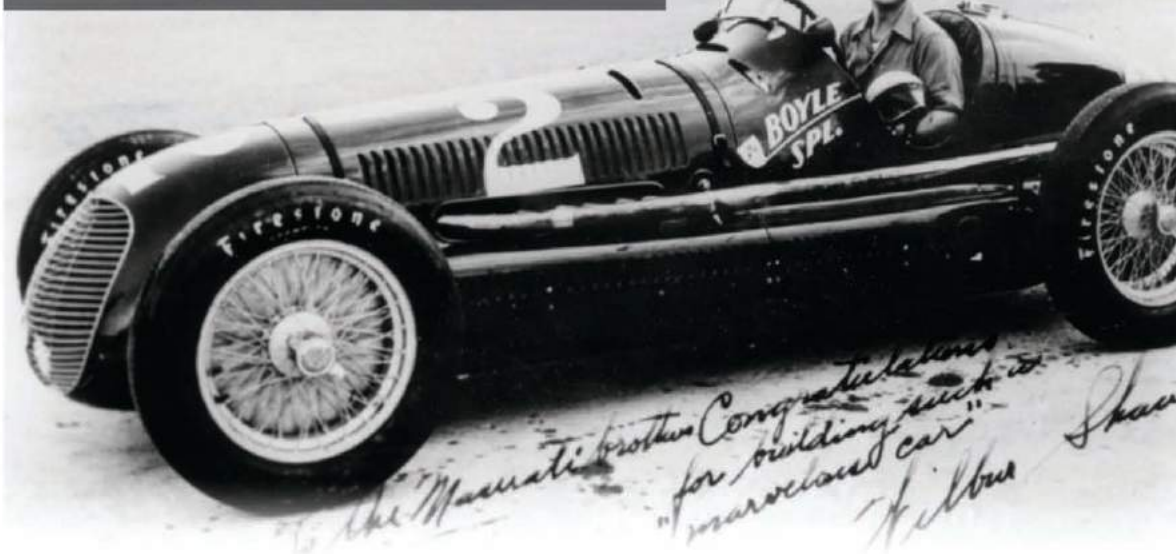
## THE MAGIC OF MASERATI

and quite often owned by celebrities and bloodlined royalty. One particularly rare and exclusive model, the Maserati 5000GT, has been referred to as a "king among cars, and a car of kings" as many have been owned by kings, princes and shahs.

Noted Maserati enthusiast and collector Doug Magnon was born and raised in Riverside, Calif., in the heart of West Coast road racing. "My father grew up here hot rodding and motorcycling with Dan Gurney and Skip Hudson, before they set off on their professional racing careers," Magnon recalls. "Later, I grew up with the families that ran Riverside International Raceway, the Richters and the Hords. It was a car crazy era and I dreamed of someday having a collection of sports cars.

"Had I been able to build a collection of the cars I wanted in my 20s, it would probably have been a mix of my favorites growing up: Porsches, Ferraris, Jaguars, et cetera. I knew of Maseratis then, but wasn't really familiar with the marque. By my mid-30s, I was finally able to start into a collection, and discovered my tastes had changed. I am not the flashy type, so edgy Lamborghinis and gold chains are not my style. A friend recommended I consider Maseratis. What I discovered really appealed. Of all the exotics of Modena, Italy, Maserati embraces elegant understatement."

Maserati is the only Italian car manufacturer to win the Indianapolis 500. Wilbur Shaw drove the Maserati 8 CTF to victory in 1939 and 1940, making him the first driver to win back-to-back Indy 500s.



Maserati's three-pronged spear logo has led to the nickname "Trident." Magnon eventually learned that Maseratis often were more expensive and better equipped than their Modenese competition and often sold to a higher level of clientele. He was intrigued

by its history, and as his collection grew, he realized that building a vertical representation of production Maseratis was something unique. Says Magnon, "There are many Ferrari collectors out there, but it is rare to find a collection of the Tridents."

## NEW TODAY, A CLASSIC TOMORROW



GranTurismo Convertible Sport

Not interested in collecting an older Maserati, but fancy a new one? Modena, Italy's oldest exotic luxury carmaker currently produces a tasty buffet of exciting models, based on two platforms. If you need a large, comfortable, decidedly Italian luxury sport sedan, consider one of the company's Quattroporte (meaning, literally, four port or four door) models. If you need seating for four but two doors are enough, and you desire a coupe or a convertible, the company has just released two new models worthy of your test drive and consideration.

One is the GranTurismo MC, which stands for Grand Touring, Maserati Corse. Its handbuilt, symphonic sounding, 4.7-liter V-8 spools out 444 horsepower, and is backed by a high-tech, smooth yet responsive six-speed automatic transmission. The elegant coupe body, designed by renowned Pininfarina of Turin, is muscular yet beautiful from any angle. The cabin is wrapped in an enticing combination of supple leather, plus carbon fiber and Alcantara suede trim. The GranTurismo MC embodies a high-

tech cocktail of the latest active and passive safety features with superb electronic and infotainment systems.

Desire one of the world's most elegant tanning booths? Consider the GranTurismo Convertible Sport, nearly identical mechanically to the MC coupe mentioned above, but with a fully automatic folding cloth convertible top. Learn more at [maserati.us](http://maserati.us).



Princess Isle, Bahamas  
6 bedrooms, 6 baths  
\$9,900,000 USD

Represented by: James Sarles  
Coldwell Banker James Sarles Realty  
T. 242.351.9081 | jamesarlesrealty@gmail.com

## GLOBAL IS THE DIFFERENCE

The Coldwell Banker Previews International® network spans the globe. With sales associates in 50 countries, this elite global network stands ready to connect buyers to a portfolio of homes selected to meet the requirements of your lifestyle—wherever they may be located. Be it a bespoke waterfront castle, a mountain top manor or equestrian estate situated among rolling hills, your next dream home awaits.



AUSTRALIA BERMUDA CANADA CARIBBEAN ISLANDS CHINA COLOMBIA CZECH REPUBLIC ECUADOR EGYPT FRANCE GREECE GUATEMALA HONDURAS INDIA INDONESIA IRELAND ITALY JAPAN LEBANON MALTA MEXICO MONACO NETHERLANDS NICARAGUA PANAMA PERU ROMANIA SINGAPORE SOUTH KOREA SPAIN TURKEY UNITED ARAB EMIRATES VENEZUELA VIETNAM

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IT'S GOOD  
TO BE KING





*CHRIS CORTAZZO BEGAN HIS CAREER  
17 YEARS AGO WITH A CELEBRITY SALE.  
IT DIDN'T TAKE HIM LONG TO BECOME  
'THE KING OF MALIBU.'*

BY KEN WEINGARTNER

**W**hen it comes to experiencing all life has to offer, Chris Cortazzo possesses a spirit of wanderlust. When it comes to his job, however, there is no place like home.

Malibu is home. For Cortazzo, there is no finer place on earth. His passion for the area and knowledge of its charms and beauty led him to a career he never expected.

For a decade, Cortazzo has been the top real estate agent in Malibu, not to mention being named the No. 1 Coldwell Banker sales agent nationally and internationally in 2009 and 2010. Since the beginning of 2000, he has recorded more than \$1.5 billion in closings.

He had no intentions of becoming "The King of Malibu," as he was dubbed on the Bravo television program "Million Dollar Listing." It was during a nearly three-year stint working as an assistant for renowned photographer Herb Ritts that the idea of a real estate career blossomed.

"Herb was a remarkable photographer and he photographed anyone and everyone who was famous," says Cortazzo, who is the Estates Director for the Malibu West



## IN HIS WORDS

**Q: WHO HAS BEEN THE BIGGEST INFLUENCES ON YOUR LIFE?**

A: My mom [Patricia] and my dad [Vincent]. Unfortunately, I lost my dad 2-1/2 years ago, which has been devastating. But my brother [Daniel] and I came from a wonderful, very loving family. My parents' lives revolved around us. They really loved us and would do everything with us. I was very fortunate. I bought the home next door to my parents and I'd see them at least two or three times a day.

**Q: YOU'RE INVOLVED WITH AN ANIMAL RESCUE, HOW DID THAT COME ABOUT?**

A: I have a lot of rescued chickens and turkeys on my property. I believe in kindness to all living things. I'll rescue a bee out of a pool. It's so easy to be kind and takes so much energy to be mean.

**Q: WERE YOU INVOLVED IN A LOT OF ACTIVITIES GROWING UP?**

A: My dad and I would go free-diving after school and I've been surfing since I was 5. I was on the crew team in college and also got into acting. I did a one-act play and then I was in the musical "Guys and Dolls." I had five different roles, but I couldn't sing if my life depended on it.

**Q: DO YOU ENJOY SEEKING NEW EXPERIENCES?**

A: I love taking on new challenges. I'm like a gypsy because I like to change things up in my life — except for real estate. I've been in the business for over 17 years. It's the longest I've been in one place.

**Q: WHAT DO YOU MOST ENJOY ABOUT WORKING IN REAL ESTATE?**

A: I love being able to make people's dreams come true. It's so satisfying to be able to hand the keys to someone and know they're going to have all these wonderful experiences in their new home.



(cont.)

office of Coldwell Banker. "During the shoots, when people found out I was from Malibu, they would ask where they should live if they were going to move there. I knew all the intricacies of this special place and I got into placing people in Malibu. I put two and two together and decided I should go into real estate."

The connections Cortazzo made during his time with Ritts were beneficial. His first sale was in 1994 to actor Richard Gere for \$5 million, and his first listing was for \$8 million.

"It was great working with Herb and having that experience," says Cortazzo. "It was fun and I established so many important relationships with Hollywood. I'm not intimidated by anyone; people

are people and I just see them for who they are. I love working with people.

"To me it's all about trust. When you travel in those circles it's so important that you maintain people's trust. Your business is built on referrals. If you do a good job and you're trustworthy, it's amazing how your career will unfold."

Cortazzo traveled the world while working for Ritts. Previously, he studied a year in Italy as a college student and spent time in Europe, Australia and New Zealand while modeling.

"No matter where I go, I love coming back to Malibu," says Cortazzo. "It truly has everything. I think it is the best place in the world to live."





# A SITE TO BEHOLD

*By marrying an age-old industry with modern technology, Michael Bruno brought "The Most Beautiful Things on Earth" to the web.*





*“By age 30, I’d renovated and sold six houses. I follow real estate obsessively and am always in the market.”*





**MICHAEL BRUNO** is his own best customer. A self-confessed "non-techie" who loves "great old houses and the things in them," he has spent a decade building 1stdibs, the world's premier online marketplace for antiques and design. But before assembling 1,200 of the globe's finest dealers in one remarkably easy-to-search place, before the expansion to other luxury categories (estate & fine jewelry; vintage couture & designer fashion; fine art), before millions of design aficionados flocked to the site, there was his first passion: real estate.

In the '90s, Bruno was a young San Francisco real estate broker, squiring Internet millionaires to the best properties in town. Driven by a desire to share in the boom, he bought the domain name 1stdibs.com in 1998, then sold the Pacific Heights home he'd lovingly restored and moved to Paris in search of his Internet inspiration. His first week there, he discovered the legendary Paris Flea Market, and decided to bring it to the world online. (He later moved back to New York in establishing the company.)

The idea was simple: apply a multiple listing service model to the high-end antiques category, making the finest inventory of pieces from the best dealers available to all online. That notion transformed the business by changing the way the design trade — and design-loving civilians — shopped for antiques. In 2010, 1stdibs dealers reported upwards of \$500 million in sales.

The story comes full circle this Fall, as 1stdibs launches the latest addition to its portfolio: a search for fine homes. We caught up with the always-in-motion web pioneer and talked to him about his real estate addiction, his affinity for antiques and why his past, present and future are so intertwined.

"...WHETHER ONE OF OUR BEAUTIFUL PIECES SELLS TO A SERIOUS COLLECTOR OR A CONSUMER WHO SIMPLY FALLS IN LOVE WITH IT, WE SEE IT AS A CHANCE TO PRESERVE AN OBJECT OF BEAUTY FOR GENERATIONS TO COME."

**HOW DID YOU GET YOUR START IN REAL ESTATE?**

I discovered the joys of selling real estate when I was 19. I was going to school at San Diego State, and working as part of a clean-up crew at a construction site in Rancho Santa Fe one summer. I would watch a fabulous car pull up, and an attractive woman would show the house to her glamorous clients. I found out how much those agents made and thought, 'That's what I want to do!' So I quit school and got my real estate license and became the youngest person to ever sell real estate in La Jolla. I eventually moved to San Francisco, because I wanted a bigger pond.

**WHERE DID THIS LOVE OF REAL ESTATE — AND PARTICULARLY "GREAT OLD HOUSES," AS YOU CALL THEM — COME FROM?**

I grew up in an English Tudor in Larchmont, New York, where there is a large stock of graceful old homes, so I've always loved old houses. I was a swimmer in high school and while swimming laps I would obsessively think about floorplans, and how I wanted my house to look when I was older.

**IS IT TRUE YOU ONCE SOLD YOUR HOUSE WITH ALL ITS CONTENTS—DOWN TO THE FLATWARE?**

The buyers were a lovely couple moving from London. They bought my San Francisco home furnished, and said to err on the side of leaving things. I walked out with just a rolling suitcase.

**WHAT DO YOU LOVE MORE—SELLING HOUSES OR BUYING THEM? OR IS IT BUYING, RENOVATING, AND THEN SELLING THEM?**

I'm a serial renovator; my friends say I'm happiest when under the chaos of construction. By age 30, I'd renovated and sold six houses. I follow real estate obsessively and am always in the market. Last month, the day after completing an overhaul of the entire second floor in my country house, I found out my bid on another property nearby was accepted. So here we go again.

**1STDIBS SELLS ABOUT 6,000 ONE-OF-A-KIND ITEMS A MONTH. WHAT'S SPECIAL ABOUT OWNING A VINTAGE PIECE?**

For me, what's most special is that whether one of our beautiful pieces sells to a serious collector or a consumer who simply falls in love with it, we see it as a chance to preserve an object of beauty for generations to come. To me, that's 1stdibs' greatest contribution: to foster this sense of stewardship.

**1STDIBS' NEW SEARCH FOR FINE HOMES LAUNCHES THIS FALL. CONSIDERING YOUR BACKGROUND, IS THIS SOMETHING YOU'D ALWAYS HAD IN MIND?**

Yes; it fits the lifestyle that our audience leads. Our audience buys big-ticket items on a regular basis, and cares about having a beautiful home. One of

the most exciting aspects of the new search is we're asking top designers and architects (who are all real estate junkies like me) to make "property picks"...to tell us what houses on the market catch their eye and why.

**DO YOU COLLECT ANYTHING YOURSELF?**

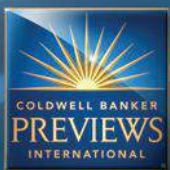
I was once asked this question in an interview with W magazine. I took a look around my house and realized I'd been collecting all sorts of animal-themed objects for years. Doesn't it make you wonder — what are you collecting without knowing?

**AS A REAL-ESTATE-BROKER-TURNED-WEB-PIONEER, WHAT REAL ESTATE SKILLS STILL COME IN HANDY TO THIS DAY?**

I don't know how handy it is, but I can instantly calculate six percent of anything!







INTERNATIONAL | BAHAMAS · BERMUDA · BRITISH VIRGIN ISLANDS  
FRANCE · ITALY · JAMAICA



Paris, France  
2 bedrooms, 2 baths  
\$11,600,000 USD

Represented by: Vanda Doncelle &  
Maria Konstantinova  
Coldwell Banker Groupe Demeure  
T. +331 83 53 53 53 | vanda.doncelle@coldwellbanker.fr  
maria.konstantinova@coldwellbanker.fr

See Page: 24







### PARIS, FRANCE

On the top floor of a stone building built in the 1930s, this rare and outstanding apartment has been fully renovated with voluminous ceiling heights, high-quality services and a breathtaking terrace with an exceptional, 360-degree view over Paris. The apartment offers an entrance, double living room connected to the dining room and a separate kitchen.

2 bedrooms, 2 baths | \$11,060,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France  
T. +331 83 53 53 53 | coldwellbankerpreviews.fr



### PARIS, FRANCE

Located close to the Arc de Triumphant in a magnificent luxury Art Nouveau building, this charming flat is spacious and offers high-quality services, an extensive entry, living room for receptions, a dining room, office, dressing room and storage space. There is a cave in the annex and the potential for parking. Rare and exceptional.

4 bedrooms, 3 baths | \$6,480,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France  
T. +331 83 53 53 53 | coldwellbankerpreviews.fr



### PARIS, FRANCE

This pioneering achievement will become a global showcase of technology with the most innovative concepts for housing—in terms of energy saving and environmental protection. This is a mansion with a very low energy consumption. A very large surface of windows for natural light, a tropical greenhouse and swimming pool are afforded.

\$20,300,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France  
T. +331 83 53 53 53 | coldwellbankerpreviews.fr



### DAVRON, FRANCE

In a charming village outside of Paris and located next to the castle where Marcel Proust wrote the novel "A la recherche du temps perdu," this home features 3,500 square feet with a beautiful living room, kitchen, dining room and a terrace and veranda with panoramic views. Four separate cellars are perfect for keeping exceptional wine.

7 bedrooms | \$2,900,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France  
T. +331 83 53 53 53 | coldwellbankerpreviews.fr







### BOIS-LE-ROI, FRANCE

Built by famous architect Claude Parent, this house in a small village near the castle of Anet overlooks the forests of Roseux and Croth. The concrete architecture is exceptional and offers 4,500 square feet with a vast living room with a fireplace and a dining room and lounge with large bay windows. A housekeeper home, tennis court and garage are included.

4 bedrooms, 3 baths | \$2,150,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France  
T. +331 83 53 53 53 | coldwellbankerpreviews.fr



### MERE, FRANCE

Forty minutes from the capital, this rare property of 7,500 square feet is ideally located in a very quiet and secluded area. On a park of 3 hectares and close to the medieval town of Montfort l'Amaury, this residence offers beautiful reception rooms and an indoor pool. A helicopter area is included along with tennis, a guesthouse and caretaker's house.

6 bedrooms, 3 baths | \$5,725,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France  
T. +331 83 53 53 53 | coldwellbankerpreviews.fr



### NOGENT-SUR-MARNE, FRANCE

Facing the woods, this beautiful mansion from the early 20th century is about 4,900 square feet. Surrounded by greenery, it offers a spacious living room with a fireplace, dramatically high ceilings and a beautiful dining room. Upstairs, you will find a master suite overlooking a spacious terrace with views and a grand bathroom.

6 bedrooms, 6 baths | \$4,275,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France  
T. +331 83 53 53 53 | coldwellbankerpreviews.fr



### ENGHIEN-LES-BAINS, FRANCE

On the banks of Lake Enghien, this Art Deco-style home spans 9,200 square feet of living space on 20,000-plus square feet of land. Amenities include a cathedral-like entrance, lounge, dining room, kitchen, master suite, beautiful living spaces for receptions, a movie theater and a gym. The outdoors offer a water park with views of the lake.

5 bedrooms, 3 baths | \$13,000,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France  
T. +331 83 53 53 53 | coldwellbankerpreviews.fr







## PORTO SANTO STEFANO, MONTE ARGENTARIO (GR), ITALY

In the center of Cala Piccola, with spectacular sea views over the islands, we propose a prestigious villa disposed on 2 levels surrounded by 6,000 meters of well-kept park grounds with a swimming pool. The brightness and the spacious rooms together with the elegance of the building and the large terraces make the property a rare jewel. Private parking available.

6 bedrooms, 5 baths | Price upon request

Represented by: Coldwell Banker Immobiliare Cassiano Sabatini & Partners | T. +0564 815900 | portosantostefano@coldwellbanker.it | coldwellbanker.it







### ORBETELLO - LOCALITA, SAN DONATO (GR), ITALY

In open countryside, 4 kilometers away from the beach, we propose a beautiful mansion of 850 square meters on 2 levels, surrounded by Italian gardens with a swimming pool. The property consists of a kitchen, study, 4 lounges, 10 bedrooms, 11 baths and a laundry. The property includes a 20-acre certified-organic Vermentino vineyard.

10 bedrooms, 11 baths | Price upon request

Represented by: Coldwell Banker Immobiliare Cardoselli Fanteria Sabatini & Partners | T. +0564 871539 | [albinia@coldwellbanker.it](mailto:albinia@coldwellbanker.it) | [coldwellbanker.it](http://coldwellbanker.it)







### TORTOLA, BRITISH VIRGIN ISLANDS

Located on the west end of Smuggler's Cove, one of the most beautiful beaches in the British Virgin Islands, enjoy spectacular ocean, island and sunset views; total privacy; direct access to the beach; a private jetty; 5 ocean-facing bedrooms; and a separate guest cottage. Designed for indoor/outdoor tropical living on approximately 5.5 acres of beautiful land.

5 bedrooms, 5 baths | \$6,500,000

Represented by: Chris Smith | Coldwell Banker Real Estate BVI  
T. 284.495.3000 | T. 284.340.3000 | coldwellbankerbvi.com



### TORTOLA, BRITISH VIRGIN ISLANDS

Sea's Song villa sits 30 feet above the Sir Francis Drake Channel on a bouldered promontory separating Long Bay and Nail Bay on the western shore of Virgin Gorda. In a modern interpretation of traditional Caribbean architecture, this home is comprised of 3 buildings with covered verandas. A dramatic pool resting at land's edge boasts breathtaking views.

3 bedrooms, 3 full and 1 half baths | \$2,950,000

Represented by: Chris Smith | Coldwell Banker Real Estate BVI  
T. 284.495.3000 | T. 284.340.3000 | coldwellbankerbvi.com

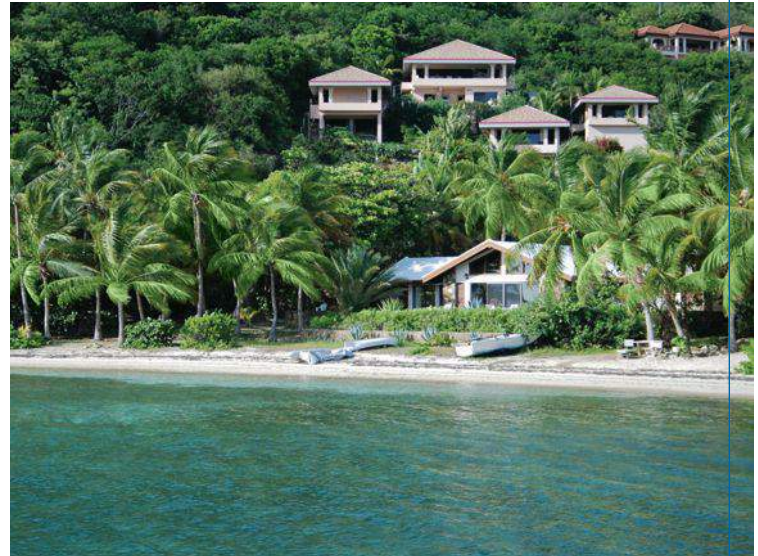


### VIRGIN GORDA, BRITISH VIRGIN ISLANDS

Enjoy privileged separation and unobstructed views from this unique property situated on a 2-acre lot adjacent to the famous Baths National Park and a greenbelt extending to the shore. Features include generously sized living and dining areas, a pool overlooking the ocean and soothing fountains complementing extensive gardens to fit the natural setting.

3 bedrooms, 3 full and 1 half baths | \$3,900,000

Represented by: Chris Smith | Coldwell Banker Real Estate BVI  
T. 284.495.3000 | T. 284.340.3000 | coldwellbankerbvi.com



### VIRGIN GORDA, BRITISH VIRGIN ISLANDS

Perched on a hillside, yet steps from the water is one of the island's finest destinations. A unique architectural design separates the guest cottages from the main villa, allowing family and friends to gather on the large covered veranda or pool deck, while still providing privacy and intimacy. Located minutes from the marina, restaurants, shops and boat rentals.

4 bedrooms, 4 baths | \$2,200,000

Represented by: Chris Smith | Coldwell Banker Real Estate BVI  
T. 284.495.3000 | T. 284.340.3000 | coldwellbankerbvi.com





### DICKIE'S CAY, ABACO, BAHAMAS

Capture amazing sunsets from "Anya," a spectacular sea-to-sea property in the Abacos. Built by a well-known Man-O-War carpenter and craftsman, this home is designed with the appeal of Bahamian architecture and skill. This 3,500-square-foot home includes a pool, expansive decks and breathtaking views of the Sea of Abaco. The property itself boasts a private deep-water dock on the protected harbour of Man-O-War Cay. "Anya" is the ideal vacation home.

4 bedrooms, 3 full and 1 half baths | \$1,750,000  
 Represented by: Mailin Sands | T. 242.367.2992  
 Coldwell Banker Lightbourn Realty | Internet ref.# 7559  
 mailin@coldwellbankerbahamas.com



### GREAT HARBOUR CAY, BAHAMAS

This 14,221-square-foot property features 2 luxury apartments and approximately 105 feet of canal frontage with boat slips able to accommodate 4 boats. Both the 3-bedroom, 2-bath and 1-bedroom, 1-bath units come beautifully furnished and feature top-of-the-line fixtures and finishes. There is also a 700-square-foot staff home located on the grounds for added convenience. Access to world-class fishing and diving is just minutes away.

4 bedrooms, 3 baths | \$1,000,000  
 Represented by: Lauren Higgs | T. 242.727.9137  
 Coldwell Banker Lightbourn Realty | Internet ref.# 7646  
 lauren@coldwellbankerbahamas.com



### SANDYPORT, NASSAU, BAHAMAS

Perfect turnkey property in one of Nassau's most sought-after gated communities. This 3-bedroom, 3.5-bath home sits on 40 feet of canal frontage and offers privacy and spectacular views of the surrounding community from both the ground-floor porch and second-floor balcony. The home comes fully furnished and has been very well maintained. Whether you are planning to live on the island year round or part time, this home can efficiently and comfortably serve both purposes at a price well-positioned as an investment for rental income.

3 bedrooms, 3 full and 1 half baths | \$845,000  
 Represented by: Colin Lightbourn | T. 242.393.8630  
 Coldwell Banker Lightbourn Realty | Internet ref.# 7660  
 colin@coldwellbankerbahamas.com







### ELEUTHERA, BAHAMAS

Sandcastle at Windermere Island offers island living at its finest. This 6,000-square-foot estate home sits on 4 acres of prime real estate with 290 feet of frontage on delicate powder white sand beach with views to the crystal clear turquoise Atlantic. The rooms are spacious, airy and inviting. Additional features include a tennis court, swimming pool, a 60-kw generator and a 3,000-gallon reverse osmosis plant.

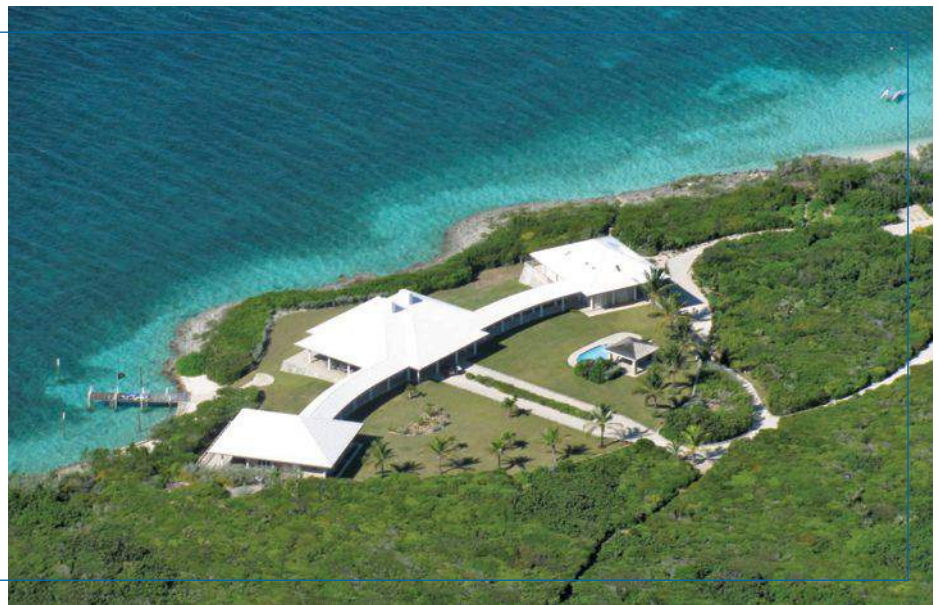
7 bedrooms, 8 baths | \$3,600,000  
 Represented by: Brian Hanna | T. 242.393.8630  
 Coldwell Banker Lightbourn Realty | Internet ref.# 7162  
 brian@coldwellbankerbahamas.com



### TILLOO POND, ABACO, BAHAMAS

A sea-to-sea property with a luxurious 6-bedroom, 6.5-bath home, 2 private docks, a pool and a Jacuzzi on the grounds along with a private beach. The colorful palette with variations of blues and greens of the surrounding Atlantic and Sea of Abaco is an ideal setting for this private estate. This 11-acre property has the potential to be an intimate boutique resort with room for expansion.

6 bedrooms, 6 full and 1 half baths | \$4,980,000  
 Represented by: Mailin Sands | T. 242.393.8630  
 Coldwell Banker Lightbourn Realty | Internet ref.# 7162  
 mailin@coldwellbankerbahamas.com



### PARADISE ISLAND, BAHAMAS

Ocean Club Residences & Marina—A Colonial-styled, 3-bedroom, 3.5-bath corner residence offering striking views over the marina of Nassau Harbour. Private amenities include swimming pools, a marina, fitness center and concierge. Residents are afforded the luxury of membership to a private beach club, golf course and resort amenities.

3 bedrooms, 3 full and 1 half baths | \$2,650,000  
 Represented by: Natasha Vythoukas | T. 242.393.8630  
 Coldwell Banker Lightbourn Realty | Internet ref.# 7537  
 natasha@coldwellbankerbahamas.com





### MARSH HARBOUR, ABACO, BAHAMAS

Skyview is an incredible, 4,250-square-foot sanctuary with 4 bedrooms and 2.5 baths. Perched on 1.4 acres of prime property, boasting 75-foot elevations, the spectacular Sea of Abaco is the backdrop to the pool and deck, making entertaining fun. The winding driveway and mature, lush landscaping add privacy. Close to amenities, this is a must see!

4 bedrooms, 2 full and 1 half baths | \$999,000  
 Represented by: Mailin Sands | T. 242.393.8630  
 Coldwell Banker Lightbourn Realty | Internet ref.# 7364  
 mailin@coldwellbankerbahamas.com



### PARADISE ISLAND, BAHAMAS

Enjoy panoramic views of Nassau Harbour and the surrounding grounds in this Harbour Breeze penthouse on Paradise Island. With 2,900 square feet of living space and a recently upgraded kitchen and master bedroom, this 4-bedroom, 4-bath unit is one of a kind. The property was selected to be featured on HGTV's new show "Live Here, Buy This."

4 bedrooms, 4 baths | \$1,365,000  
 Represented by: Colin Lightbourn | T. 242.393.8630  
 Coldwell Banker Lightbourn Realty | Internet ref.# 7624  
 colin@coldwellbankerbahamas.com



### SANDYPORT, NASSAU, BAHAMAS

A private dock with power and water, and 114 feet of canal frontage make this Sandyport estate a boater's paradise. This 4-bedroom, 3-full- and 2-half-bath home features a 2-car garage with loft, alarm system and lush grounds in addition to community tennis courts, pools, playgrounds and 24-hour security. Dock suitable for up to a 45-foot boat.

4 bedrooms, 3 full and 2 half baths | \$1,550,000  
 Represented by: Heather Peterson | T. 242.393.8630  
 Coldwell Banker Lightbourn Realty | Internet ref.# 7641  
 heather@coldwellbankerbahamas.com







### ORACABESSA, JAMAICA

Golden Eye is forever connected to Ian Fleming who wrote all of his James Bond books here. This is your opportunity to belong to a select community of homeowners who live the cottage culture where you step from your porch onto a pristine white sand beach or dive into an emerald lagoon. Conceived by Chris Blackwell and managed by a committed team, this special space is destined to remain a world apart. The first 20-acre phase is complete with cottages along Low Cay Beach, the lagoon and cliffs.

Beach cottages, \$1,250,000 | Lagoon lots, \$1,100,000 | Cliff cottages, \$1,750,000  
 Represented by: Sandy Tatham | Coldwell Banker Jamaica | T. 876.855.1122 | sandy@cbjamaica.com



### MONTEGO BAY, JAMAICA

Sundance, A Tryall Club Property—One of the Tryall Club’s premium villas, Sundance is superbly designed and finished with elegant interiors. All 5 en suite bedrooms have been positioned to maximize the views of the gardens, pool terrace and the sea beyond. In addition to the spacious patio, each room opens onto a landscaped terrace. Architectural features in the 7,300-square-foot villa are completed by the use of antique brick, porcelain floors and mahogany hardwood floors and beams.

Resort Villa | 5 bedrooms, 5 baths | \$2,450,000  
 Represented by: Nicola Delapenha | Coldwell Banker Jamaica | T. 876.445.1900 | ndelapenha@cbjamaica.com







## SANDYS, BERMUDA

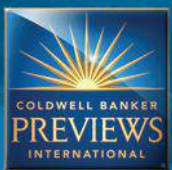
The Parapet is a historic landmark and represents a phenomenal opportunity for the discerning buyer looking for an enchanting estate. On almost 9 acres of manicured grounds, the main house benefits from sweeping vistas of the surrounding area and the waters of the Great Sound. Dating back to the late 18th century, the property includes a private waterfront peninsula comprising 2 deep-water docks and a covered boathouse, 2 cottages and a tennis court.

5 bedrooms, 4 baths | MLS# 5659 | \$7,500,000

Represented by: Brian E. Madeiros | Coldwell Banker Bermuda Realty | T. 441.292.1793 | bmadeiros@brcl.bm | bermudarealty.com







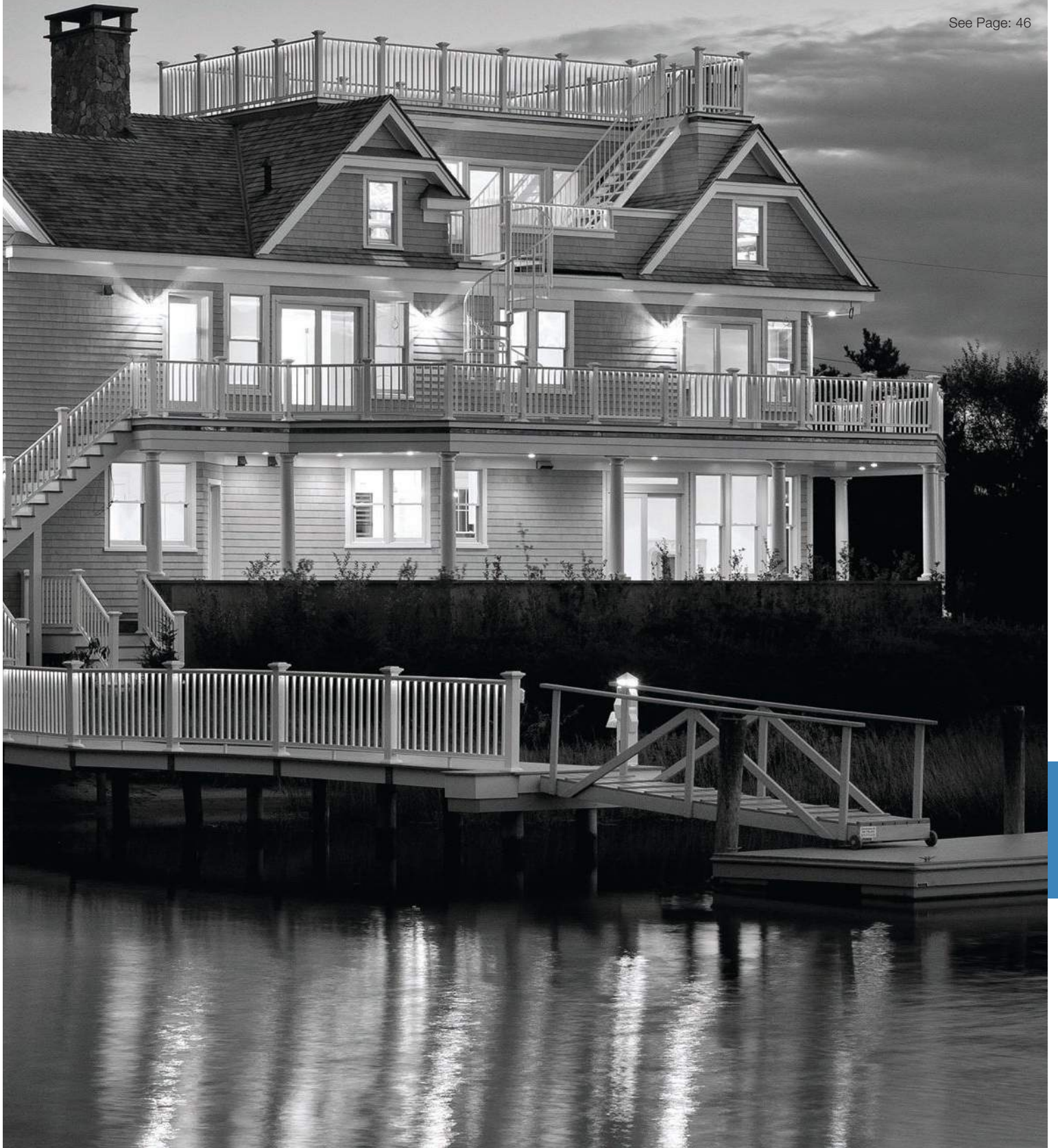
NEW ENGLAND | CONNECTICUT · MASSACHUSETTS · NEW HAMPSHIRE · RHODE ISLAND



West Yarmouth, MA  
4 bedrooms, 4 full and 2 half baths  
\$4,800,000

Represented by: Donna Scott  
Coldwell Banker Residential Brokerage  
T. 781.237.9090 | donna.scott@nemoves.com

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ASIAN  
FUSION IN

# VICTORIAN SOUTHPORT



*Fine Japanese craftsmanship accentuates this Connecticut home, called "First Snow on the Beach."*

BY SARAH BINDER

Even after an extensive, passion-driven, four-year renovation of his Southport, Conn., New England-style waterfront estate, one of homeowner Michael Sonnenfeldt's favorite aspects of the property is a fairly simple pleasure, albeit one that not many luxury homeowners get to experience. "The house has a sleeping porch on the second floor, which is quite rare, and I sleep out there frequently to the sound of the waves lapping on the beach," he says. "There is just nothing like it."

The tranquil sight of falling snowflakes melting into Long Island Sound, combined with Sonnenfeldt's appreciation for traditional Japanese culture, inspired the stone-and-shingle home's name, "First Snow on the Beach." "In Japan, there's something roughly equivalent to a European family crest — called a kamon," says Sonnenfeldt. "I playfully picked the kamon for 'first snow,' and the one that stands for 'beach,' and those symbols are embedded in the home's shutters and the property gate."

Shortly after purchasing the property in 2002, Sonnenfeldt created his own company to tackle one of his longstanding visions — a desire to blend authentic Japanese design influences and features into his already spectacular, historic estate on the sound. Sonnenfeldt traveled to Japan "half a dozen times" to collect materials and gather ideas, and he hired top-notch Japanese craftsmen and Italian architects to import materials and design and execute significant portions of the project, including a powder room adorned with hand-carved hummingbirds and cherry blossoms, and Italian cherry custom inlay flooring in the living, dining and family rooms. The team also retained many of the property's original, turn-of-the-century details from when it was first constructed in 1908 as a Dutch Colonial cottage on 200-plus feet of waterfront. The result is a sophisticated blend of modern style and amenities inside what Sonnenfeldt calls a "Dutch Colonial shell." Among the modern amenities is a tennis court, a sauna adjacent to the master bath, and a perfect ellipse/pure-sound dining room with an impressive built-in dining table for 18 people.

The nine-bedroom, eight- and one-half-bath residence is quite a novelty in Southport, which is known for its "extraordinary and beautiful collection of Victorian homes," Sonnenfeldt says.

Southport, Connecticut  
9 bedrooms, 8 full and 1 half baths  
\$13,900,000

Represented by: Miriam Luck & Dee Cohen of M&D Properties  
Coldwell Banker Residential Brokerage  
T. 203.858.8568, 203.856.2336 | homes@weknowwestport.com



Within First Snow on the Beach, you have spaces that look Japanese; you have spaces that look nautical; and you have spaces that look like a Dutch Colonial. These are all woven together through a common palette of color and details such as the molding, which has been completely replaced to instill harmony among the various aesthetics, he says.

Members of the Japanese royal family have visited the property and marveled at the quality of the craftsmanship and the authentic nods to their culture, including a Japanese garden with a meditation area. But at the end of the day, Sonnenfeldt and his team designed the property to be a year-round family residence that spares no comfort or amenity. "I have renovated numerous homes," he says, "but this was the jewel of 30 years of experience."





### GREENWICH, CONNECTICUT

Glorious Waterfront Estate—Southern Georgian mansion close to town and precision-built with high ceilings, a steelframe core, a chiseled stone exterior, 14-inch-thick walls and 8.4 acres of privacy. 15,210 square feet of light-filled space includes a grand master suite, multiple en suite bedrooms, a gourmet kitchen, pantry, elevator, wine cellar, office, theater, trading/bonus room, living and dining rooms and an in-law suite. Water and garden views are spectacular; a large pool and wide terraces complete the estate.

6 bedrooms, 8 full and 2 half baths | \$21,000,000

Represented by: Susan Detchon Anderson | Coldwell Banker Residential Brokerage  
T. 203.536.7116 | homes4good@gmail.com



### GREENWICH, CONNECTICUT

Classic English Country Manor estate, established by noted architect William F. Dominick circa 1918, set upon 4 rolling acres of age-old trees, evergreens, magnolias and fruit trees. Renovated from the ground up over a 4-year period, formal English gardens, herbal and cutting gardens and a sweeping courtyard, stone walls and romantic fountains frame this home. An oversized pool with spacious terraces and loggias welcome formal and informal parties and private relaxation.

8 bedrooms, 10 full and 3 half baths | \$19,495,000

Represented by: Tamar Lurie | Coldwell Banker Residential Brokerage  
T. 800.767.0078







### GREENWICH, CONNECTICUT

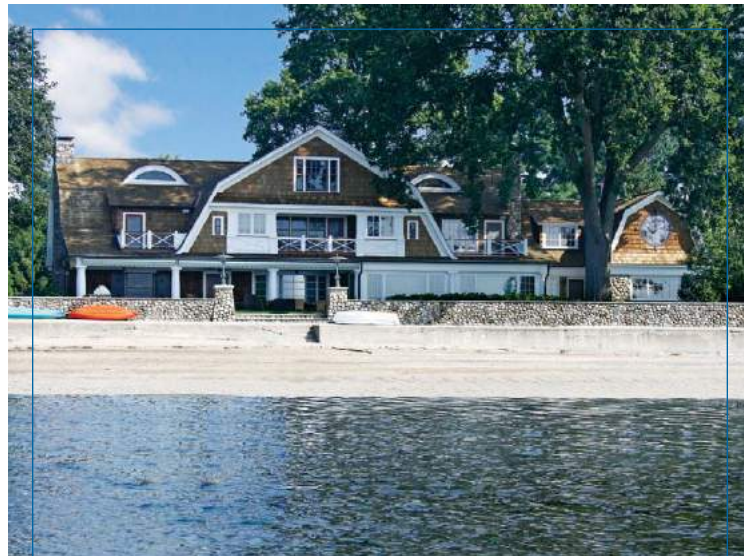
Engulfed in pastoral splendor, this coveted 14-acre mid-country compound with a regal Georgian home presents infinite possibilities for the future, including a 5-lot subdivision.

\$16,000,000

Represented by: Tamar Lurie

Coldwell Banker Residential Brokerage

T. 800.767.0078



### SOUTHPORT, CONNECTICUT

Spectacular Waterfront Estate—Enjoy breathtaking views and sunsets from this totally rebuilt, 10,000-square-foot, shingle and stone estate with 7 fireplaces, a chef's kitchen, lush gardens, a tennis court, heated pool and spa, separate office/studio, plus 203 feet of private beach. Pure perfection. [www.southportwaterfrontestate.com](http://www.southportwaterfrontestate.com)

9 bedrooms, 8 full baths | \$13,900,000

Represented by: Dee Cohen & Miriam Luck | T. 800.767.0078

Coldwell Banker Residential Brokerage



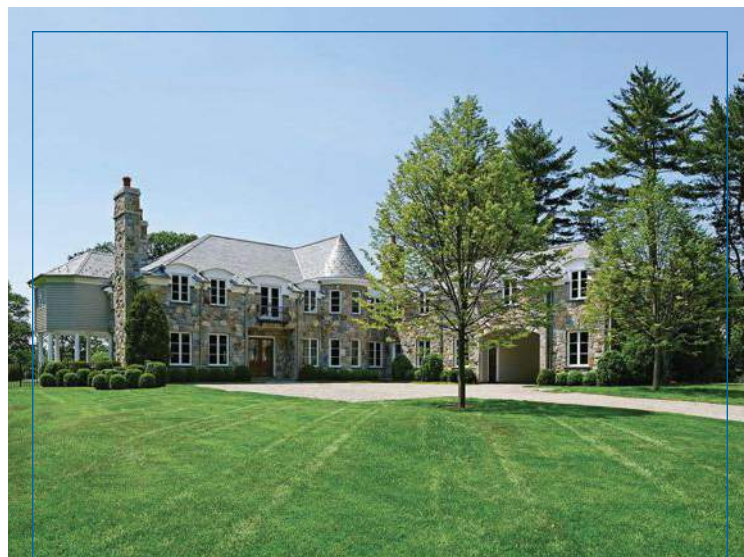
### GREENWICH, CONNECTICUT

Meadowcroft Lane—Stunning new creation on 2 lush acres by Mark Mariani includes 14,500 square feet and exudes traditional elegance with a modern edge. Handcrafted cabinetry, stainless steel and marble countertops adorn the gourmet kitchen. Includes a wine room, theater, basketball court, exercise room and a spa area with a sauna and pool.

7 bedrooms, 7 full and 2 half baths | \$12,850,000

Represented by: Lauro Jardim | Coldwell Banker Residential Brokerage

T. 800.767.0078



### GREENWICH, CONNECTICUT

Elegance Simplified—Stunning French Normandy residence on one of the best streets in Greenwich. On 2 acres with high ceilings, molding, woodwork, large formal rooms, a gourmet kitchen, a sumptuous 4-room master suite, a basketball/squash court, gym, sauna, massage room, wine cellar, home theater, playroom, pool and veranda.

7 bedrooms, 7 full and 2 half baths | \$12,575,000

Represented by: Lauro Jardim | Coldwell Banker Residential Brokerage

T. 800.767.0078







### WESTPORT, CONNECTICUT

Designed by Roger Bartels, this gated residence was recently renovated and offers unparalleled views of Long Island Sound. The 6,000-square-foot, 12-room home on 1 manicured acre features stone walls, mature plantings, garden lighting, stone terraces, a pool and a private boat dock. A private enclave 50 minutes from Manhattan.

5 bedrooms, 4 full and 1 half baths | \$9,500,000

Represented by: Darlene Letersky | Coldwell Banker Residential Brokerage  
T. 800.767.0078



### GREENWICH, CONNECTICUT

Stately Georgian—This Georgian Colonial is on 4 acres in esteemed back country, featuring a sun-filled interior, a front-to-back reception hall, paneled archways, molding and cockle-shell wall niches. Enjoy a regal living room, formal dining, an arched leaded glass library, a gourmet kitchen, a family room with a theater, a pool, spa, and tennis.

6 bedrooms, 7 full and 2 half baths | \$8,750,000

Represented by: Tamar Lurie | Coldwell Banker Residential Brokerage  
T. 800.767.0078



### GUILFORD, CONNECTICUT

Sachem's Head Sanctuary—Crown Jewel of the Connecticut shoreline. Uncas Point is the setting for this circa-1915 gracious Colonial with 9,673 square feet, a 2-story foyer, a family room with fireplace, a gourmet kitchen, high ceilings, hardwoods and crown molding. A dock, tennis court, guest cottage and outbuildings complete this property.

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

Represented by: Joe Piscitelli | Coldwell Banker Residential Brokerage  
T. 800.767.0078



### RIVERSIDE, CONNECTICUT

New Greenwich construction, grand in scale, this stone and shingle residence is a commanding and graceful presence set among the stately homes on this wide, tree-lined street. Casual elegance abounds with 10-foot ceilings, a kitchen by Smallbone, a home theater and a bluestone terrace overlooking the landscaped property and pool.

7 bedrooms, 8 full and 3 half baths | \$6,500,000

Represented by: Margaret Dietz | Coldwell Banker Residential Brokerage  
T. 800.767.0078







### GREENWICH, CONNECTICUT

Stately Georgian Colonial—Classic Round Hill Georgian Colonial Estate on 6.67 acres, welcomed by an iron-gated Belgian block drive, flowering trees, soft pines and emerald lawns. A stately silhouette of aged brick capped by a slate roof. Grounds feature a pool with an oversized spa, pool house and a tennis court with a pergola-draped terrace.

5 bedrooms, 7 full and 2 half baths | \$6,950,000

Represented by: Tamar Lurie | Coldwell Banker Residential Brokerage  
T. 800.767.0078



### GREENWICH, CONNECTICUT

Steps to the Beach—Waterfront Victorian residence set beside Hawthorne Beach with more than 8,000 square feet and views of the islands and Long Island Sound. Enjoy formal living and dining rooms, a granite kitchen and a family room with a river rock fireplace and a built-in theater system. Lower level game room, terrace and greenhouse.

5 bedrooms, 5 full and 1 half baths | \$6,750,000

Represented by: Tamar Lurie | Coldwell Banker Residential Brokerage  
T. 800.767.0078



### WESTPORT, CONNECTICUT

An extraordinary one-of-a kind European residence, “River Run” is a unique home with a remarkable 2.75-acre, 13-room main house, a 2-bedroom guest house and a stone lodge. Featuring an elegant foyer, formal living and dining rooms, a gourmet kitchen, master suite, indoor pool, 5-car garage, landscaped grounds, lake views and 2 waterfalls.

5 bedrooms, 5 full and 2 half baths | \$6,495,000

Represented by: KMS Partners | Coldwell Banker Residential Brokerage  
T. 800.767.0078



### GREENWICH, CONNECTICUT

Distinguished Georgian Colonial—Commanding a spectacular 1.6-plus acres close to downtown Greenwich, this distinguished Georgian Colonial radiates with masterfully built regal appointments. Magnificently scaled rooms are accentuated by French doors, rich inlaid flooring, cathedral ceilings and outdoor terraces. Amazing master sanctuary.

7 bedrooms, 7 full and 2 half baths | \$6,295,000

Represented by: Barbara Zaccagnini  
Coldwell Banker Residential Brokerage | T. 800.767.0078







### WESTPORT, CONNECTICUT

Masterfully crafted manor home majestically sited on 2 superb acres in convenient, sought-after Hunt Club. Three levels of luxurious living, including sunlit walk-out lower level with gym and theater; 4-car heated garage; and huge upper level ready to finish. Expansive veranda overlooks exquisite gardens, resort-quality pool/spa and tennis court.

7 bedrooms, 9 full and 1 half baths | \$4,995,000  
 Represented by: Joni Usdan | Coldwell Banker Residential Brokerage  
 T. 800.767.0078



### NEW CANAAN, CONNECTICUT

Rose Hill—Set behind stone walls, this private and gated country home features a designer kitchen, family room with vaulted ceiling, multiple terraces, a luxurious master wing with 2 fireplaces, an imported greenhouse, pool, lighted tennis court and fully equipped party house surrounded by exquisite garden landscapes.

7 bedrooms, 6 baths | \$4,900,000  
 Represented by: Marsha Charles & Darlene Letersky  
 Coldwell Banker Residential Brokerage | T. 800.767.0078



### WESTPORT, CONNECTICUT

Charcoal Hill—A spectacular setting in one of Westport's most coveted locations, this new home built by West Company is set high on a hill with wonderful views on almost 3 acres in the heart of Westport. The kitchen is by noted architect and builder Michael Greenberg. Geothermal heating and cooling make this a green home for the future.

7 bedrooms, 7 full and 2 half baths | \$4,495,000  
 Represented by: Judy Michaelis | Coldwell Banker Residential Brokerage  
 T. 800.767.0078



### MADISON, CONNECTICUT

Breathtaking Coastal Residence—Classic residence set on more than 1.5 acres with lush lawns, gardens, a pool, sandy beach and coastal views. The interior features an open floor plan, a gourmet kitchen with an eat-in area and fireplace, 2 offices and spacious en suite bedrooms.

4 bedrooms, 4 full and 2 half baths | \$4,200,000  
 Represented by: Julie Ovian & Sue Clifford  
 Coldwell Banker Residential Brokerage  
 T. 800.767.0078







### WAYLAND, MASSACHUSETTS

Fieldstone entry walls and mature plantings welcome you to this very special estate property located on 11.4 acres of land. The exquisitely detailed, approximately 25,400-square-foot main residence has 5 bedrooms, 10 baths, an elevator and extensive millwork. The grounds include a pool/guesthouse, swimming pool, sports court and an 8-stall New England barn. Stonehedge has spectacular views overlooking meadows and is surrounded by hundreds of acres of conservation land.

5 bedrooms, 10 baths | \$18,800,000  
 Represented by: Wendy Fox | Coldwell Banker Residential Brokerage  
 T. 617.470.5033 | wendy.fox@nemoves.com



### BROOKLINE, MASSACHUSETTS

Located on 4 park-like acres of beautiful landscaping, Wisteria Hill is a country estate, circa 1850, just 15 minutes from Boston. This home includes a sprawling terrace, garden room and a caretaker's cottage.

5 bedrooms, 7 baths | \$11,700,000  
 Represented by: Florence & David Mackie & Deborah M. Gordon  
 Coldwell Banker Residential Brokerage  
 T. 617.480.6044 | T. 617.431.5200



### WESTON, MASSACHUSETTS

This exquisite estate with incomparable quality and design overlooks the 6th hole of the Weston golf course. The superb residence offers privacy and convenience and is rich in detail throughout.

6 bedrooms, 7 full and 1 half baths | \$9,000,000  
 Represented by: Carole Milott & Lois Carney  
 Coldwell Banker Residential Brokerage  
 T. 781.894.5555







### WESTON, MASSACHUSETTS

Tucked away on the south side of Weston is this 17,000-square-foot home on 5-plus acres. The thoughtfully planned home offers an impressive foyer, front-to-back living room, gourmet kitchen and a custom great room. Additional features include a wine cellar, exercise room, media lounge, family library, billiards room and kids' spaces.

6 bedrooms, 8 full and 1 half baths | \$6,850,000  
 Represented by: Wendy Fox | Coldwell Banker Residential Brokerage  
 T. 617.470.5033 | wendy.fox@nemoves.com



### ANDOVER, MASSACHUSETTS

This elegant residence situated on 4.17 acres offers 20,000 square feet of unique design. A large chef's kitchen with granite breakfast bar is the heart of this home. Additional amenities include the great room, multi-level deck, billiards room, large indoor pool and a full-size basketball court with batting cage.

9 bedrooms, 9 full and 1 half baths | \$6,500,000  
 Represented by: Pamela Hall | Coldwell Banker Residential Brokerage  
 T. 978.263.3303 | pamela.hall@nemoves.com



### WELLESLEY, MASSACHUSETTS

Steeped in European elegance, this exquisite manor sits on 3 private acres in Wellesley's prestigious Pond Road Estates. The 7,500-square-foot masterpiece was custom designed by renowned architect Guy Grassi and boasts a dramatic foyer leading to spacious rooms with impeccable craftsmanship.

6 bedrooms, 6 full and 2 half baths | \$6,495,000  
 Represented by: Jill Boudreau | Coldwell Banker Residential Brokerage  
 T. 781.237.9090 | jill.boudreau@nemoves.com



### BELMONT, MASSACHUSETTS

This rarely available Georgian Revival estate, located approximately 6 miles from Boston, offers 16-plus rooms, 3 stories and unparalleled views of downtown Boston. With its southeastern exposures, the residence is set on 3.6 acres and encompasses 7,277-plus square feet of living space.

7 bedrooms, 6 full and 2 half baths | \$5,950,000  
 Represented by: Gail Roberts | Coldwell Banker Residential Brokerage  
 T. 617.245.4044 | gail@roberts.org







### WESTON, MASSACHUSETTS

This gorgeous brick-front Colonial is on 2.68 acres. The designer-decorated home includes a grand foyer with a bridal staircase and a state-of-the-art kitchen and breakfast room overlooking the private backyard. The lower level is finished with a home theater, exercise and play rooms.

5 bedrooms, 6 full and 1 half baths | \$6,250,000  
 Represented by: Kathryn Alphas-Richlen & Paige Yates  
 Coldwell Banker Residential Brokerage | T. 781.894.5555  
 kathryn.richlen@nemoves.com | paige.yates@nemoves.com



### BROOKLINE, MASSACHUSETTS

This elegant Georgian Revival estate offers impressive views of the Brookline Reservoir. This property recently underwent a lovely renovation and includes updated stucco exterior, landscaping, greenhouse, indoor pool and tennis court. The residence features a gourmet kitchen, banquet-sized dining room and handsome library.

7 bedrooms, 5 full and 1 half baths | \$5,900,000  
 Represented by: Deborah M. Gordon | Coldwell Banker Residential Brokerage  
 T. 617.731.2447 | deborah.gordon@nemoves.com



### WESTON, MASSACHUSETTS

Sited at the end of a tree-lined driveway on 5.6 acres in the heart of Weston, this brick residence features exquisite custom cabinetry and millwork, a dramatic 2-story entrance hall, oversized rooms, a cherry-paneled great room, gourmet kitchen and high ceilings.

5 bedrooms, 6 full and 1 half baths | \$5,495,000  
 Represented by: Kathryn Alphas-Richlen & Paige Yates  
 Coldwell Banker Residential Brokerage | T. 781.894.5555  
 kathryn.richlen@nemoves.com | paige.yates@nemoves.com



### WELLESLEY, MASSACHUSETTS

Elegant Shingle-style home set on more than an acre of lush lawns and gardens in prestigious Wellesley Farms boasts beautiful craftsmanship throughout its 15 spacious rooms. Other treasures include 6 en suite bedrooms, a mahogany library, wine cellar, game room, theater-style entertainment room and sunroom.

6 bedrooms, 7 full and 1 half baths | \$5,495,000  
 Represented by: Adele David | Coldwell Banker Residential Brokerage  
 T. 781.237.9090 | adeledavid@comcast.net







### BOSTON, MASSACHUSETTS

Rarely available is this 5,200-square-foot residence on 2 floors on the sunny side of Commonwealth Avenue with an elegant, stately building lobby and direct elevator access. Features include banquet-size rooms, 6 bedrooms, a professionally managed building and parking for 3 cars.

6 bedrooms, 5 full and 2 half baths | \$5,300,000  
 Represented by: Lili Banani | Coldwell Banker Residential Brokerage  
 T. 617.247.2909 | lilibanani@gmail.com



### MARBLEHEAD, MASSACHUSETTS

Exceptional oceanfront property! Sited high on the North Shore's rocky coastline, this property offers breathtaking views of the ever-changing Atlantic Ocean and features a wraparound porch, welcoming foyer, state-of-the-art kitchen, bedrooms with ocean views, and a lower level with au-pair suite, children's playroom, office and gym.

5 bedrooms, 4 full and 1 half baths | \$5,300,000  
 Represented by: Mary Stewart | Coldwell Banker Residential Brokerage  
 T. 781.476.0743 | mary.stewart@nemoves.com



### BROOKLINE, MASSACHUSETTS

This inviting residence in Cottage Farm is exquisitely renovated/designed by the renowned Boston interior designer Anthony Catalano, and offers the latest state-of-the-art finishes and materials. The home features expansive reception rooms, tall windows, a striking bridal staircase and gorgeous built-ins that are truly unique.

4 bedrooms, 4 full and 2 half baths | \$4,995,000  
 Represented by: Lili Banani | Coldwell Banker Residential Brokerage  
 T. 617.247.2909 | lilibanani@gmail.com



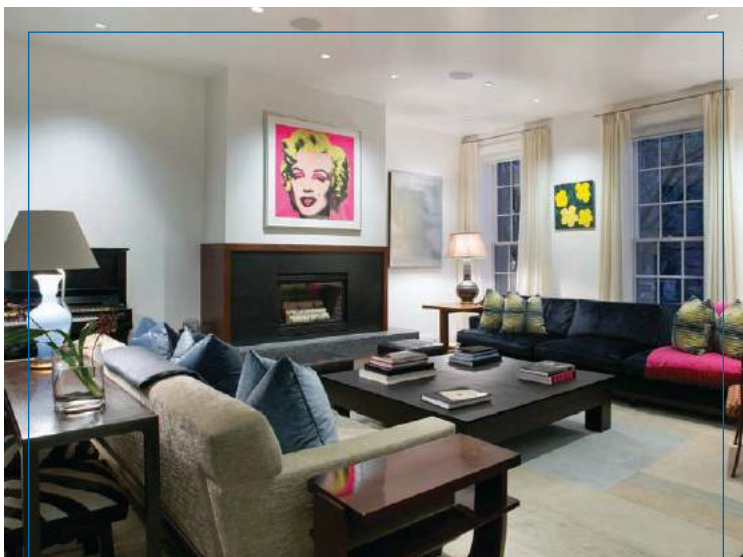
### WEST YARMOUTH, MASSACHUSETTS

With spellbinding water views and a stunning half-acre setting, this architectural masterpiece is located in a serene gated community. This exquisite home comprises more than 4,500 square feet of open space. Extensive balconies, patios and a roof deck command panoramic vistas of Sweetheart Creek, the private dock and beach.

4 bedrooms, 4 full and 2 half baths | \$4,800,000  
 Represented by: Donna Scott | Coldwell Banker Residential Brokerage  
 T. 781.237.9090 | donna.scott@nemoves.com



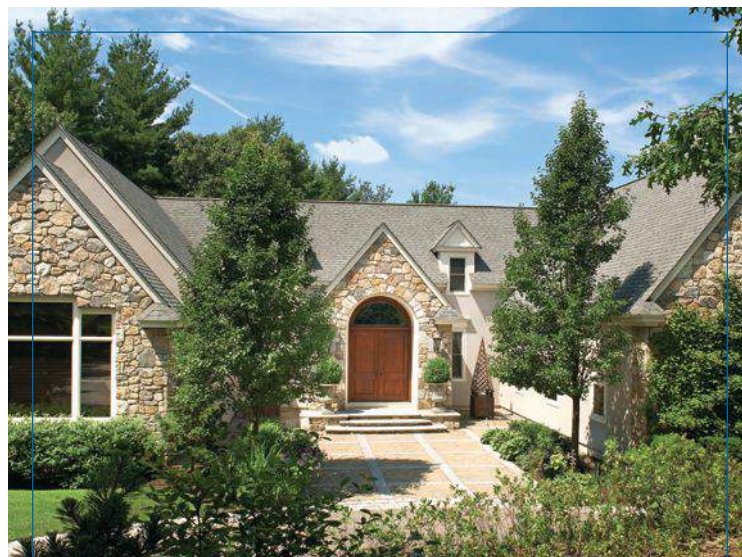




### BOSTON, MASSACHUSETTS

Extraordinary renovation of an 1899 townhouse in the heart of Beacon Hill. This outstanding home has been completely renovated to perfection, combining modern technology and incredible custom finishes with the highest quality finishes, fixtures and materials.

3 bedrooms, 2 full and 1 half baths | \$4,750,000  
 Represented by: Sheila Devine & Richard Egan  
 Coldwell Banker Residential Brokerage  
 T. 617.247.2909



### LINCOLN, MASSACHUSETTS

This architect-designed stone and stucco estate is situated on 4 acres in desirable Northeast Lincoln. The residence features a renovated gourmet kitchen, a heated indoor tennis/basketball court, superb movie theater, gym, pool and hot tub.

5 bedrooms, 6 full and 3 half baths | \$4,450,000  
 Represented by: Karen Paradies & Barbara Lynn-Davis  
 Coldwell Banker Residential Brokerage | T. 508.259.4495  
 karen.paradies@nemoves.com | barbara.lynn@davis@nemoves.com



### BELMONT, MASSACHUSETTS

A splendid French Country manor on 1.79 acres, this 3-story home offers privacy, superior craftsmanship and more than 2 dozen rooms of elegant living space. Notable amenities include 2 master suites, an indoor pool with steam room, gym, Jacuzzi, offices, conference rooms, a library, home theater and recording studio.

7 bedrooms, 6 full and 4 half baths | \$4,400,000  
 Represented by: Lori Orchanian | Coldwell Banker Residential Brokerage  
 T. 617.484.5300 | lori.orchanian@nemoves.com



### WELLESLEY, MASSACHUSETTS

This exclusive, stone-front, 7,500-plus-square-foot Colonial offers 15 rooms and 3 floors of open living space. Extraordinary features include a gourmet kitchen, great room with fireplace, library, mudroom and finished basement with bonus rooms. The patio with built-in grill and landscaped grounds further complement this magnificent home.

6 bedrooms, 8 baths | \$4,000,000  
 Represented by: Susan M. Sullivan | Coldwell Banker Residential Brokerage  
 T. 781.237.9090 | susan.sullivan@nemoves.com







### DOVER, MASSACHUSETTS

Sited on 12-plus acres, this stunning Farm Street residence offers 3 wonderful floors of living. A 31-foot grand entrance foyer welcomes you to Indian Wells, a Colonial built in 1912. The 14-room home features a front-to-back living room, fine architectural details, a blue-stone patio and a clay tennis court. A perfect gentleman's farm.

7 bedrooms, 5 full and 2 half baths | \$4,449,000  
 Represented by: Ellen O. Walsh | Coldwell Banker Residential Brokerage  
 T. 781.237.2337 | ellenwalsh097@msn.com



### MOULTONBOROUGH, NEW HAMPSHIRE

This remarkable 6-bedroom Adirondack home nestled on nearly 2 acres is just steps away from Lake Winnepesaukee. The open layout features an enormous family room with vaulted ceiling, Juliet balcony, stone fireplace, and French doors to the deck, finely crafted post and beam ceilings in the dining room and a gourmet kitchen.

6 bedrooms, 6 full and 2 half baths | \$3,995,000  
 Represented by: Ellen Mulligan | Coldwell Banker Residential Brokerage  
 T. 603.253.4345 | ellemulligan@metrocast.net



### WELLESLEY, MASSACHUSETTS

This stately brick Georgian Colonial, designed by Kent Duckham, is located in sought-after Wellesley Farms. The dramatic 2-story foyer welcomes you into this 7,600-plus-square-foot home with unrivaled custom craftsmanship and classic detail throughout.

6 bedrooms, 5 full and 2 half baths | \$3,648,000  
 Represented by: Jill Boudreau | Coldwell Banker Residential Brokerage  
 T. 781.237.9090 | jill.boudreau@nemoves.com



### POMFRET, CONNECTICUT

This country retreat is bordered by a picturesque river and offers 37± acres comprised of beautiful gardens, fields and woodlands. A long driveway leads to the renovated Colonial/Federal-style home, guest cottage and large New England-style barn. A swimming pool, helicopter landing area and various outbuildings complete this property.

4 bedrooms, 3 full and 1 half baths | \$1,500,000  
 Represented by: Jonathan P. Radford | T. 617.335.1010  
 Coldwell Banker Residential Brokerage | jonathan@jonathanradford.com





### WESTON, MASSACHUSETTS

Stunning one-of-a-kind Kasota stone-and-stucco home on 3.75 acres designed by renowned architect, Tom Catalano. The 15,000 square feet include a dramatic 2-story foyer, mahogany library, sun-filled living room and a kitchen/family room. Plus a pool, hot tub and tennis court.

7 bedrooms, 8 full and 1 half baths | \$10,000,000  
 Represented by: Kathryn Alphas-Richlen & Paige Yates | T. 781.894.5555  
 Coldwell Banker Residential Brokerage  
 kathryn.richlen@nemoves.com | paige.yates@nemoves.com



### WESTON, MASSACHUSETTS

This shingle-and-stone English manor built in 2002 is set on 1.39 acres in Weston Estates. Enjoy 5,500 square feet enhanced by dramatic mill-work, arched doorways and elegant light-filled rooms; a chef's kitchen, 2-story family room, large master suite plus 4 additional bedrooms.

5 bedrooms, 3 full and 2 half baths | \$2,949,000  
 Represented by: Kathryn Alphas-Richlen & Paige Yates | T. 781.894.5555  
 Coldwell Banker Residential Brokerage  
 kathryn.richlen@nemoves.com | paige.yates@nemoves.com



### TIVERTON, RHODE ISLAND

Vacation year-round in this unique and charming waterfront home, situated along the Sakonnet River at the end of a private drive, within close proximity to the historic Four Corners village. Spacious living, immediate beachfront access and fabulous sunset views create the perfect retreat.

4 bedrooms, 2 full and 1 half baths | \$1,300,000  
 Represented by: Carol Guimond & Bob Mullen  
 Coldwell Banker Guimond Realty Group  
 T. 401.625.5878 | T. 401.418.0462 | coldwellbankerguimondrealty.com



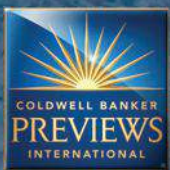
### WESTON, MASSACHUSETTS

This private brick-front estate features a grand foyer, custom library, formal living room and a sensational kitchen. An antique brick terrace, sports court and heated Gunite pool complete this exceptional residence.

5 bedrooms, 6 full and 2 half baths | \$3,750,000  
 Represented by: Kathryn Alphas-Richlen & Paige Yates | T. 781.894.5555  
 Coldwell Banker Residential Brokerage  
 kathryn.richlen@nemoves.com | paige.yates@nemoves.com







MID-ATLANTIC | DELAWARE · DISTRICT OF COLUMBIA · MARYLAND  
NEW JERSEY · NEW YORK · PENNSYLVANIA · VIRGINIA



Lorton, VA  
5 bedrooms, 6 baths  
\$5,374,000

Represented by: Susan Gray Chambers  
Coldwell Banker Residential Brokerage  
T. 703.518.8300 | schambers@cbmove.com











# A OF WORLD ITS OWN

THE FORMER HENRY CLAY FRICK MANOR HOME IS  
6 MILES FROM NYC, BUT FEELS WORLDS AWAY.

BY LAUREN VARGA KING





Richard Kurtz knew of the Frick Estate in Alpine, N.J., for some 30 years, but he never imaged it would become his — or even available. “I was very surprised,” says Kurtz when asked his reaction five years ago to the news that the entire 60-acre compound was being sold. “I thought it was a magnificent property and I would love to own it and develop it.”

Kurtz bought it and plans to do just that. And now, the former Henry Clay Frick II English manor — a main house and approximately 14-acre portion of the original 60 acres Kurtz purchased — is on the market for \$28 million.

“The home is part of the former Frick family estate, which to me is a pedigree property,” says Kurtz. What makes it so exciting is you’re virtually 20 minutes from the heart of Manhattan and you drive on a country road to get there.”

The impeccably maintained manor home was originally built in 1942 and consists of 13,000 square feet, six bedrooms, seven baths, four fireplaces and palladium windows overlooking the green hills and English gardens that accent the property’s lush landscaping. For buyers in need of more space, plans exist to extend the home’s footprint, providing additional bedrooms and living space. Kurtz adds, “some people would want to tear it down and build new.”

Of course, whether the home is transformed or completely rebuilt, the grounds will remain the most desirable asset of the listing. “You’re countrified to the extent of deer, wild turkeys, swans on the pond, an aviary with some 30 various birds and even coyotes,” says Kurtz, whose grandchildren see the outdoor space as a haven for throwing a football, fishing or boating on the pond, and enjoying the swimming pool. “You have 14 acres to romp and play that is just the opposite of being in the city,” adds Kurtz.

As for a message to the future owners of the former Frick manor or homes on the 60 acres, Kurtz offers this: “I think the future will be one where people — my children, my grandchildren, everyone — will reflect on these 60 acres as being the finest properties in the United States. It’s a scene of regalness and beauty and I think there will be a legacy here.”



*“You’re countrified to the extent of deer, wild turkeys, swans on the pond, an aviary with some 30 various birds and even coyotes.”*

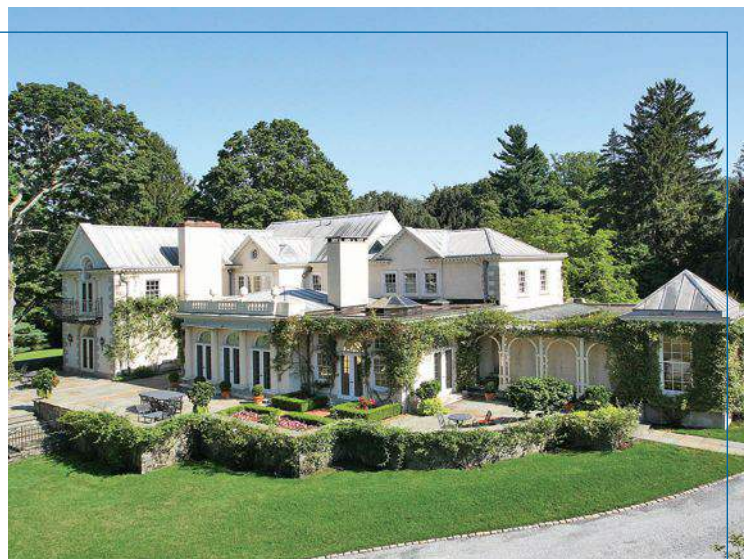
The expansive grounds also create a perfect backdrop for outdoor entertaining. Whether hosting a large gala, a garden party or a moonlight cocktail hour, the entire property is both graceful and rare.

In addition to the unmatched environment, which includes room for horses, a carriage house and staff quarters, the manor home and entire 60 acres are located in top-rated Alpine, N.J. “Alpine is a great community,” says Kurtz, who also speaks highly of the town’s elementary school.

Alpine, New Jersey  
6 bedrooms, 7 full and 1 half baths  
\$28,000,000

Represented by: Michele Kolsky-Assatly  
Coldwell Banker Residential Brokerage  
T. 201.944.6583 | michelekolsky@hotmail.com



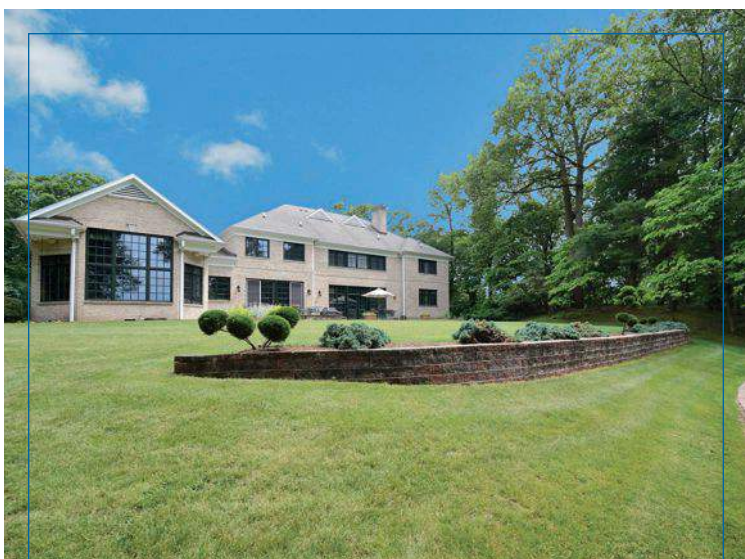


### ALPINE, NEW JERSEY

Don't miss this rare opportunity to own 14 acres of pristine land just minutes from New York City. With rolling lawns, lush English gardens, specimen trees and expansive grounds to accommodate up to 14 horses, this exquisite 13,000-square-foot English Manor offers tranquility and privacy within a 24-hour gated community. Additional features include a carriage house, staff lodging, equestrian barn and private security for the entire property.

6 bedrooms, 7 full and 1 half baths | \$28,000,000

Represented by: Michele Kolsky-Assatly, Sales Associate | Coldwell Banker Residential Brokerage  
T. 201.944.6583 | C. 201.310.6136 | michelekolsky@hotmail.com



### SHORT HILLS, NEW JERSEY

Private Estate. Rare opportunity to own a private 3-acre estate with sweeping views, designed by a noted architect and a world-renowned decorator. The home features a 2-story foyer, 5 en suite bedrooms, a library, gourmet kitchen and a circular drive.

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

Represented by: Coldwell Banker Residential Brokerage  
T. 973.630.9368 | coldwellbankermoves.com



### ALEXANDRIA TOWNSHIP, NEW JERSEY

Conveniently located near Manhattan and area airports, this 15,000-square-foot estate offers 24 beautifully appointed rooms that include 6 bedroom suites and 8 full and 4 half baths. The recently renovated home is set on 57 acres with a 12-stable equestrian center for the professional or genteel rider.

6 bedrooms, 8 full and 4 half baths | \$7,500,000

Represented by: Susan Hall, Sales Associate | T. 908.238.6565  
Coldwell Banker Residential Brokerage | T. 908.310.7226 | shall@ptd.net







### BERNARDS TOWNSHIP, NEW JERSEY

Springbrook Farm offers a rare opportunity to work with a master builder in the creation of your dream custom estate on 8 acres in an inviting country setting. You'll hand select the details and watch the beauty of your 8,000-plus square feet of finely crafted space emerge. Perfect for horses, tennis, a pool and more.

5 bedrooms, 6 full and 1 half baths | \$5,795,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### CHESTER TOWNSHIP, NEW JERSEY

Enter a world of luxury with a floating grand entry staircase, custom millwork, artisan touches including stunning murals, and a state-of-the-art home theater in this majestic custom home. Relish the gourmet kitchen, banquet-sized formal areas, mahogany library, outer patios and more, all within a mere 3 miles from trains to Manhattan.

5 bedrooms, 6 full and 2 half baths | \$4,500,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### HARDING, NEW JERSEY

This stone and stucco French Country manor-style home combines the charm of a Provence countryside château with every amenity of 21st-century America. This breathtaking estate features 6 bedrooms, a partially finished lower level and a 4-car attached garage.

6 bedrooms, 5 full and 2 half baths | \$3,500,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### HARDING, NEW JERSEY

Inspired by the rural manor homes of 17th-century France, this 14-room manor includes a 2-story living room, expansive family room open to a Viking-equipped kitchen, sunroom, mahogany library, guest suite, wine cellar, recreation room with bar, home theater and exercise room.

5 bedrooms, 6 baths | \$3,495,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



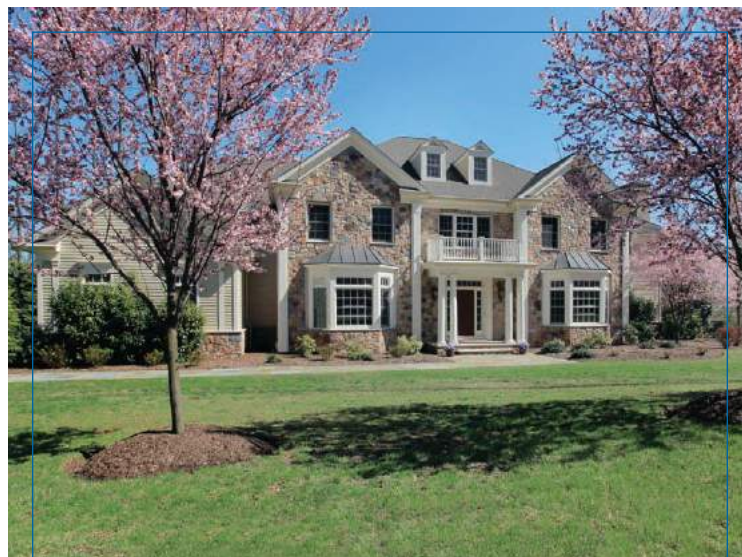




### RUMSON, NEW JERSEY

This elegant 7,500-square-foot custom home is a masterwork of brilliant design. Fine craftsmanship abounds, including French doors and arched doorways. The home includes a 2-story foyer capped by a dome, gourmet kitchen, luxurious marble master bath, outdoor pool and more.

5 bedrooms, 4 full and 2 half baths | \$3,449,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### BERNARDSVILLE, NEW JERSEY

A palatial Colonial set on 7 acres in the desirable Bernardsville Mountain, this home was designed for lavish entertaining. Stunning coffered ceilings, a sweeping staircase and custom woodwork throughout add drama to the 15 spacious rooms. Enjoy a separate recreational facility for year-round sports activity and entertaining.

5 bedrooms, 6 full and 2 half baths | \$2,995,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### FAIR HAVEN, NEW JERSEY

Spectacular Navesink River views underscore the beauty of this 1.78-acre waterfront property. This home enjoys a private, tranquil setting along with a separate 2-bedroom summer cottage, tennis court, 345 feet of bulkhead with riparian grant and 100-foot dock with boat lift.

5 bedrooms, 3 full and 2 half baths | \$2,975,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### WALL, NEW JERSEY

Magnificent waterfront living awaits in this custom oasis with manicured gardens, multiple patios and incredible sunsets with views along the Manasquan River. Relish the luxuries of the estate, which include guest quarters, a gourmet kitchen, personal gym, media room, heated in-ground pool, spa, riparian rights and a dock.

5 bedrooms, 5 full and 1 half baths | \$2,599,900  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com







### SPARTA, NEW JERSEY

Views of Lake Mohawk surround this 1-acre lakefront, landmark Tudor home. Distinguished by gorgeous woodwork, spacious rooms resonate with coziness, while the walk-out lower level is perfect for informal entertaining, providing a stone fireplace, wet bar and wine storage. This private Manitou Island property also features an in-ground pool.

5 bedrooms, 3 full and 1 half baths | \$2,549,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### MENDHAM TOWNSHIP, NEW JERSEY

Set on a lushly landscaped 5-plus-acre rise in Mendham's resplendent countryside, this English Manor home is conveniently located to shopping, highways and NJ Transit. This 17-room home also features designer-inspired interiors and a 40-foot pool and pool house with a commercial kitchen outdoors.

4 bedrooms, 6 full and 1 half baths | \$2,495,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### BASKING RIDGE, NEW JERSEY

Nestled on 3.5 park-like acres in one of Somerset County's premier settings, this manor home boasts splendid architectural appointments, including marble floors, exquisite millwork, soaring ceilings and walls of windows that welcome in natural light.

7+ bedrooms, 7 full and 2 half baths | \$2,449,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### COLTS NECK, NEW JERSEY

Featured in *Design New Jersey Magazine*, this exquisite brick manor is situated on the banks of a reservoir featuring waterfront views, a 2-story foyer, sweeping twin staircases, soaring beamed ceilings, a home theater and luxurious master quarters. Outdoor entertainment includes pools, a sports court, a fishing dock and kayaking.

7 bedrooms, 6 full and 1 half baths | \$1,990,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com







### BERNARDSVILLE, NEW JERSEY

This stone and glass masterpiece commands attention on 5-plus woodland acres with tall, majestic trees. The bold design features a palatial "grand" room with stunning bank of floor-to-ceiling windows and a towering stone fireplace. A graceful brick wall surrounds an outdoor pool.

5 bedrooms, 5 full and 1 half baths | \$2,150,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### HOLMDEL, NEW JERSEY

Only one 2.5-acre property remains in this prestigious new-home collection set in an acclaimed cul-de-sac location. Here is your chance to be a part of it. Create the home of your dreams by 4-time N.J. Builders Association "Best Custom Home" recipient, Pinnacle Custom Builders, or the builder of your choice today.

5 bedrooms, 5 full and 1 half baths | \$2,150,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### BERNARDSVILLE, NEW JERSEY

Noted architect Heinrich Altman designed "Treetops" to brilliantly harmonize with 7-plus woodland acres. The 2-story living space fills with light from a wall of windows, while wraparound decking overlooks the patio, fireplace, barbecue, pool, hot tub and picturesque views. Breathtaking!

4 bedrooms, 4 full and 2 half baths | \$2,000,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



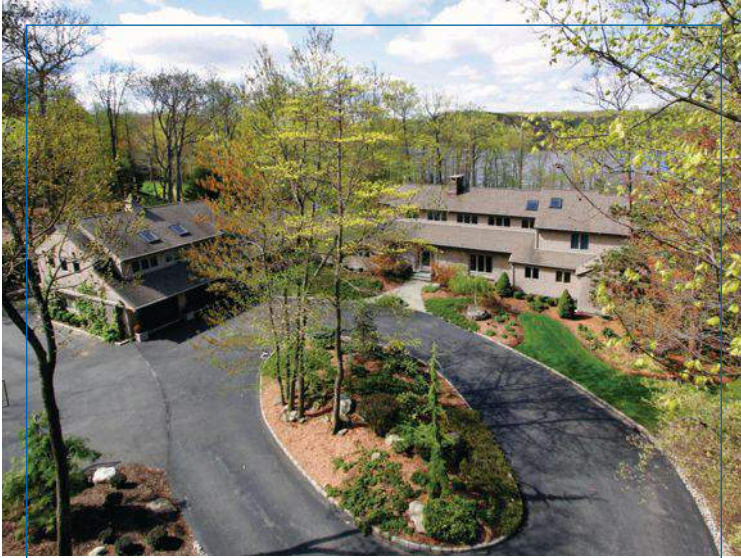
### PEAPACK-GLADSTONE, NEW JERSEY

A lifestyle without limits, Hamilton Farm is a private, invitation-only club boasting an 18-hole championship course and the only USGA-rated par-3 course in the U.S. Only 14 opportunities remain for those aged 55 and over to own an estate-quality cottage in this idyll of golf, social and athletic enjoyment.

4 bedrooms, 3 full and 2 half baths | Starting under \$2,000,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com







### KINNELON, NEW JERSEY

This 17-room private oasis sprawled on 2 lakeside acres infuses elegance into a casual lifestyle. Sleek architectural lines create drama with curved glass walls, expansive ceilings and panoramic views. A media room with study on the main level offers backyard access. Elaborate interior/exterior speaker and lighting systems add to luxury and enjoyment.

5 to 6 bedrooms, 6 full and 1 half baths | \$1,895,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### WATCHUNG, NEW JERSEY

Impeccably appointed, this regal brick manor is set on a level property in the serene Burnhead enclave. A lustrous granite foyer leads to a dramatic great room with a voluminous tray ceiling, marble fireplace and finely crafted built-ins. The entertainment level was designed to satiate every whim. A rare find.

5 bedrooms, 5 full and 1 half baths | \$1,895,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### PRINCETON, NEW JERSEY

Stylish and beautifully maintained, this spectacular home incorporates period details preserving its rich history. The elegant floor plan includes hardwood floors, picture windows and intricate millwork. A pristine setting features a fenced property, lovely gardens and a patio.

6 bedrooms, 3 full and 1 half baths | \$1,895,000  
 Represented by: Susan Gordon & Ingela Kostenbader, Sales Associates  
 Coldwell Banker Residential Brokerage | T. 609.921.1411 | T. 609.902.5302  
 susagord@aol.com | ingela@princetonhome.com



### BASKING RIDGE, NEW JERSEY

This stylish custom Colonial boasts marble and hardwood floors, exquisite molding and millwork, soaring ceilings and architectural refinements at every turn. An entertainer's delight, the residence features expansive rooms. The pristine setting includes mature trees, lush plantings and an outdoor entertaining area.

5+ bedrooms, 5 full and 2 half baths | \$1,875,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com







### WESTFIELD, NEW JERSEY

Fabulous Arts & Crafts home loaded with architectural details and craftsmanship throughout, has a gracious entry foyer, grand living room with fireplace, gourmet island kitchen with separate breakfast area and butler's pantry, master suite with office/sitting room, and more. Situated on a serene .99± acre lot with a 2-car detached garage.

5 bedrooms, 3 full and 1 half baths | \$1,500,000  
 Represented by: Frank D. Isoldi | Broker Sales Associate | C. 908.787.5990  
 Coldwell Banker Residential Brokerage | T. 908.233.5555 | isre@aol.com



### HOLMDEL, NEW JERSEY

Architecturally intriguing, this 6,300-square-foot Colonial is set on 3.4 acres in "The Gables," one of Holmdel's most desirable neighborhoods. This home is defined by soaring ceilings and bright, voluminous interiors. Features include a gourmet kitchen, 1st-floor media room with bar and a 3,300-square-foot finished walk-out basement.

5 bedrooms, 5 full and 1 half baths | \$1,850,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### WESTFIELD, NEW JERSEY

This 4,385-square-foot Colonial estate is a commanding presence in the prestigious Indian Forest section of Westfield. Twelve rooms include custom craftsmanship displayed through applications of the finest materials. A dramatic 2-story foyer with grand staircase provides a revealing glimpse of the elegance throughout this home.

5 bedrooms, 3 full and 1 half baths | \$1,690,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### BRICK, NEW JERSEY

This exemplary South Beach-inspired home boasts a prestigious Princeton Avenue address, an 80-foot waterfront setting and coveted riparian grant privileges. Defined with the finest materials, the clean, uncomplicated Art Deco interior intimates a casual sophistication.

3 bedrooms, 4 baths | \$1,599,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com







### STOCKTON, NEW JERSEY

A private oasis on 26 acres along the Plum Brook. The sophisticated renovation of this circa-1750 stone Colonial has created an elegantly comfortable retreat. Completing the magnificent grounds are a guest cottage with kitchen and bath; pool, spa and patio; gardens; pastoral views; a 3-car detached garage; and an historic barn.

4 bedrooms, 3 baths | \$1,550,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### PLAINFIELD, NEW JERSEY

Located in the Van Wyck Brooks Historic District, this 1886 Queen Anne Victorian is full of incredible architectural and decorative period details such as paneling, molding, built-ins, 11 fireplaces, pocket doors and patterned wood floors. Located on 1.25 acres, the 34 rooms and au-pair suites on each floor evoke the grandness of the era.

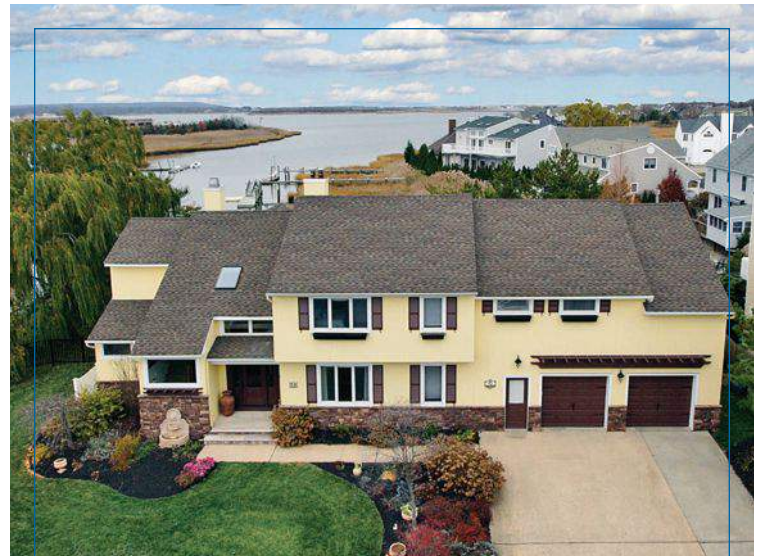
15 bedrooms, 10 baths | \$1,500,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### BRIELLE, NEW JERSEY

This majestic home overlooking the Manasquan River is on manicured grounds nestled on a hilltop with panoramic water views and outdoor terraces on all 4 floors. Entertain on any scale, as this home's stunning layout provides the perfect setting for all types of affairs. This property has all the requisites for incomparable waterfront living.

6 bedrooms, 6 baths | \$3,099,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### MONMOUTH BEACH, NEW JERSEY

This spectacular waterfront home is perfect for entertaining. Waterfront views stream in from nearly every room. Enjoy formal areas, a fully equipped gourmet kitchen, media/family room, study, heated pool, 2,000-square-foot red cedar deck, an outdoor kitchen, private dock and so much more, all just minutes from beaches.

5 bedrooms, 3 full and 1 half baths | \$1,299,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com







### GREEN POND, NEW JERSEY

New Jersey's cleanest lake is the setting for this lakefront home 1 hour from NYC in the private club community of Green Pond. This exceptional home features an open floor plan, cathedral ceilings, abundant windows, custom cabinetry and generous outdoor living space.

3 bedrooms, 2 baths | \$1,242,000  
 Represented by: Marilyn Lapham & Jill Rotta, Broker/Sales Associates  
 Coldwell Banker Residential Brokerage  
 T. 973.838.1157 | T. 973.725.0868 | greenpond@gmail.com



### RANDOLPH TOWNSHIP, NEW JERSEY

This elegant brick estate will captivate you with its magnificent lake views at the renowned Shongum Lake community. Cherish a sun-filled cherry and granite kitchen, 2 great rooms, an office, gym with sauna and so much more. Enjoy an active community life with a private beach, swimming, fishing, boating and numerous social events.

5 bedrooms, 4 baths | \$1,139,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### LONG BRANCH, NEW JERSEY

Enjoy extraordinary ocean views from every room of this luxurious, custom-designed penthouse set on Long Branch's serene waterfront. This masterfully detailed 3,000-plus-square-foot oceanfront home features an open floor plan, generous room sizes and vaulted ceilings.

3 bedrooms, 3 baths | \$1,095,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com



### KINNELON, NEW JERSEY

Located in the desirable gated community of Smoke Rise, this stately Georgian Colonial is set on 1.5 exquisitely landscaped acres and offers amenities designed to please discerning buyers, such as hardwood floors, tray ceiling, natural light, French doors and recessed lighting. The community has 24-hour security and a 120-acre private lake.

5 bedrooms, 4 full and 1 half baths | \$1,090,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | coldwellbankermoves.com





### BEDFORD CORNERS, NEW YORK

Serene Sophistication—Designed by Dinyar Wadia, this Normandy-inspired gated estate takes command over 22 acres of intricate European gardens, romantic terraces, immaculately groomed pastures and a pool with a view of the Hudson Valley. It has a flow that accentuates graceful living. Enjoy the professionally equipped equestrian facility.

4 bedrooms, 5 full and 1 half baths | \$6,999,000  
 Represented by: Sheila R. Gins | Coldwell Banker Residential Brokerage  
 T. 800.767.0078



### RYE, NEW YORK

Premier country estate nestled into 2.4 exquisitely landscaped acres with a heated pool, an all-weather tennis court and a picturesque pond. Old World elegance abounds in the masterful renovations, with soaring high ceilings, 6 fireplaces and superb architectural detailing. In a prestigious country club area, convenient to station and village.

7 bedrooms, 7 baths | \$4,995,000  
 Represented by: Michele C. Flood | Coldwell Banker Residential Brokerage  
 T. 800.767.0078



### RYE, NEW YORK

Elegant and classic English Tudor on 1 acre on Westchester Country Club grounds. Many unique accents, including a grand entry foyer, state-of-the-art kitchen, a wet bar, wine cellar, a formal living room with a marble fireplace, and a superb master suite with a marble bath.

6 bedrooms, 5 full and 2 half baths | \$4,950,000  
 Represented by: Sula Pearlman & Roz Feldman  
 Coldwell Banker Residential Brokerage  
 T. 800.767.0078



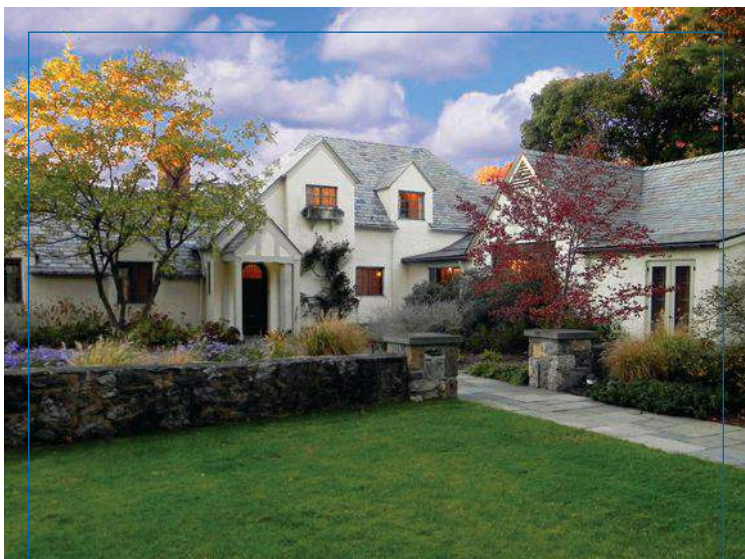
### LARCHMONT, NEW YORK

The Elmcroft Estate—Originally the manor house for Elmcroft Estates, this residence boasts sweeping views of the golf course. While the interior was completely rebuilt in 2008, the house retains its impressive 1927 facade and features 10-foot coffered ceilings, 4 fireplaces, an elevator, multi-zone audio and a pool. 35 minutes to NYC.

7 bedrooms, 6 full and 3 half baths | \$4,200,000  
 Represented by: Betty McMillan | Coldwell Banker Residential Brokerage  
 T. 800.767.0078







### MAMARONECK, NEW YORK

Surrounded by prized perennial gardens and views of Delancey Cove and Larchmont Harbor, this 19th-century Normandy manor home sits on 1.2 acres. Completely renovated, the home features high ceilings and architectural details. The gardens, designed by Ohme van Sweden & Associates, have been featured in many publications.

5 bedrooms, 4 full and 1 half baths | \$3,400,000

Represented by: Elizabeth Diamond

Coldwell Banker Residential Brokerage | T. 800.767.0078



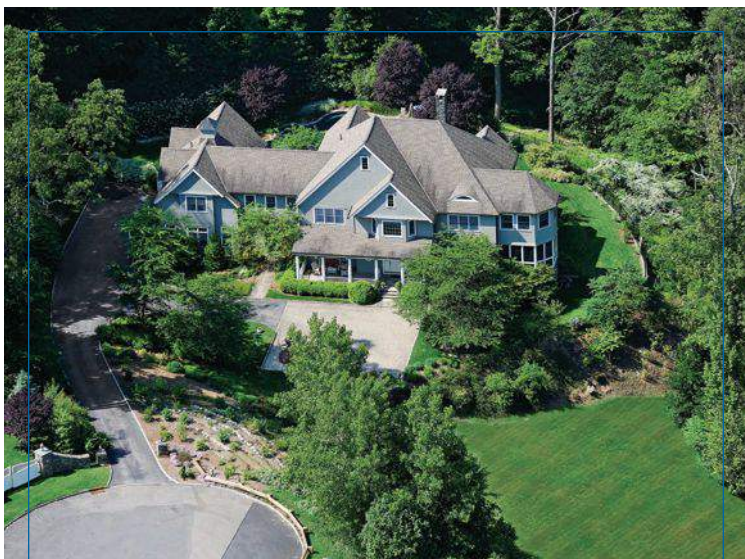
### DOBBS FERRY, NEW YORK

A Splendid English Manor—Surrounded by 2.2 acres of park-like grounds in a prestigious neighborhood. Behind the finely crafted brick and stone exterior lies grandly scaled rooms, rich architectural details, modernized systems, a gourmet kitchen, a sumptuous master suite, treetop vistas and distant Hudson River views.

5 bedrooms, 4 full and 2 half baths | \$3,860,000

Represented by: Rebekah Fiorito | Coldwell Banker Residential Brokerage

T. 800.767.0078



### PURCHASE, NEW YORK

Custom-built Residence—Nestled on a cul-de-sac is this elegant residence on 2.97 acres. The gourmet kitchen, family room and study all have French doors that lead to the bluestone patio overlooking the heated in-ground pool and lush gardens. The 2,985-square-foot lower level features a playroom, theater and wine cellar.

7 bedrooms, 7 full and 2 half baths | \$3,495,000

Represented by: Hope Hirschhorn | Coldwell Banker Residential Brokerage

T. 800.767.0078



### WACCABUC, NEW YORK

Experience the beauty and enchantment of nature at Deer Run. This magnificent country estate is nestled amid 10-plus acres of lush perennial gardens, White Birch and Japanese Maple trees throughout. Lavish your family and friends in this 6,200-plus home. Amenities include a conservatory, pool, cabana, tennis court and separate apartment.

6 bedrooms, 6 baths | \$3,200,000

Represented by: Cal Kramer | Coldwell Banker Residential Brokerage

T. 800.767.0078







### PIERSON LAKES, NEW YORK

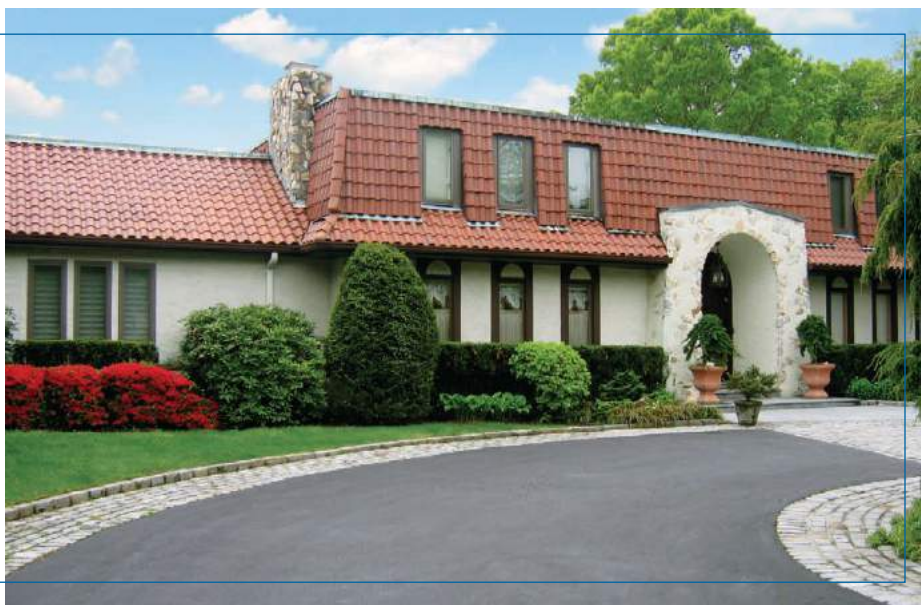
Four waterfront acres in a premier gated community provide the setting for this 7,000-square-foot estate, a mere 28 miles from Manhattan. Distinguished by elegant appointments, this home enjoys breathtaking views of 100-acre Cranberry Lake. Deluxe rooms reveal the finest attention to detail, while amenities include a guesthouse, pool and private beach with dock.

6 bedrooms, 5 full and 2 half baths | \$2,950,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | cbmoves.com

### OLD WESTBURY, NEW YORK

This graciously elegant 6-bedroom, 5-full- and 1-half-bath center-hall Colonial is situated on breathtaking property with a free-form pool, waterfall and spa. Tranquility abounds on this lush lot that is beautifully situated on a cul-de-sac, surrounded by horse trails in the heart of Old Westbury.

6 bedrooms, 5 full and 1 half baths | \$2,789,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 631.623.5120 | cbmoves.com



### CENTERPORT, NEW YORK

Enjoy 100-plus years of history and charm reminiscent of Teddy Roosevelt's summer home, "Sagamore Hill." This waterfront Victorian Lady comes with breathtaking panoramic 180-degree harbor views and 104 feet of beach, deep-water mooring and boulder-rock bulkhead. Lovingly restored with original details, the home boasts molding, hardware, custom built-ins, a wrap-around porch, verandas, wood floors and doors and a new extension with a cherry-wood and granite eat-in kitchen, family room with walls of glass and a dining room. A rare offering!

4 bedrooms, 3 full and 2 half baths | \$2,450,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 631.623.5120 | cbmoves.com





## NORTHPORT, NEW YORK

A magnificent waterfront property on Northport Harbor, this majestic English Tudor home across from the Vanderbilt Estate has its own 107-foot private beach. Enjoy breathtaking water views from every room and spectacular sunsets. There are 3 floors of living space and a unique rental feature with 3 beach-side accessory apartments. Located just 1 hour to NYC and minutes to Northport Village.

5 bedrooms, 3 full and 1 half baths | \$2,500,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 631.623.5120 | cbmoves.com



## OLD WESTBURY, NEW YORK

This stately and elegant 1929 vintage Colonial features 5 fireplaces, 10 bedrooms and 6.5 baths. The large formal living room, banquet-size dining room, library and garden room encourage superb entertaining with the charm of yesteryear and the comforts of today. The home is set on 4.8 acres with a pool, cabana, barn, tennis court, 2-bedroom cottage and a 3-car garage. In the excellent Wheatley school district.

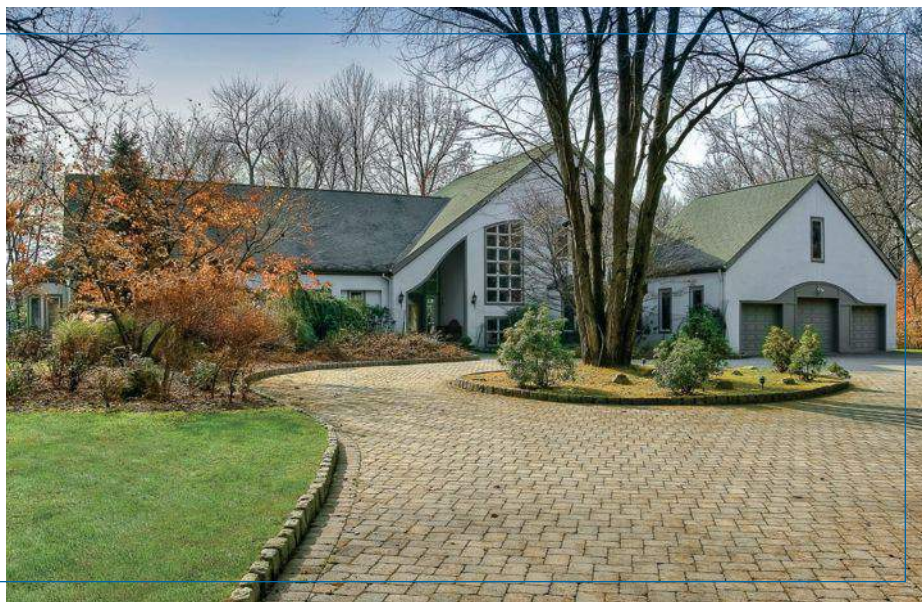
10 bedrooms, 6 full and 1 half baths | \$2,498,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 631.623.5120 | cbmoves.com



## PIERSON LAKES, NEW YORK

Behind the gates of prestigious Pierson Lakes lies this exquisite lakefront estate located only 28 miles from Manhattan. Spacious rooms feature high ceilings, voluminous windows and dramatic architectural details. Set on more than 4 acres, this home enjoys resort-style surroundings that include a private beach and boat dock on sparkling 100-acre Cranberry Lake.

4 bedrooms, 4 full and 1 half baths | \$2,350,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | cbmoves.com







### EAST HILLS, NEW YORK

Sophisticated elegance is prominent in this custom Colonial, which offers the ultimate in classic, easy living and grand-scale entertaining with a 2-story entry, gourmet kitchen, breakfast room, family room with fireplace, living room and library. Impeccable designer-quality details include a bright finished lower level. The private setting has beautiful gardens and patios. Close to the East Hills Park and part of the Roslyn School District.

5 bedrooms, 5 baths | \$2,300,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 631.623.5120 | cbmoves.com

### OLD FIELD, NEW YORK

A crown jewel on the prestigious North Shore features European flair in this 5,900-square-foot, all-brick Colonial, lavishly appointed with a grand entry featuring a bridal staircase, custom detailed molding, billiards room and much more. With a 3-car garage, finished basement, tennis court and mountain-lake swimming pool, this estate is privately nestled on almost 4 acres. Entertain with pride both inside and outdoors, while surrounded by lush fall foliage.

5 bedrooms, 4 full and 1 half baths | \$2,295,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 631.623.5120 | cbmoves.com



### MUTTONTOWN, NEW YORK

Introduced through a majestic pillared entryway, this country club Colonial features 6 bedrooms and 4.5 baths. The open floor plan is defined by spacious main rooms that include 2 dens, a gourmet kitchen and a great room with wall of windows. The 2-acre property includes a pool, gorgeous landscaping and a tranquil cul-de-sac locale that enhances this engaging setting.

6 bedrooms, 4 full and 1 half baths | \$1,850,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 631.623.5120 | cbmoves.com





## BROOKVILLE, NEW YORK

Designed for the discriminating buyer, this property comes with skylights and floor-to-ceiling windows. The open, dramatic floor plan of this beautiful 5-bedroom, 4.5-bath expanded ranch boasts a gourmet kitchen, sunny breakfast room, versatile great room with built-ins and a formal living room with custom appointments. The 2.3-acre park-like property features a pool, hot tub, 3-stall barn and professional landscaping in the excellent Jericho School District.

4 bedrooms, 4 full and 1 half baths | \$1,798,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 631.623.5120 | cbmoves.com



## PIERMONT, NEW YORK

Live in the elegance and grace of a New York City-style residence while watching sailboats gliding by in the morning sun. Enter your private code and be transported by elevator to your luxurious penthouse, greeted by panoramic views of the Hudson River. The home boasts specialty hardwoods, marble, granite, luxurious baths, 2 master suites, a media room, a private waterfront balcony and every amenity, including 5-star concierge service, a porter, an indoor garage and more. Just 20 minutes from NYC!

2 bedrooms, 2 baths | \$1,699,900  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 973.630.9368 | cbmoves.com



## EAST ISLIP, NEW YORK

Welcome to this magnificent farm ranch nestled on private and beautifully landscaped grounds with breathtaking lake views. This spacious residence is designed for fine family living with a flowing floor plan, abundant windows, wood floors, 4 bedrooms, a beautiful center-island kitchen with granite counters, superior craftsmanship throughout and 3,800-plus square feet of lavish living space.

4 bedrooms, 2 full and 2 half baths | \$1,099,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 631.623.5120 | cbmoves.com







### AMBLER, PENNSYLVANIA

A verdant landscape of sweeping lawns, sparkling pool and Koi pond surrounds this Georgian Colonial set on 9.6 private acres. Unique elements such as a majestic outdoor balcony, glorious atrium and indoor lap pool truly distinguish this Peter Zimmerman-designed estate.

5 bedrooms, 4 full and 3 half baths | \$4,200,000  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com



### NEWTOWN SQUARE, PENNSYLVANIA

Surrounded by pristine grounds, this beautifully restored, circa-1887 stone carriage home offers superior craftsmanship throughout. With 8,400 square feet of living space, the chef's kitchen boasts center-cut exposed beams and professional-grade appliances, while the breakfast room, inviting dining room and library are equally enchanting.

4 bedrooms, 3 full and 1 half baths | \$3,600,000  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com



### BLUE BELL, PENNSYLVANIA

Majestic, handcrafted luxuries await in this grand, gated custom stucco estate with au-pair suite set back approximately a tenth of a mile from the main road. A breathtaking balcony, columns, lofty ceilings, deep molding, and an array of marble, mosaic and glass tile adorn this lavish home.

4 bedrooms, 5 full and 4 half baths | \$2,800,000  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com



### FLOURTOWN, PENNSYLVANIA

Set on 1.61 acres, this center-hall Colonial exemplifies elegance in a secluded setting. Large rooms are perfect for entertaining and feature wainscoting, decorative molding and custom built-ins. The lush rear grounds with a private pond overlook the 7th hole of the Philadelphia Cricket Club's Militia Hill golf course.

6 bedrooms, 5 full and 1 half baths | \$1,775,000  
 Represented by: Roddy Jennings, Sales Associate | T. 215.641.2727  
 Coldwell Banker Preferred | C. 215.601.8176 | rjennings@cbpref.com







### NEWTOWN SQUARE, PENNSYLVANIA

A grand "Gone with the Wind"-inspired staircase, Brazilian cherry floors, stunning chandeliers, a conservatory, gourmet center-island kitchen, library and so much more await in this stately, finely appointed stone manor home. It is nestled in an estate-style setting with a circular driveway and outer terrace overlooking preserved woodland.

5 bedrooms, 5 full and 2 half baths | \$1,529,000  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com



### WORCESTER, PENNSYLVANIA

This stunning stone-front custom home offers 6,500-plus square feet. A 3-story elevator provides access from the walk-out lower level to 2nd-level bedrooms, while the main level boasts Brazilian cherry hardwood floors, 10-foot ceilings and gourmet kitchen. A fabulous 4-room master suite includes sitting room/library, exercise and dressing room.

4 bedrooms, 3 full and 2 half baths | \$1,500,000  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com



### MEDIA, PENNSYLVANIA

This grand estate features more than 6,500 square feet of living space and 13-plus acres of ground adjacent to Tyler Arboretum. There are 4 spacious bedrooms and 5-plus baths plus 2 family rooms, 3 fireplaces, a pool, covered terrace, tennis court and spa. Five attached garages provide ample parking and storage.

4 bedrooms, 5 full and 1 half baths | \$1,499,900  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com



### MALVERN, PENNSYLVANIA

Scenic pond views and beautiful grounds surround this exquisite 8,000-plus-square-foot residence designed for fine family living. Boasting an open floor plan, the 2-story great room with stone fireplace and wall of windows and gourmet kitchen with granite counters and professional-grade appliances will make entertaining enjoyable.

6 bedrooms, 4 full and 2 half baths | \$1,449,000  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com







### SWARTHMORE, PENNSYLVANIA

This Pennsylvania Schist stone home, designed by architect Wesley Wei, has undergone a comprehensive renovation. Superior craftsmanship abounds at this gracious home, which includes a stunning living room, dining room, family room, home office, double glass atrium and a custom Bulthaup kitchen with professional-grade appliances.

5 bedrooms, 4 baths | \$1,275,000  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com



### HORSHAM TOWNSHIP, PENNSYLVANIA

This French country estate home, nestled on 1.24 private acres, boasts breathtaking interior features, including a Brazilian cherry floating staircase, a finished lower level and resort-inspired grounds offering a travertine patio overlooking the landscaped saltwater pool with spa. Horsham was named 1 of the top 100 towns to live by Money Magazine.

5 bedrooms, 5 full and 2 half baths | \$1,249,900  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com



### PHILADELPHIA, PENNSYLVANIA

Step into stylish living in this meticulously renovated townhome with garage, private patio and skyline views from the 4th-floor Trex deck in the heart of ultra-hip Washington Square West. Enjoy refined architecture, slate floors, an entertainment room with wet bar, marble fireplace, high-end kitchen with granite, large bedrooms and more!

3 bedrooms, 2 full and 1 half baths | \$1,000,000  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com



### WILMINGTON, DELAWARE

Old World details blend perfectly with modern conveniences in this 4-year-old, 3-story, Georgian-inspired manor home. Enjoy a spacious floor plan with a grand oak staircase, wood floors, center-island kitchen and formal areas perfect for entertaining. Find comfort in 6 bedrooms, upper-level bonus room and rooftop deck with city skyline views.

6 bedrooms, 4 full and 1 half baths | \$1,889,800  
 Represented by: Coldwell Banker Preferred  
 T. 215.399.0752 | cbpref.com





### MARSHALL TOWNSHIP, PENNSYLVANIA

Horse aficionado or privacy lover? This 23-acre estate in Marshall Township is perfect and features a gated entrance, 10,000-plus square feet, an 8-stall barn with full kitchen and powder room, an outside arena and a pasture. The 7-bedroom, 7-plus-bath home is joined by a 7-car garage, pool with patio and a cabana.

7 bedrooms, 7 full and 2 half baths | \$2,995,000  
 Represented by: Carol Bagaley, Sales Associate  
 Coldwell Banker Real Estate Services  
 T. 888.373.3262 | info@pittsburghmoves.com



### SEWICKLEY HEIGHTS, PENNSYLVANIA

With almost 11 acres of gentle rolling hills and mature trees as your setting, this home is masterfully designed and has luxurious amenities. Renovated from top-to-bottom, this home has it all: a \$500,000 Creston home automation system, finished lower-level billiards and home theater rooms, and a 4-car garage and carriage house. Luxury, privacy and exclusivity.

5 bedrooms, 5 full and 2 half baths | \$2,750,000  
 Represented by: Cindy Ingram & Ken Clever,  
 Sales Associates  
 Coldwell Banker Real Estate Services  
 T. 888.373.3262 | info@pittsburghmoves.com



### MARSHALL, PENNSYLVANIA

Custom-built new home by Heurich construction in the Summit is set on a 1-plus-acre cul-de-sac, within the top-rated North Allegheny school system. A 3-car attached garage, optional detached garage with apartment, Trex deck, vaulted ceilings, hardwood floors, custom woodwork, a gourmet center-island kitchen and luxurious master suite just begin the list of features.

5 bedrooms, 4 full and 2 half baths | \$1,250,000  
 Represented by: Kevin Mihm, Sales Associate  
 Coldwell Banker Real Estate Services  
 T. 888.373.3262 | info@pittsburghmoves.com







### PINE TOWNSHIP, PENNSYLVANIA

Magnificent "Treesdale Mansion" on the golf course has fabulous views and a grand open floor plan with a handsome kitchen, den with private English patio, 3-plus floors of living, 5 bedrooms and 5.5 baths. Retreat to the lower level with a theater room, recreation rooms and a kitchen. Wonderful country club living.

5 bedrooms, 5 full and 1 half baths | \$1,250,000  
 Represented by: Kim Marie Angiulli, Sales Associate  
 Coldwell Banker Real Estate Services  
 T. 888.373.3262 | info@pittsburghmoves.com



### NEVILLEWOOD, PENNSYLVANIA

Enhanced by its location on the 12th hole at the Club at Nevillewood, this French Normandy is a home for the discerning buyer. Enjoy a great room with soaring ceilings and fabulous views, a cherry-paneled family room and den with coffered ceilings, a 1st-floor master room and den with coffered ceilings, a 1st-floor master suite and a center island, cherry eat-in kitchen.

3 to 4 bedrooms, 4 full and 1 half baths | \$1,175,000  
 Represented by: Sydnie Jones, Sales Associate  
 Coldwell Banker Real Estate Services  
 T. 888.373.3262 | info@pittsburghmoves.com



### NORTH OF FORBES, PENNSYLVANIA

This beautiful 7-bedroom and 5.5-bath home is situated on a private lot in the heart of Squirrel Hill. The home features a grand foyer with many updates, a spacious kitchen with fireplace, a great patio for entertaining, an elevator, a butler's pantry and great room sizes. A true must-see!

7 bedrooms, 5 full and 1 half baths | \$1,149,000  
 Represented by: Dave McSwigan, Sales Associate  
 Coldwell Banker Real Estate Services  
 T. 888.373.3262 | info@pittsburghmoves.com





## PINE TOWNSHIP, PENNSYLVANIA

Enchanting level-entry Victorian loaded with charm. Hardiplank exterior with approximately 6,000 square feet. Chef's granite and stainless-steel kitchen with multiple sun-drenched, bayed turret areas. Numerous bonus spaces and butler's pantry. Magnificent custom woodwork and expansive finished walk-out lower level, plus a 3-car attached garage and 2 usable acres. Captivating views!

5 bedrooms, 4 full and 1 half baths | \$995,000  
 Represented by: Cynthia Hovan & Marcia Shipley  
 Realtors | Coldwell Banker Real Estate Services  
 T. 888.373.3262 | info@pittsburghmoves.com



## FOX CHAPEL, PENNSYLVANIA

A spacious 5-bedroom, 5-bath Colonial with upgraded features throughout, this home is situated on 3.5 level acres on a cul-de-sac road. The home boasts a circular driveway, spacious rooms, formal décor, 4 car attached garage and a fabulous in-ground pool with cabana for your summer fun. Located in the Fox Chapel Borough, just minutes from the high school.

5 bedrooms, 5 baths | \$988,000  
 Represented by: Rob Strohm, Sales Associate  
 Coldwell Banker Real Estate Services  
 T. 888.373.3262 | info@pittsburghmoves.com



## UPPER SAINT CLAIR, PENNSYLVANIA

Bring your zest for the finer things! Beautifully positioned angel stone brick 2-story home on an acre in an enclave of fine homes. A few of the features include a breathtaking curved marble entry with double staircases, mirrored exercise room, an intimate wine cellar, wet bar, and a stamped-concrete governor drive.

4 bedrooms, 3 full and 3 half baths | \$949,900  
 Represented by: Ondrea Barnes, Sales Associate  
 Coldwell Banker Real Estate Services  
 T. 888.373.3262 | info@pittsburghmoves.com







### STEVENSON, MARYLAND

Offered for the first time since the 1920s, this estate sits on 98-plus acres surrounded by storybook gardens, meadows and fields. The farm includes a 4-stall bank barn, additional farm buildings and garages, a 3-bedroom tenant house and a caretaker's house.

7 bedrooms, 7 baths | \$4,995,000  
 Represented by: Karen Hubble Bisbee, Associate Broker  
 T. 410.821.1700 | T. 443.838.0438  
 Coldwell Banker Residential Brokerage | kbisbee@cbmove.com



### LUTHERVILLE, MARYLAND

Available for the first time in 70 years, this elegant stone estate house boasts a large living room with fireplace and wet bar, banquet-sized dining room and a library with fireplace. The outdoors includes a walled garden with patio, adjacent pool terrace and pool house/recreation building.

4 bedrooms, 5 full and 1 half baths | \$4,500,000  
 Represented by: Karen Hubble Bisbee, Associate Broker  
 T. 410.821.1700 | T. 443.838.0438  
 Coldwell Banker Residential Brokerage | kbisbee@cbmove.com



### PRINCESS ANNE, MARYLAND

The 366-acre Stone Creek Farm, oriented a few miles off the Chesapeake Bay along the shores of the Wicomico River, offers a private setting and myriad opportunities as an equestrian farm, wildlife hunting preserve or a weekend retreat. A 135-acre conservation easement currently protects sensitive lands on the farm while providing critical habitat.

\$2,950,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 443.973.3008 | cbmove.com



### SEVERNA PARK, MARYLAND

This beautifully restored brick manor offers the best of Old World charm and the most of new world convenience. Located on 13 acres, this home boasts fine woodwork, brick fireplaces, a new kitchen, a 2-bedroom guesthouse, pool, tennis court, 2-story work shop, professional landscaping, pier access and more.

4 bedrooms, 4 full and 1 half baths | \$3,500,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 443.973.3008 | cbmove.com





### STEVENSVILLE, MARYLAND

With 18-plus pristine acres, including a barn, paddocks, private pier with direct water access and 1,300 feet of water frontage, this retreat is only 20 minutes from Annapolis. The home boasts hardwood floors throughout, a gourmet kitchen, home theater and fantastic views of the bay.

6 bedrooms, 5 full and 1 half baths | \$3,300,000  
 Represented by: George Turner, Associate Broker  
 Coldwell Banker Residential Brokerage  
 T. 410.263.8686 | T. 410.280.0000 | gturner@cbmove.com



### ANNAPOLIS, MARYLAND

Experience exceptional living at this magnificent custom waterfront home. Nestled on 1.8 grand acres, the private setting includes a deep-water pier with boat lifts, stone patio with fire pit and lush landscaping. Exquisite molding, hardwood floors, high ceilings and handcrafted millwork fill the opulent residence.

5 bedrooms, 6 full and 2 half baths | \$2,980,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 443.973.3008 | cbmove.com



### GIBSON ISLAND, MARYLAND

Just 36 miles from Washington, D.C., and 19 miles from Baltimore, this beautiful French Revival stone home boasts 1.44 professionally landscaped acres and a pool. Set in a gated waterfront community, join the club with yachting, swimming, tennis, beach and golfing facilities.

5 bedrooms, 4 full and 1 half baths | \$2,750,000  
 Represented by: The Whit Harvey Group, Whit Harvey, Sales Associate  
 Coldwell Banker Residential Brokerage  
 T. 410.821.1700 | T. 443.286.5808 | charvey@cbmove.com



### STEVENSVILLE, MARYLAND

This breathtaking gated estate on 2.9 waterfront acres enjoys splendid bay views and offers an incomparable level of privacy and exclusivity. Crafted from the finest materials and featuring the utmost in sophisticated designs throughout the 5,625 square feet, this custom home offers spacious grounds, including a pool, gazebo and private beach.

5 bedrooms, 4 full and 1 half baths | \$2,375,500  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 443.973.3008 | cbmove.com







### GIBSON ISLAND, MARYLAND

Spectacular Nantucket-style custom home. The vestibule and entry hall open to a great room with fireplace, formal dining room, gourmet kitchen with granite and breakfast room, adjacent family room, den, 1st-floor bedroom and bath, huge lpe deck, glorious landscaping and gardens.

5+ bedrooms, 4 full and 1 half baths | \$2,235,000  
 Represented by: Karen Hubble Bisbee, Associate Broker  
 Coldwell Banker Residential Brokerage  
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



### SPARKS-GLENCOE, MARYLAND

A slice of the English countryside, this all-brick Georgian is sited on a glorious 5-plus-acre estate with pool, spa and pavilion. Dramatic architectural details blend with state-of-the-art systems amid 4 finished levels, with formal living and dining rooms, a cherry library with wet bar and more.

5 bedrooms, 5 baths | \$2,450,000  
 Represented by: Karen Hubble Bisbee, Associate Broker  
 Coldwell Banker Residential Brokerage  
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



### WESTOVER, MARYLAND

Dramatic waterfront and sunset views are just the beginning at this exemplary 34-acre estate at Raccoon Point on the Tangier Sound. This property includes a 3,000-square-foot contemporary home, 3-bedroom guesthouse, Morton outbuilding, boat ramp and pier with boat lifts.

3 bedrooms, 2 baths | \$2,119,000  
 Represented by: Mike Alford & Ginnie Malone, Sales Associates  
 Coldwell Banker Residential Brokerage  
 T. 410.543.4545 | T. 240.463.0122 | malford@cbmove.com



### ARNOLD, MARYLAND

This striking hilltop masterpiece sits on 2 acres with dramatic poolscapes and 6,000 square feet of living space. Designed by Daniel Hale, this property features extensive stonework, Moroccan tiles, one-of-a-kind furniture-quality cabinetry, deluxe amenities, a separate lower-level living area and a guest cottage.

5 bedrooms, 4 full and 2 half baths | \$2,000,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 443.973.3008 | cbmove.com







### ANNAPOLIS, MARYLAND

A 2-tiered deck and soaring windows embrace the spectacular setting of this waterfront home. Deluxe rooms are featured throughout the 3,600-square-foot home. Verdant landscaped grounds include more than 100 feet of protected shoreline and a deep-water 40-foot slip.

4 bedrooms, 3 full and 1 half baths | \$1,999,000  
 Represented by: Michele Cordle, Sales Associate  
 Coldwell Banker Residential Brokerage  
 T. 410.263.8686 | T. 410.562.8680 | mcordle@cbmove.com



### POTOMAC, MARYLAND

Whether you love to entertain or just relax with family and friends, this stunning brick Colonial estate on a level property has it all. Enjoy an inviting double staircase, 2-story family room, library, office, sunroom, gourmet center-island kitchen, master bedroom with custom walk-in closets and a finished walk-out lower level, all in a gated community.

5 bedrooms, 5 full and 1 half baths | \$1,848,999  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 703.956.8924 | cbmove.com



### SEVERNA PARK, MARYLAND

"Turtle Hill" is an exquisite 8,300-square-foot Georgian Colonial estate situated on a private 1.46-acre treed lot with wraparound water views of the 5-acre non-tidal "Blue Lake." Enhancements include 5 fireplaces, an oversized 3-car garage, custom gunite heated pool, spa, spectacular lower level with billiards room, theater, bar, exercise room, etc.

6 bedrooms, 5 full and 1 half baths | \$1,699,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 443.973.3008 | cbmove.com



© 2010 Hometrack

### TOWSON, MARYLAND

Amid spectacular landscaping with glorious vistas, this beautifully expanded home boasts many 18th-century embellishments. Enhancements include a gourmet kitchen with adjacent breakfast room, family room and butler's pantry. Outdoors offers a heated pool, spa and gardens.

5 bedrooms, 4 full and 2 half baths | \$1,599,000  
 Represented by: Karen Hubble Bisbee, Associate Broker  
 Coldwell Banker Residential Brokerage  
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com







### TOWSON, MARYLAND

This custom, Southern Living-style home boasts an elegant foyer, eat-in gourmet kitchen, family room with fireplace, library, master suite with sitting room, a finished lower level, hardwood floors, fine millwork and built-ins. A screened porch and 45-foot patio enhance the 2-plus acres.

5 bedrooms, 4 full and 3 half baths | \$1,545,000  
 Represented by: Karen Hubble Bisbee, Associate Broker  
 Coldwell Banker Residential Brokerage  
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



### LUTHERVILLE, MARYLAND

This award-winning, custom-built home overlooking the Chestnut Ridge Golf Course sits on 2 landscaped acres. It includes a 2-story foyer and living room, formal dining room, library, family room with fireplace, gourmet kitchen with granite and glorious views.

4 bedrooms, 4 full and 2 half baths | \$1,490,000  
 Represented by: Karen Hubble Bisbee, Associate Broker  
 Coldwell Banker Residential Brokerage  
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



### GIBSON ISLAND, MARYLAND

Furnished, bright and spacious, this home on Gibson Island includes an updated kitchen and baths, and is conveniently located just 1 hour from D.C. Metro. The grounds feature beautiful flowers, landscape lighting, a detached outdoor stone fireplace and views of Otter Pond from the front porch.

6 bedrooms, 4 full and 1 half baths | \$1,399,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 703.956.8924 | cbmove.com



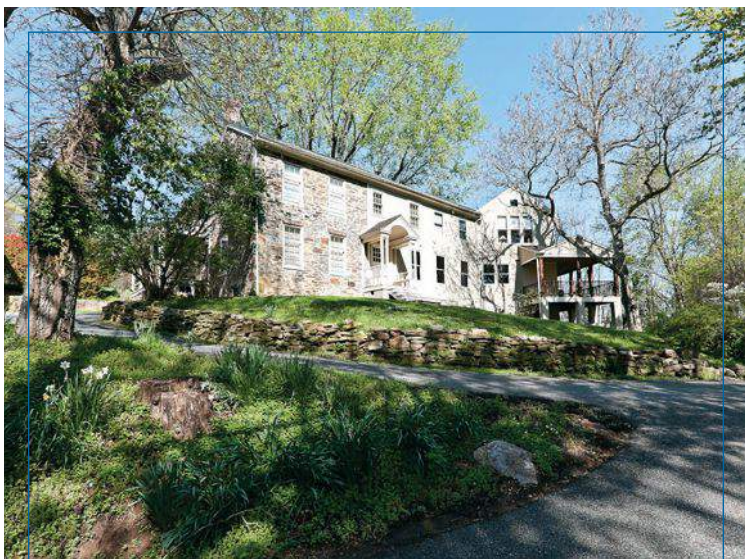
### COCKEYSVILLE, MARYLAND

This all-brick, custom-built home on 7-plus acres has stunning Hunt Valley views. The home features a dramatic 2-story foyer, a gourmet kitchen, adjacent great room with hand-crafted wet bar, library, 1st-floor guest room and bath, a 3-car garage and brick patio.

6 bedrooms, 5 baths | \$1,395,000  
 Represented by: Karen Hubble Bisbee, Associate Broker  
 Coldwell Banker Residential Brokerage  
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com







### COCKEYSVILLE, MARYLAND

This circa-1800 farmhouse with exceptional 1994 Walter Ramburg expansion sits on 61-plus acres. With many original details preserved, the home includes a large dining room, period keeping room, modern kitchen, master suite with balcony, guesthouse, post-and-beam barn and pool.

3 bedrooms, 3 full and 1 half baths | \$1,345,000  
 Represented by: Karen Hubble Bisbee, Associate Broker  
 Coldwell Banker Residential Brokerage  
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



### GLENWOOD, MARYLAND

This architectural marvel features a grand foyer, 2-story great room, multiple stone fireplaces, state-of-the-art kitchen, wine room, owner's suite with glass block, heated floors, marble surround, volume ceilings, entertainment room with movie theater and a gentleman's lounge.

4 bedrooms, 4 full and 1 half baths | \$1,299,900  
 Represented by: Diane Kenworthy, Sales Associate  
 Coldwell Banker Residential Brokerage  
 T. 410.461.7600 | T. 410.977.6149 | dkenworthy@cbmove.com



### PASADENA, MARYLAND

Enjoy exceptional Chesapeake Bay and Bodkin Creek views from this custom home with contemporary flair. The open floor plan offers custom tile, a fireplace; gourmet kitchen with custom cabinetry, granite and a pantry; a covered balcony; and a separate guest suite.

4 bedrooms, 4 full and 1 half baths | \$1,299,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 443.973.3008 | cbmove.com



### WASHINGTON, D.C.

This classic extra-wide "Wardman" townhouse in Oyster-Adams, 2 blocks from the Metro, has been beautifully updated. Relish the characteristic front porch, original woodwork, hardwood floors, traditional staircase and 2 fireplaces, all complementing the new granite-accented kitchen.

6 bedrooms, 3 full and 1 half baths | \$1,375,000  
 Represented by: David Getson & Mandy Mills, Sales Associates  
 Coldwell Banker Residential Brokerage  
 T. 202.379.9619 | T. 202.557.5411 | team@mandyanddavid.com







**MCLEAN, VIRGINIA**

Voluminous windows and multiple skylights create a radiant setting with soaring ceilings that accent the beautifully appointed main rooms. The lower level features an au-pair suite, an entertainment room with custom wet bar and a gym. A wraparound deck overlooks gorgeous private grounds with a pool.

5 bedrooms, 4 full and 1 half baths | \$1,950,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 703.956.8924 | cbmove.com



**ARLINGTON, VIRGINIA**

With unparalleled views of D.C. from 3 levels and a spacious roof-top deck, this Federal-style townhome is introduced by way of a grand foyer and elevator. The master suite has views of the Washington Monument and its own luxurious bath with steam shower and Jacuzzi tub.

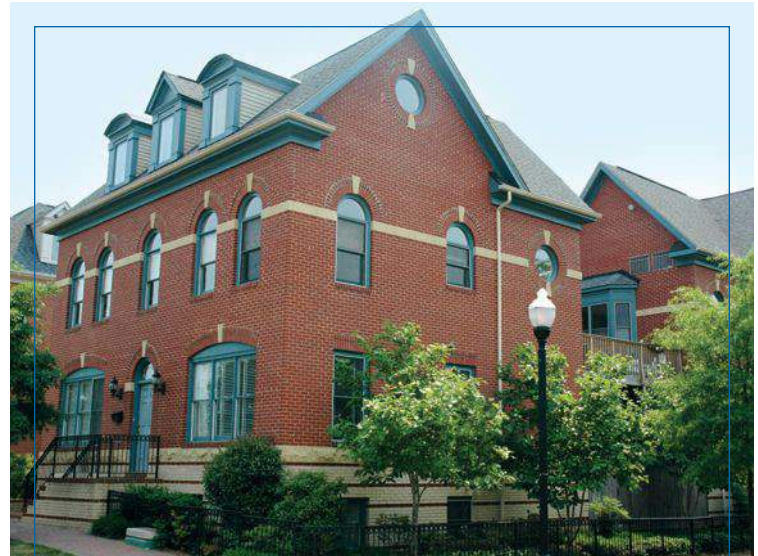
3 bedrooms, 3 full and 1 half baths | \$1,765,000  
 Represented by: M. Joseph Reef & D. Peter Nguyen, Sales Associates  
 Coldwell Banker Residential Brokerage | T. 703.691.1400  
 703.981.8980 | jreef@cbmove.com | pnguyen@cbmove.com



**FALLS CHURCH CITY, VIRGINIA**

This historic home, with an intriguing Civil War back story, is nestled on almost an acre lot, 6 blocks to the metro, close to the W&OD trail, shops and restaurants. Thoroughly renovated, the home's original character and architectural details have been preserved with care. The enchanting grounds boast a pond with waterfall, pool and oversized garage.

4 bedrooms, 2 full and 1 half baths | \$1,240,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 703.956.8924 | cbmove.com



**ARLINGTON, VIRGINIA**

This 4-bedroom semi-detached home with 2-car attached garage boasts cathedral ceilings, hardwood floors, Palladian windows and a beautiful fireplace. The open floor plan offers a gourmet kitchen with sunny breakfast area, inviting dining and living rooms and a fabulous family room.

4 bedrooms, 3 full and 1 half baths | \$1,049,000  
 Represented by: Lisa Stransky Brown, Sales Associate  
 Coldwell Banker Residential Brokerage  
 T. 202.368.6060 | 301.718.0010 | lisa@realestatelisa.com





### FLOYD, VIRGINIA

Just 30 minutes from Virginia Tech, 10 minutes from Floyd and beautifully situated on 107 acres of pastures and wooded acreage with .93 of a mile of frontage along the east and west fork of Little River, this property boasts wonderful views of the surrounding vistas, 2 miles of trails with streams, abundant wildlife and fish. Notable amenities include a 1,200-square-foot, 2-bedroom guest cabin, an in-ground pool, a 4-stall horse barn with electric and a 14-by-28-foot shed.

3 bedrooms, 2 full and 1 half baths | \$999,000  
 Represented by: Bill Gearhart  
 Coldwell Banker Townside  
 T. 540.354.4863 | bgearhart.com



### SMITH MOUNTAIN LAKE, VIRGINIA

The Water's Edge—one of the lake's most extraordinary homes—is gracefully nestled on 1.43 acres on lush manicured grounds. In a seamless union of sight and building, this custom-crafted home features spacious rooms, intricate woodwork, wonderful molding and other notable appointments, creating an atmosphere of elegance and comfort.

4 bedrooms, 3 full and 1 half baths | \$1,500,000  
 Represented by: Bill Gearhart  
 Coldwell Banker Townside  
 T. 540.354.4863 | bgearhart.com



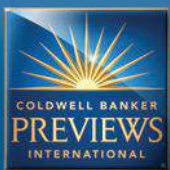
### ROANOKE, VIRGINIA

This elegant all-brick, 5-bedroom, 4.5-bath home is a showplace for entertaining and substantive comfort. The foyer establishes a refined ambience that continues throughout the residence. Adjacent to the Ashley Plantation golf course and featuring mesmerizing views of the Blue Ridge, this home has a host of exciting amenities.

5 bedrooms, 4 full and 1 half baths | \$500,000  
 Represented by: Bill Gearhart  
 Coldwell Banker Townside  
 T. 540.354.4863 | bgearhart.com





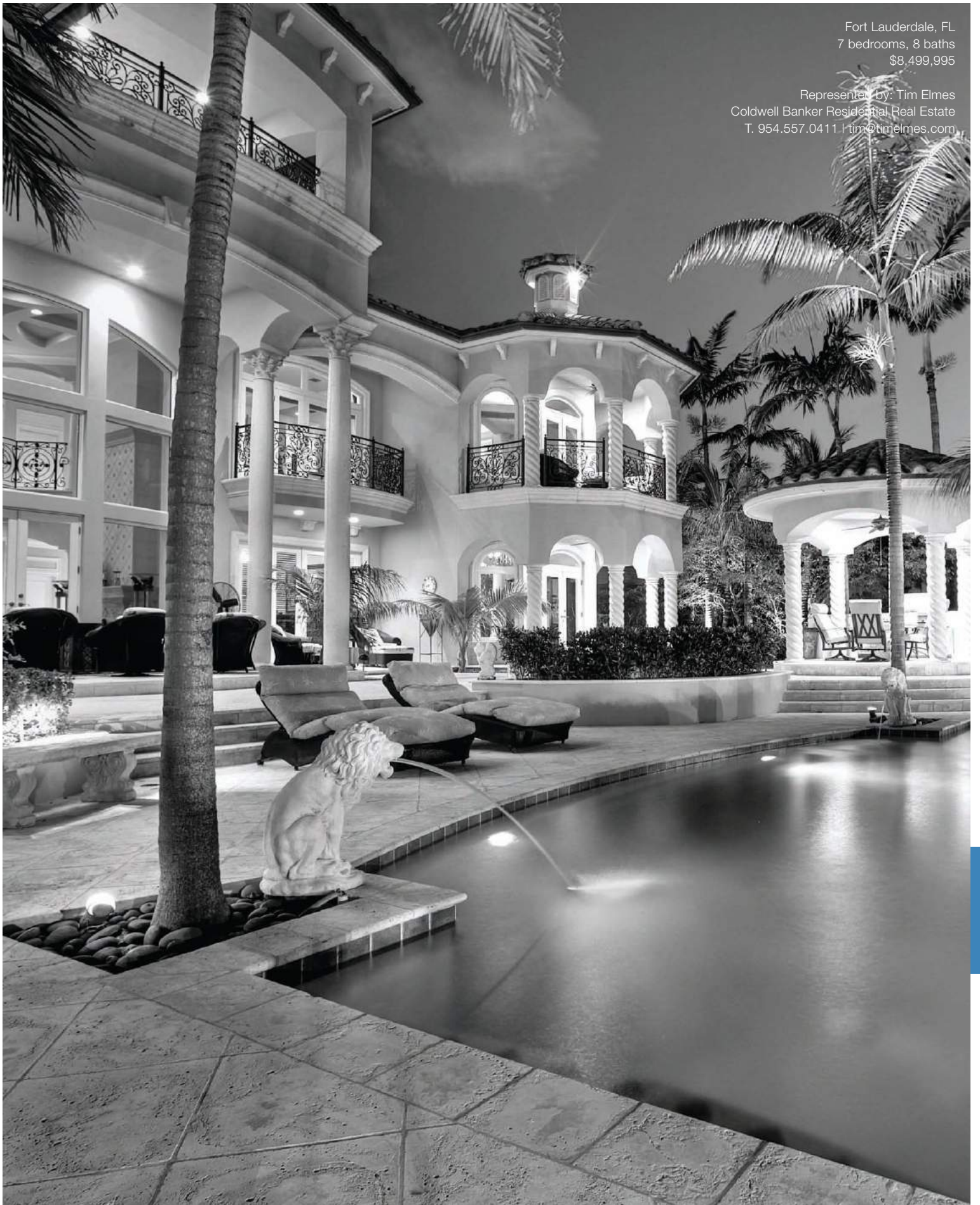


SOUTH | FLORIDA · GEORGIA · NORTH CAROLINA · TEXAS



Fort Lauderdale, FL  
7 bedrooms, 8 baths  
\$8,499,995

Represented by: Tim Elmes  
Coldwell Banker Residential Real Estate  
T. 954.557.0411 | [tim@timelmes.com](mailto:tim@timelmes.com)







# COASTAL CONNECTION



# The Mediterranean meets the Gulf of Mexico at this lavish home in Longboat Key, Florida.

BY ROGER GRODY

Located in Longboat Key, a strip of earth separating Sarasota Bay from the open sea on Florida's Gulf Coast, is this 5,047-square-foot Mediterranean estate. It has a Birdie Lane address in the Country Club Shores neighborhood — names inspired by the proximity of championship-caliber golf — but the water is what really shapes the local lifestyle.

Listing agent Judy Kepecz-Hays, with Coldwell Banker Residential Real Estate, underscores the remarkable quality of the home, reporting, "It's just magical from the moment you walk in.... The views are captivating and there's phenomenal attention to detail." With Sarasota Bay and skyline as its backyard, sunrises and sunsets as its backdrop, complete with frolicking dolphins, she believes it is well priced at \$3.5 million.

The sellers are Beverly and Townsend Porter, who enjoy Longboat Key when they can get away from their business, Porter Family Vineyards in California's Napa Valley. The couple was attracted to the property because of its sense of seclusion and spectacular views of downtown Sarasota across the bay. "We also appreciated the layout of the home, with its prominent great room and four bedroom suites separated from each other.... It's very convenient for company," notes Beverly Porter. After purchasing the home in 2003, she and her husband completely renovated it with the assistance of Sarasota interior designer John Hargreaves. "We tried to find a look that would blend the existing structure with a direction more compatible with the Porters' tastes," explains Hargreaves. The result is a French Country motif layered with more formal appointments.

Underfoot in the impressive foyer is a distinctive musically-oriented intarsia, a mosaic created from nine different colors of pressure-cut marble, inlaid into a tile floor. The gracious couple, who love to entertain, agree on their favorite room in the house, although Townsend's enthusiasm is particularly palpable. "I love the great room, partly because of its magnificent wine cabinet," explains the California vintner, who describes with pride how it was custom-built from black walnut cut from a single tree. The 25-foot-long, temperature-controlled unit accommodates more than 1,500 bottles.

Hargreaves notes, "Because of the scale of the room, we had to think in terms of very large pieces."

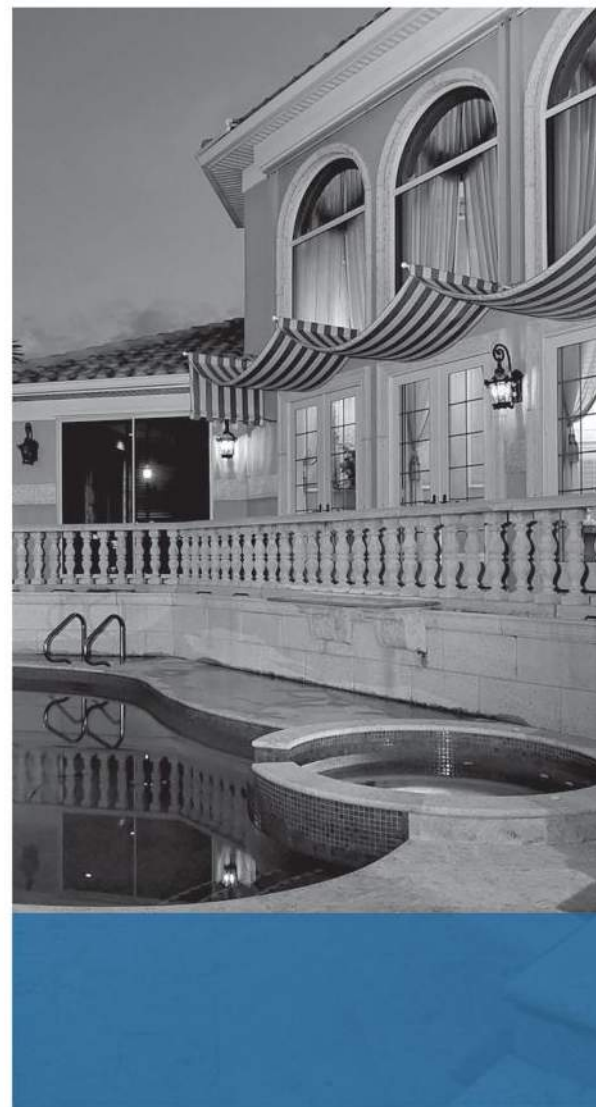
Five crystal chandeliers with amethyst accents illuminate this elegant space and are on winches for easy cleaning. The room's formidable limestone fireplace was handcrafted in Mexico to Hargreaves' specifications, while a prominent tapestry took 18 months to weave in China. "The tapestry, approximately 18 feet wide by 12 feet high, balances the color and scale of the wine cabinet.... That whole side of the room has a nice harmony to it," explains the designer. "When it went up, we didn't think it looked exactly like the sketch," recalls Townsend Porter. He and his wife then realized the mural was a mirror image of the original design. "Fortunately, I think we're the only ones who would know," he quips of the minor imperfection.

Panoramic windows provide stunning skyline views from the master bedroom. "All you see is water, giving the impression of being on a ship," says Townsend. Beverly reports the master bath is clad in hand-painted tiles and exotic green marble, while the fixtures are plated in 24-karat gold. The Porters' two grown children, Heather and Timothy, influenced their own bedroom and bathroom designs. Heather favored a French Gothic look and her bathroom features classic Gothic arches with a matching gilded mirror, while fiber-optic images of the constellations appear on its indigo ceiling.

Other flourishes include a dreamy French Country kitchen tricked out with high-end appliances and a chandelier from acclaimed Danish glass artist Ulla Darni. The meticulous attention to detail, however, is not limited to the interior. A fresco on the lanai was painted on-site by a pair of Italian artisans, and the swimming pool is lined with 150,000 glass tiles that provide a unique luminescence. "It was not an easy decision to sell this home," admits Beverly Porter, who explains the couple will probably downsize to a condo on Sarasota Bay. "We put so much of ourselves into it," she says.

Longboat Key, Florida  
4 bedrooms, 4 full and 1 half baths  
\$3,500,000

Represented by: Judy Kepecz-Hays  
Coldwell Banker Residential Real Estate  
T. 941.387.1825 | kepecz@judyhays.com







## TAVARES, FLORIDA

Long Island on Lake Harris! This 38-acre freshwater island is situated in "Lake Harris," one of Florida's largest freshwater lakes. Adjacent to the island is a mainland parcel included to give dock, home and boat access to this private island. Many possibilities exist for this unique opportunity. This virgin parcel has roughly 2.2 miles of sandy shoreline. Just 35 minutes from Disney World. Call for additional information on zoning and a PDF packet.

\$16,000,000

Represented by: Chaz Walters | Coldwell Banker Residential Brokerage  
T. 773.868.3080 | [chaz@chazwalters.com](mailto:chaz@chazwalters.com)







## NAPLES, FLORIDA

A world-class estate nestled among the backdrop of Grey Oaks—one of Naples' most exclusive golf communities. With 8,000-plus square feet of living space, a 4-car garage, a motor court and a detached in-law suite or nanny's quarters, this home boasts the ultimate craftsmanship.

5 bedrooms, 7 full and 2 half baths | Price upon request  
 Represented by: Chip Harris, PA & Michele Peppe, CRS  
 Coldwell Banker Residential Real Estate | T. 239.370.0574  
[luxury@naplesrealestate.com](mailto:luxury@naplesrealestate.com) | [naplesrealestate.com](http://naplesrealestate.com)



## NAPLES, FLORIDA

Nestled on an oversized bayfront lot with gorgeous views of Naples Bay and the western sky, this spacious residence offers a large family room with volume ceilings and wraparound windows overlooking the bay!

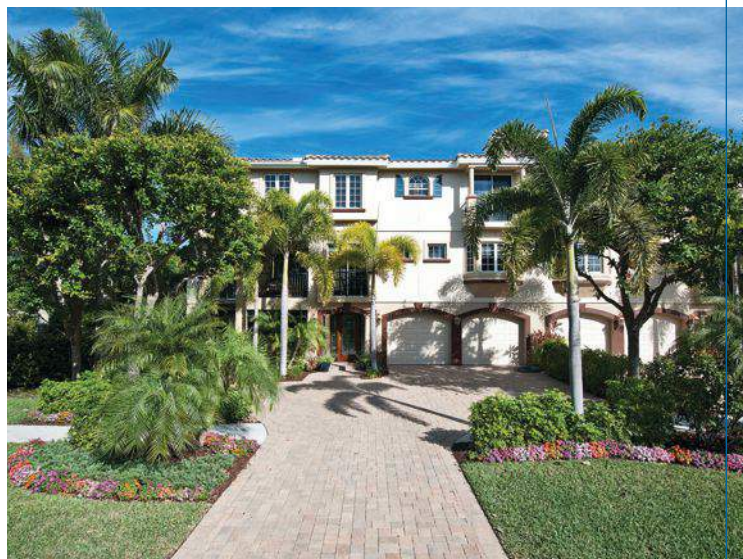
4 bedrooms, 3 baths | \$2,400,000  
 Represented by: Chip Harris, PA & Michele Peppe, CRS  
 Coldwell Banker Residential Real Estate | T. 239.370.0574  
[luxury@naplesrealestate.com](mailto:luxury@naplesrealestate.com) | [naplesrealestate.com](http://naplesrealestate.com)



## NAPLES, FLORIDA

This pristine custom-built pool home is located in the prestigious waterfront community of Royal Harbor. Amenities include a 60-foot deep-water dock, a gourmet kitchen with a walk-in pantry, an exercise room and a library. Fine finishes are showcased throughout.

4 bedrooms, 4 baths | \$1,895,000  
 Represented by: Chip Harris, PA & Michele Peppe, CRS  
 Coldwell Banker Residential Real Estate | T. 239.370.0574  
[luxury@naplesrealestate.com](mailto:luxury@naplesrealestate.com) | [naplesrealestate.com](http://naplesrealestate.com)



## NAPLES, FLORIDA

Just a short stroll to the fabulous downtown attractions and the beach, this spectacular Olde Naples villa features a granite kitchen, a fireplace, Bahama shutters, a private elevator, a 2-car garage and a private pool and spa. Lush landscaping and a colorful garden complement the exterior.

3 bedrooms plus a den, 5 baths | \$1,695,000  
 Represented by: Chip Harris, PA & Michele Peppe, CRS  
 Coldwell Banker Residential Real Estate | T. 239.370.0574  
[luxury@naplesrealestate.com](mailto:luxury@naplesrealestate.com) | [naplesrealestate.com](http://naplesrealestate.com)







### LONGBOAT KEY, FLORIDA

Just minutes from beaches, golfing and St. Armands Circle, this gorgeous, Mediterranean-style bayfront residence offers designer touches with opulent details and panoramic views of Sarasota Bay and skyline. A covered summer kitchen and outdoor dining room make this home both a peaceful retreat and an entertainer's dream.

4 bedrooms, 4 full and 1 half baths | \$3,500,000  
 Represented by: Judy Kepez-Hays | T. 941.587.1700  
 Coldwell Banker Residential Real Estate | [longboatkeyrealestate.org](http://longboatkeyrealestate.org)



### SARASOTA, FLORIDA

Luxury and Lifestyle! Ritz-Carlton managed Beach Residences was thoughtfully planned and meticulously executed offering privileged residents 5-star luxury living with an exclusive amenity level, including full concierge services, a state-of-the-art fitness center with separate massage room, a billiards room, a pool with spa, and a private theater. Two pets welcome.

3-bedroom to 4-bedroom furnished penthouse | \$1,500,000 - \$3,995,000  
 Represented by: Judy Kepez-Hays | T. 941.587.1700  
 Coldwell Banker Residential Real Estate | [longboatkeyrealestate.org](http://longboatkeyrealestate.org)



### PASS-A-GRILLE, FLORIDA

This Key West-style treasure, nestled along the Gulf Coast, offers the best of beachfront living with private beach access and a terrace perfect for entertaining guests or enjoying a peaceful night under the stars. Features include original tile and wood floors, an updated kitchen, a fitness center, a 2-car garage with a workshop and off-street parking for guests.

6 bedrooms, 7 full and 2 half baths | \$3,500,000  
 Represented by: David Greenlees | Coldwell Banker Residential Real Estate  
 T. 727.639.2786 | [floridamoves.com/david.greenlees](http://floridamoves.com/david.greenlees)



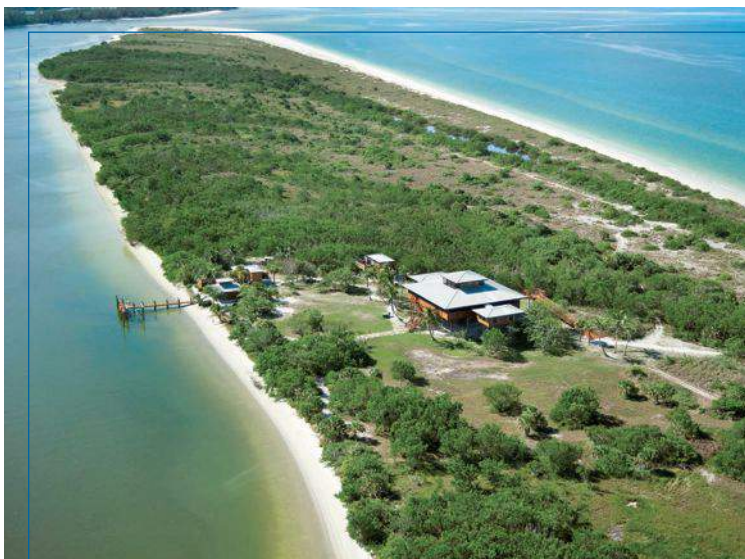
### TAMPA, FLORIDA

Surround yourself in breathtaking luxury, exclusivity and privacy in this magnificent, 29,000-square-foot estate in Tampa's premier golf and country club community, Avila. Lavish features include a formal ballroom, guest quarters, a stunning wood-paneled library, 14 fireplaces, an elevator, wine room, pool and spa with a cabana and much more.

10 bedrooms, 10 full and 3 half baths | \$14,900,000  
 Represented by: Michelle Fitz-Randolph | T. 813.263.7334  
 Coldwell Banker Residential Real Estate | [luxuryhomesoftampa.com](http://luxuryhomesoftampa.com)







### NAPLES, FLORIDA

Casa de Sol y Vida—a secluded, tropical estate situated on Keewaydin Island between Naples and Marco Island. This 5-acre estate boasts a relaxing atmosphere with endless water views, a private beach, a boat dock with a lift and a tiki hut, perfect for entertaining or private getaways. This angler's haven is located between the Intracoastal Waterway and the clear blue waters of the Gulf of Mexico.

5 bedrooms, 3 full and 1 half baths | \$3,800,000  
 Represented by: James W Bates | Coldwell Banker Residential Real Estate  
 T. 239.961.3973 | james@jwbates.com | jwbates.com



### CAPE CORAL, FLORIDA

With every amenity an owner and guest could imagine, this Tuscan-inspired estate embraces the natural beauty of the wide basin with captivating views from every room. Features include a heated pool with spa, an expansive lanai and ample dockage with direct access to the Gulf of Mexico.

4 bedrooms, 5 baths | \$1,247,000  
 Represented by: Susan Ball & Rob Ricca  
 Coldwell Banker Residential Real Estate  
 T. 239.246.0167 | T. 239.209.7465 | beachballproperties.com



### PALM CITY, FLORIDA

Wake up every morning to panoramic views from dolphins to sailboats in this custom-built CBS waterfront pool home on the St. Lucie River in Lighthouse Point. Four bedrooms, 3 baths, 3-car garage, 14-foot ceilings, tile floors, stainless-steel appliances, screened lanai, dock, sea wall and boat lift. No fixed bridges to the inlet.

4 bedrooms, 3 baths | \$1,295,000  
 Represented by: Sharon Wernlund | T. 772.285.6584  
 Coldwell Banker Residential Real Estate | sharon.wernlund@floridamoves.com







### CORAL GABLES, FLORIDA

On Biscayne Bay in Coral Gables' only guarded bayfront community, this 15,000-plus-square-foot Mediterranean-style estate on over 49,000 square feet of property welcomes you with a grand entrance and porte-cochere, while boasting 28-foot ceilings, large spaces throughout and an expansive kitchen with a butler's pantry and breakfast room. Relax and embrace the scenery from the master suite balcony or resort-style pool with a spa and patio. Enjoy all of the amenities Tahiti Beach has to offer.

7 bedrooms, 8 full and 2 half baths | \$13,475,000  
 Represented by: Jeffrey Lehman | Coldwell Banker Residential Real Estate  
 T. 305.970.9050 | thelehmanteam@yahoo.com | 24tahitibeach.com



### LONG LAKE ESTATES, DAVIE, FLORIDA

On an oversized waterfront lot, this residence features a movie theater, granite and stainless-steel kitchen, workout room, full bar room, an office/library with a sliding wall ladder, huge patio and heated pool. An addition of approximately 2,000 square feet completes the home. MLS# F1150941

7 bedrooms, 6 baths | \$1,750,000  
 Represented by: Soryl & Martin Cohen | T. 954.205.6006  
 Coldwell Banker Residential Real Estate | smcrealtors.com



### BOCA RATON, FLORIDA

Recently reduced by \$1.5 million, this 5,767-square-foot residence incorporates artistry and elegance in the prestigious Mizner Grand complex on the grounds of the world-famous Boca Raton Resort & Club, offering luxurious amenities and panoramic intracoastal and ocean views.

4 bedrooms, 5 full and 1 half baths | \$2,995,000  
 Represented by: Barbara Welch & Bob Pino  
 T. 954.592.5463 | T. 954.684.2986 | barbara@welchpino.com  
 Coldwell Banker Residential Real Estate | welchpino.com







### KENSINGTON OAKS, LARGO, FLORIDA

This home blends seamlessly with its surroundings; the environment is not just a backdrop, but an essential component of the home. Dolphins play nearby and an island rookery provides a resting place for birds. Mahogany double doors hint at the exquisite interior with superb remodeling and attention to detail. The main level has a master suite, guest suite, kitchen and breakfast room with walls of glass capturing vistas overlooking the pool, spa, lanai, outdoor summer kitchen, sauna and cabana areas. The estate is on a .75-acre lot with a 300-foot dock and mooring for small vessels.

5 bedrooms, 4 full and 1 half baths | \$1,499,000

Represented by: Julie Folden | Coldwell Banker Residential Real Estate  
T. 727.460.7462 | julie.folden@floridamoves.com



### INDIAN SHORES, FLORIDA

Gorgeous gulf-front condominium! This residence offers an expansive terrace that stretches 70 feet along the entire beach side of the home and then wraps for an additional 30 feet along the corner, providing endless views of blue waters and sandy beaches. A private elevator opens to the foyer and sweeping views of the Gulf of Mexico. Beach living is a breeze with 4 generous-sized bedroom suites, a private study, living and dining areas and a stunning kitchen. Quality, detail and craftsmanship are evident throughout. Ample parking and an exquisite pool area are included.

4 bedrooms, 4 baths | \$1,750,000

Represented by: Julie Folden | Coldwell Banker Residential Real Estate  
T. 727.460.7462 | julie.folden@floridamoves.com





### INDIAN CREEK VILLAGE, FLORIDA

A rare opportunity exists to acquire an approximately 3-acre bayfront lot on which to build your dream home. Located on 300 feet of open bay frontage on the guard-gated island enclave of Indian Creek Village, one of South Florida's most privileged addresses, with a level of exclusivity, privacy and security that is unparalleled.

\$21,900,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.341.7447  
Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Spectacular Mediterranean estate on the tip of guard-gated Sunset Island I. Renovated with elegance and fine finishes, this nearly 8,096-square-foot home boasts a very large master suite, a separate guest suite and a media room. Enjoy the best views in Miami, unobstructed wide bay and direct downtown, on 156 feet of water frontage.

7 bedrooms, 8 full and 1 half baths | \$14,900,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.341.7447  
Coldwell Banker Residential Real Estate | thejills.com

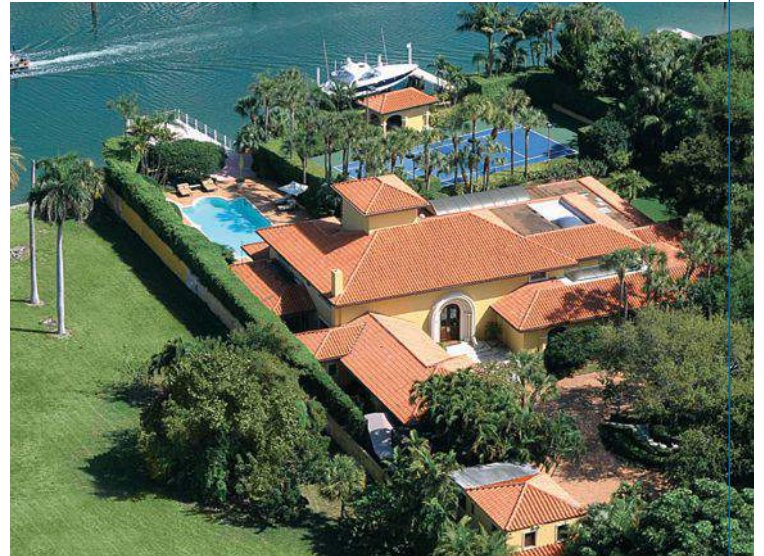


### GOLDEN BEACH, FLORIDA

An ultra-modern, direct oceanfront estate with 7,795± square feet of living space. Features curved walls and ceilings; a cantilevered floating staircase; a glass-enclosed, suspended 2nd-floor bridge; a 2-story oceanfront guesthouse with an electronic roof that exposes the artist studio; and an infinity-edge pool visually connecting to the ocean and private beach.

6 bedrooms, 7 full and 2 half baths | \$13,500,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.341.7447  
Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

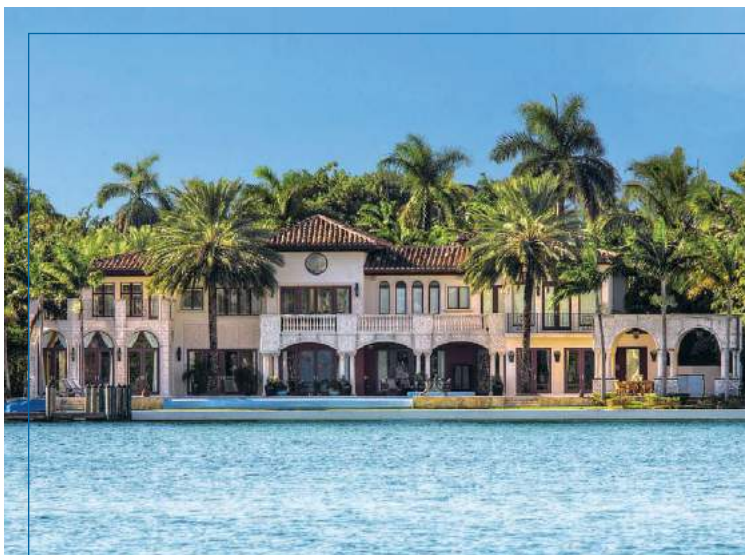
Two-story, grand Mediterranean waterfront home on the Intracoastal Waterway with more than 1.5 acres of verdant gardens and 209 feet of water frontage. This gated estate offers high ceilings, a large master suite, a billiards room, a gym, a pool and cabana, a tennis court, a garden room and skylights, as well as a 1-bedroom, 1-bath guesthouse.

8 bedrooms, 8 full and 1 half baths | \$12,500,000

Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.341.7447  
Coldwell Banker Residential Real Estate | thejills.com







### MIAMI BEACH, FLORIDA

Spectacular Mediterranean home on guard-gated Sunset Island I with 200 feet of water frontage on an open bay. Features 13,000-plus square feet of interior with large media, billiards and sun rooms; a wine room; impact windows and doors (per owner); an elevator; a 2-bedroom guest suite; a 60-foot infinity pool with spa; and a gazebo with a bar and grill.

7 bedrooms, 7 full and 3 half baths | \$12,500,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### INDIAN CREEK VILLAGE, FLORIDA

Embrace beautiful Biscayne Bay views from guard-gated Indian Creek Island—one of South Florida's most privileged addresses—affording an unmatched level of exclusivity, privacy and security. The least expensive on the island, this home offers a large infinity pool on 133 feet of water frontage and a lot ideal for building a luxury home.

4 bedrooms, 4 full and 1 half baths | \$9,900,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

One-of-a-kind penthouse in the sky on Miami's most exclusive private island. Renovated with the most spectacular finishes, this residence features 19-foot ceilings, an office, a family room, 4 parking spaces, 2 golf-cart spaces and expansive terraces with a gazebo overlooking cruise ship alley and downtown Miami. Mesmerizing views in every direction.

4 bedrooms, 4 full and 2 half baths | \$8,900,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### HOLLYWOOD BEACH, FLORIDA

Walls of glass and 2,100 square feet of private terraces provide views of the Atlantic Ocean and the Intracoastal Waterway. A lavish 5,300-square-foot interior with the finest finishes throughout, wall glass panels, a 600-bottle wine room, a Crestron system controlling all electronics and music, a private elevator and a foyer finished in black laminate glass.

4 bedrooms, 4 full and 1 half baths | \$3,900,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com







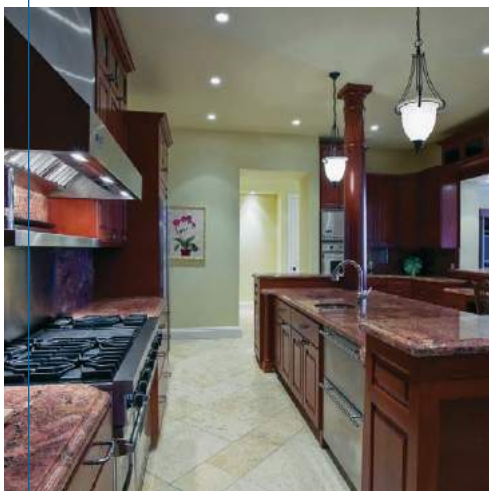
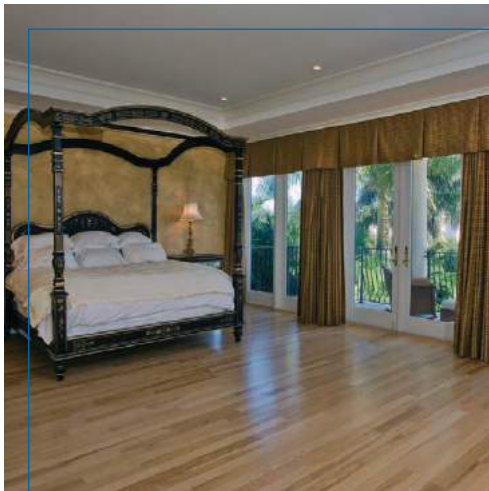
## DELRAY BEACH, FLORIDA

The Ocean Terrace Townhomes embrace Palm Beach's Mediterranean style along Florida's picturesque Intracoastal Waterway. With upgraded luxury features and brightly painted exteriors of stucco and faux stone, these residences offer 6,000 square feet of living space, an elevator, a large pool, a detached garage with a bonus room above, a media room, rooftop terraces, and his-and-her separate baths and closets.

Only Courtyard Townhomes | Starting at \$1,295,000

Represented by: Joseph S. Grenadier | Coldwell Banker Residential Real Estate | T. 561.376.0111





## GOLDEN BEACH, FLORIDA

Indulge your passions in this 7,800±-square-foot estate offering every delight. Elegance enhances the master retreat, theater, office, gourmet eat-in kitchen, butler's pantry, den and dining room with fireplace. Outdoor pleasures tempt as the spacious family room opens to the summer kitchen, pool and dock. Old Chicago brick charms the courtyard fountain, double-gated entry and 4-car garage. Secure town offers basketball, tennis, parks and private beach pavilion.

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

Represented by: Brenda McHugh | Coldwell Banker Residential Real Estate | T. 305.937.0789 | [brenda.mchugh@coldwellbanker.com](mailto:brenda.mchugh@coldwellbanker.com)







### MIAMI, FLORIDA

This magnificent Caribbean-inspired home on a gated island in one of the most exciting areas of Miami has been featured in a variety of books and magazines. An open, loft-style floor plan showcases 162 feet of endless bay views, glass walls, Brazilian walnut floors, a boat lift and dock, an exquisite coral patio, sandy beach access and lush tropical landscaping.

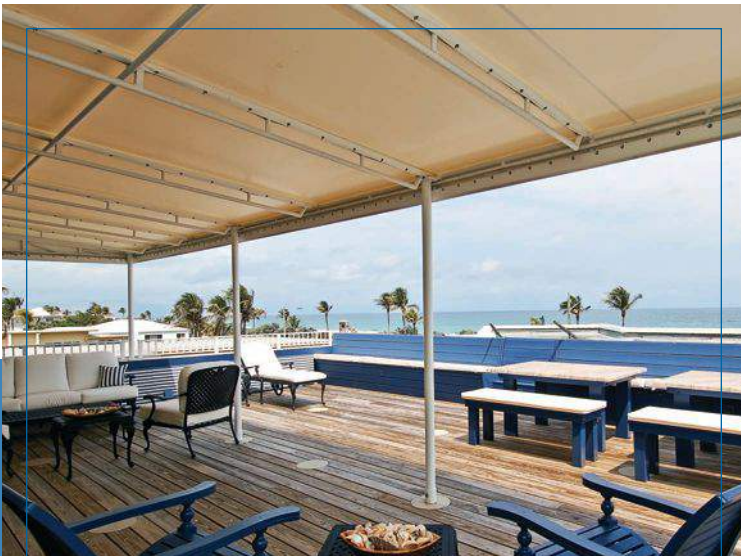
5 bedrooms, 7 baths | \$3,700,000  
 Represented by: Jeri Jenkins | Coldwell Banker Residential Real Estate  
 T. 305.534.4949 | C. 305.785.0002 | jerijenkins.com



### CORAL GABLES, FLORIDA

Defined by elegance and grandeur, this majestic, 9,855-square-foot, Mediterranean-style estate boasts a timeless floor plan, soaring ceilings, impact glass doors and windows throughout and a resort-style pool and patio all on a huge 41,818-square-foot lot. A unique cul-de-sac location in the prestigious Ponce Davis area makes this home a grand opportunity.

7 bedrooms, 8 full and 1 half baths | \$4,250,000  
 Represented by: Jeri Jenkins | Coldwell Banker Residential Real Estate  
 T. 305.534.4949 | C. 305.785.0002 | jerijenkins.com



### DELRAY BEACH, FLORIDA

Enjoy panoramic views of the Atlantic Ocean just steps away from the sand in this incomparable beachfront residence. This sophisticated condominium at the Manor House has been luxuriously renovated, featuring custom built-ins, detailed molding and a fully equipped, 800-square-foot terrace.

3 bedrooms, 3 baths | \$1,350,000  
 Represented by: Tricia Burke | T. 561.271.3000  
 Coldwell Banker Residential Real Estate | tricia.burke@floridamoves.com



### SPICEWOOD, TEXAS

This 18-acre gentleman's ranch in a gated community on the outskirts of Austin offers a main house and a 6-bedroom, 6-bath guesthouse. On the highest point of the area, with views of the Austin hills, the home has 8,000-plus square feet, a 6-car garage, pool, spa and additional outdoor features amid 200- to 350-year-old oak trees. Horses allowed.

7 bedrooms, 7 full and 2 half baths | \$3,600,000  
 Represented by: Beth Ferester & Sue Ellett | T. 281.363.5286  
 Coldwell Banker United, Realtors | beth@ferester.com | ferester.com





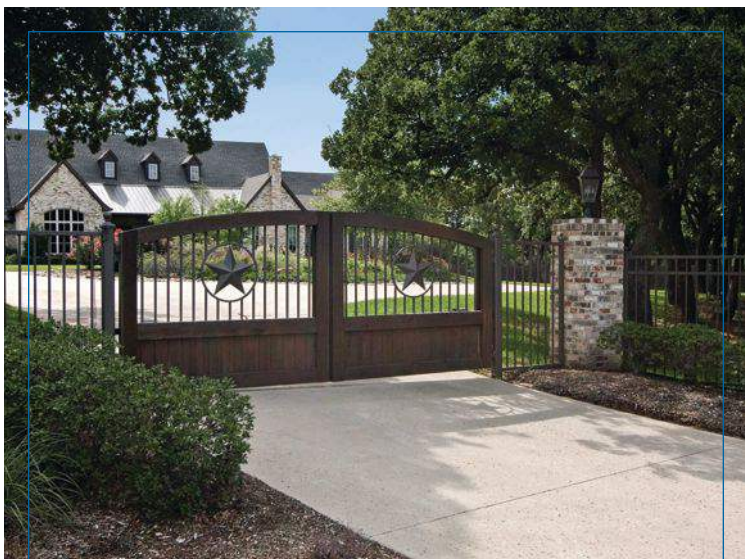
### COLLEYVILLE, TEXAS

7212 Trianon Court—Exceptional design and attention to detail render architectural splendor in this 7,300-square-foot home, which reflects subtle references to Louis XIV in the magnificent staircase, balustrades and hand-carved molding throughout. A hand-painted and gold-leafed trumeau and trompe l'oeil touches add to the home's artistic flair. Cathedral ceilings in the family room are supported by gothic trusses that extend into a grand kitchen fit for royalty. Breathtaking!

5 bedrooms, 5 full and 2 half baths | \$2,900,000

Represented by: Veronica Baughman | Coldwell Banker Residential Brokerage

"Experience isn't expensive, it's priceless." | T. 817.707.6844 | veronica.baughman@cbdfw.com



### KELLER, TEXAS

A builder's personal estate nestled behind private gates and among native oaks on almost 5 acres. This 6,300-plus-square-foot home has a formal library, formal dining room, game room and a massive great room. There are 5 bedroom suites—one designed as in-law quarters—and a flagstone loggia that overlooks the pool and pond. Owner/agent.

5 bedrooms, 5 full and 2 half baths | \$1,499,900

Represented by: Debbie Dunn | Coldwell Banker Residential Brokerage

T. 817.991.3964 | deb@debduinn.com | debduinn.com



### MCKINNEY, TEXAS

This impressive ranch estate is fit for entertaining and offers a spectacular 86 acres atop a hill overlooking the countryside. Amenities include a spacious gourmet kitchen, a library and game, music and exercise rooms. A massive, saltwater diving pool and workshop complement the exterior.

6 bedrooms, 6 full and 2 half baths | \$2,499,000

Represented by: Benny Dinsmore

Coldwell Banker Residential Brokerage | bennydinsmore.com

T. 972.712.8500 | C. 469.878.5585 | bcdinsmore@sbcglobal.net







### McLendon-Chisholm, Texas

A new home with exquisite designer touches. This exclusive gated community offers the most luxurious living and home features including a huge chef's kitchen with every amenity you can imagine, theater room and concession area. Enjoy the magnificent outdoor kitchen with a sink and grill that overlooks the 1.5-acre lot. This home will steal your heart away.

5 bedrooms, 4 full and 2 half baths | \$1,995,000  
 Represented by: Vicky Chesna | Coldwell Banker Residential Brokerage  
 T. 972.771.7417 | vchesna@aol.com | cbdfw.com



### FRISCO, TEXAS

Timeless elegance best describes this Steve Roberts home in prestigious Starwood. Detail, designer touches and warmth place this home in the top of the Starwood market or the Highland Park market. This sophisticated, inviting plan is like living at the Ritz. Each of the 5 bedrooms is a master suite and privacy abounds throughout this home.

5 bedrooms, 5 full and 1 half baths | \$1,950,000  
 Represented by: Jim Fair | Coldwell Banker Residential Brokerage  
 T. 972.712.8500 | cbdfw.com



### FRISCO, TEXAS

Parisian-style elegance is captured in this enchanting French estate situated on a gorgeous creek lot. Eye-catching architectural details throughout include antique doors, wood-beam and groin vaulted ceiling treatments, hardwoods, an immense chef's kitchen, separate apartment and a stunning negative-edge pool residing in a lush, natural setting.

5 bedrooms, 5 full and 2 half baths | \$1,569,000  
 Represented by: Christina White | T. 972.989.2010  
 Coldwell Banker Residential Brokerage | cbdfw.com



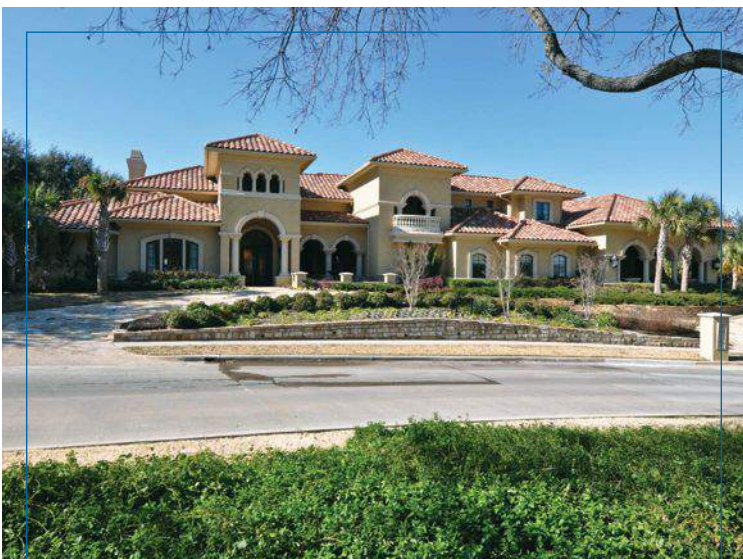
### FRISCO, TEXAS

A Mediterranean Tuscan estate in Stonebriar Country Club Estates with an elegant, dual wrought-iron staircase, travertine and marble flooring, Italian-style columns, a massive double island, chef's kitchen and an oasis-style backyard with a classic pool, spa and loggia with an outdoor kitchen area. This custom home abounds with architectural detail and drama.

6 bedrooms, 6 full and 1 half baths | \$1,399,000  
 Represented by: Christina White | T. 972.989.2010  
 Coldwell Banker Residential Brokerage | cbdfw.com







### IRVING, TEXAS

A beautiful Mediterranean treasure in the ultra-exclusive gated community of Fox Glen in Las Colinas. This impressive custom home was designed and engineered for low maintenance and energy efficiency. Three living areas and a second-floor suite with a living room, kitchen, bedroom and bath make this home perfect for multi-generational living.

5 bedrooms, 5 full and 1 half baths | \$1,320,000  
 Represented by: Sandy Brown | T. 972.489.2523  
 Coldwell Banker Residential Brokerage | cdbfw.com



### FRISCO, TEXAS

Elegance abounds in this Sanders custom home. The fabulous floor plan offers game and media rooms. Upgrades and interior designer features include a master and guest suite down, an executive office with a coffered ceiling and a gourmet kitchen with an oversized granite island. Game room balcony boasts views of the pool-size backyard.

5 bedrooms, 5 full and 1 half baths | \$779,900  
 Represented by: Melissa Manemann | T. 214.244.3786  
 Coldwell Banker Residential Brokerage | beautifuldallashomes.com



### FRISCO, TEXAS

A majestic, grand custom executive home in the exclusive enclave of Stonebriar with breathtaking panoramic views of the 11th green and lake. This stunning French country home boasts elegant formals; a unique guest quarter suite with a kitchenette, fireplace and private entry; and a lush oasis-style backyard with a diving pool and spa. Refined living.

5 bedrooms, 4 full and 2 half baths | \$699,000  
 Represented by: Christina White | T. 972.989.2010  
 Coldwell Banker Residential Brokerage | cdbfw.com



### McKINNEY, TEXAS

A stunning custom home located in Stonecrest on a private .5-acre corner lot with incredible landscaping. The backyard paradise is complete with a saltwater pool/spa and an outdoor cabana with a kitchen and bath. The home features a dual-staircase entry, media/game room, a wet bar and a 4-car garage.

5 bedrooms, 4 full and 1 half baths | \$639,900  
 Represented by: Michelle Musick Jones | T. 972.731.1222  
 Coldwell Banker Residential Brokerage | cdbfw.com







### INNER BANKS, NORTH CAROLINA

Woodstock Point on the Pungo River is the epitome of a southern waterfront estate. The 9,800-square-foot estate and guest cottage enjoy sweeping 360-degree views and over 1,000 feet on North Carolina's Intracoastal Waterway. Enjoy an indoor pool, private tennis courts and boat facilities.

6 bedrooms, 6 full and 1 half baths | \$2,600,000  
 Represented by: Maria D. Wilson  
 Coldwell Banker Coastal Rivers Realty  
 T. 252.945.3367 | northcarolinawaterfrontproperties.com



### INNER BANKS, NORTH CAROLINA

Dragonfly Cove Estate is an elegant, private getaway graced by 100 acres of woodlands and over a half mile of waterfront at the mouth of the Pamlico Sound. From custom hand-wrought entry doors to antique English chimney pots, quality and attention to detail are evident throughout.

4 bedrooms, 3 full and 1 half baths | \$1,795,000  
 Represented by: Maria D. Wilson  
 Coldwell Banker Coastal Rivers Realty  
 T. 252.945.3367 | northcarolinawaterfrontproperties.com



### HISTORIC BATH, NORTH CAROLINA

Dock your sailboat at the front door of this beautiful and stately waterfront home on nearly 2 acres along Back Creek. Renovated and updated for modern living, the home has comfortable suites, a library, gourmet kitchen, living and entertaining areas and a large studio on the third floor.

5 bedrooms, 6 full and 1 half baths | \$897,000  
 Represented by: Maria D. Wilson  
 Coldwell Banker Coastal Rivers Realty  
 T. 252.945.3367 | northcarolinawaterfrontproperties.com



### PAMLICO RIVER, NORTH CAROLINA

This spacious and contemporary home on the Pamlico River was built for enjoying sunrises, sunsets and watersports. The private dock has been home to power boats, sailboats, Jet Skis and crab pots. Bonfires and oyster roasts have been regular events. Swimsuits mandatory!

4 bedrooms, 2 full and 1 half baths | \$895,000  
 Represented by: Maria D. Wilson  
 Coldwell Banker Coastal Rivers Realty  
 T. 252.945.3367 | northcarolinawaterfrontproperties.com







### ALPHARETTA, GEORGIA

Stunning palatial estate home quietly nestled off the greens of Country Club of the South. Boasts every amenity imaginable including a media room, theater, exercise facilities, terrace level with wet/dry sauna and walk-out access to the pool. Complete with quarters for live-in home managers or assistance as well as full country club access and amenities.

5 bedrooms, 5 full and 2 half baths | \$3,000,000  
 Represented by: Emmett Carr | Coldwell Banker Residential Brokerage  
 T. 404.252.4908 | T. 404.831.8501 | emmett.carr@coldwellbankeratlanta.com



### ATLANTA, GEORGIA

Welcome to the Rosehill subdivision of Sandy Springs, Georgia. Minutes from Buckhead and downtown Atlanta, this 2-story, southern estate is full of charm, space and privacy. This bright, open floor plan features a 2-story foyer, custom hardwood and marble flooring, a gourmet kitchen, formal living and dining spaces and a fully finished terrace level.

6 bedrooms, 5 full and 1 half baths | \$1,200,000  
 Represented by: Emmett Carr | Coldwell Banker Residential Brokerage  
 T. 404.252.4908 | T. 404.831.8501 | emmett.carr@coldwellbankeratlanta.com



### ATLANTA, GEORGIA

Incredible quality, amazing design and pristine condition in a prestigious location. This custom contemporary estate on .85 of an acre offers a spacious owner's suite with his-and-her baths and a full guest suite on the main floor, gourmet European kitchen, large dining room with butler's pantry and bar, huge loft and stunning terrace level. An entertainer's dream.

5 bedrooms, 5 full and 2 half baths | \$1,675,000  
 Represented by: Debbie Sonenshine | T. 404.250.5311  
 Coldwell Banker Residential Brokerage | sonenshineteam.com



### MARIETTA, GEORGIA

On the river! Gorgeous level lot with priceless views and river access from a beautifully landscaped backyard. More than \$800,000 in improvements and renovations. The beautiful interior with an open floor plan and the exquisite grounds are perfect for entertaining. Just a short walk to Chattahoochee National Park and biking, running and skating paths.

4 bedrooms, 4 full and 1 half baths | \$1,400,000  
 Represented by: Toni Itkin | Coldwell Banker Residential Brokerage  
 T. 404.229.8242 | T. 404.504.0761 | toni.itkin@coldwellbankeratlanta.com







### MARIETTA, GEORGIA

This stunning and custom residence features 6 fireplaces, an outdoor haven that rivals famous mansions and includes a cabana with a grill, fireplace, bar and bath. The pool features a rock mountain, waterfalls, a grotto, swim-up bar and slide. A separate au pair suite is above the 4-car garage with 2 bedrooms, 2 baths and a separate guesthouse.

7 bedrooms, 8 full and 3 half baths | \$5,500,000  
 Represented by: Marsha Sell | Coldwell Banker Residential Brokage  
 T. 770.955.0555 | marsha.sell@coldwellbankeratlanta.com



### ATLANTA, GEORGIA

This immaculate property on 2-plus acres is an oasis nestled in Atlanta. The custom kitchen features granite, stained cabinets and top-of-the-line appliances. The beautifully appointed master-on-the-main suite features an exquisite master bath with Jerusalem marble. The private backyard features an in-ground Gunite pool and natural waterfalls.

5 bedrooms, 5 full and 2 half baths | \$2,495,000  
 Represented by: Robin Blass | Coldwell Banker Residential Brokerage  
 T. 770.396.6696 | robin.blass@coldwellbankeratlanta.com



### MARIETTA, GEORGIA

A gorgeous builder's personal home in Atlanta Country Club Estates—a top-ranked golf-course community. This custom home features a master on the main floor, gourmet kitchen opening to a family room with a vaulted ceiling, a wine cellar, 4 master suites upstairs, a finished terrace level, exquisite landscaping and a stone patio with a waterfall.

6 bedrooms, 5 and 2 half baths | \$2,200,000  
 Represented by: Marsha Sell | Coldwell Banker Residential Brokerage  
 T. 770.955.0555 | marsha.sell@coldwellbankeratlanta.com



### SUWANEE, GEORGIA

Designed by Lew Oliver and built by Capitella Homes, this home offers uncompromising quality, hardwood and stone floors, timbered ceilings, a gourmet kitchen, wine cellar, custom paneling, mahogany cabinets, a limestone fireplace and a master and bedroom suite on the main floor. Enjoy a covered stone patio with a fireplace and golf and lake views.

5 bedrooms, 5 full and 2 half baths | \$1,659,500  
 Represented by: Anita Bryde | Coldwell Banker Residential Brokerage  
 T. 770.642.0399 | anita.bryde@coldwellbankeratlanta.com







### ATLANTA, GEORGIA

Absolutely stunning, this traditional home was built in 2008 by Vincent Longo in the best Atlanta neighborhood, within walking distance of Sarah Smith School and Phipps Plaza. Great attention to detail includes high-end finishes, a professional kitchen, beautiful stone work, double master suites, a finished terrace level and a backyard with a putting green.

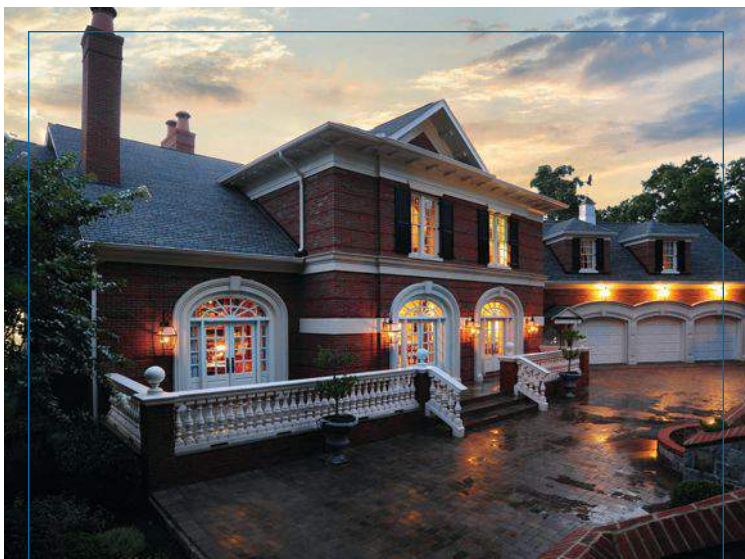
6 bedrooms, 5 full and 1 half baths | \$1,599,999  
 Represented by: David Lane | Coldwell Banker Residential Brokerage  
 T. 404.262.1234 | david.lane@coldwellbankeratlanta.com



### DUNWOODY, GEORGIA

This gorgeous newer home boasts 3 finished levels with a gourmet kitchen, second-floor media room and a master suite with a morning bar and fireplace. The terrace level has a bar and a media/exercise room. Enjoy one of Dunwoody's best backyards with a swimming pool/spa, stone waterfall, green space, stone fire pit and a grilling area.

6 bedrooms, 6 full and 1 half baths | \$1,200,000  
 Represented by: Jan Brownfield | T. 770.396.6696  
 Coldwell Banker Residential Brokerage | coldwellbankeratlanta.com



### GAINESVILLE, GEORGIA

This luxurious lakeside estate is the epitome of quality and boasts historic charm with architectural designs by Chip Murrah. Engineered to perfection and exquisitely designed, this 9,587-square-foot home on Lake Lanier is a reproduction of the 18th century Winterthur estate. Features include 2 kitchens, an elevator, a gym, 5 fireplaces and a covered boat dock.

6 bedrooms, 5 full and 2 half baths | \$2,890,000  
 Represented by: Tom Upton | Coldwell Banker Residential Brokerage  
 T. 770.993.9200 | T. 678.414.6968 | tom.upton@coldwellbankeratlanta.com



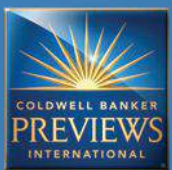
### ATLANTA, GEORGIA

This spectacular penthouse has panoramic skyline views spanning from Buckhead to downtown. Features include 2 master suites, 2 terraces and 2 living areas that can be used for an office, bedroom or dining area. This residence is located in the Westside Provisions district with authentic living, boutique shopping and destination dining. whiteprovision.com

2 bedrooms, 2 full and 1 half baths | \$759,900  
 Represented by: Cindy Leach | T. 404.815.0460  
 Coldwell Banker NRT Development Advisors | cindy.leach@nrt.com





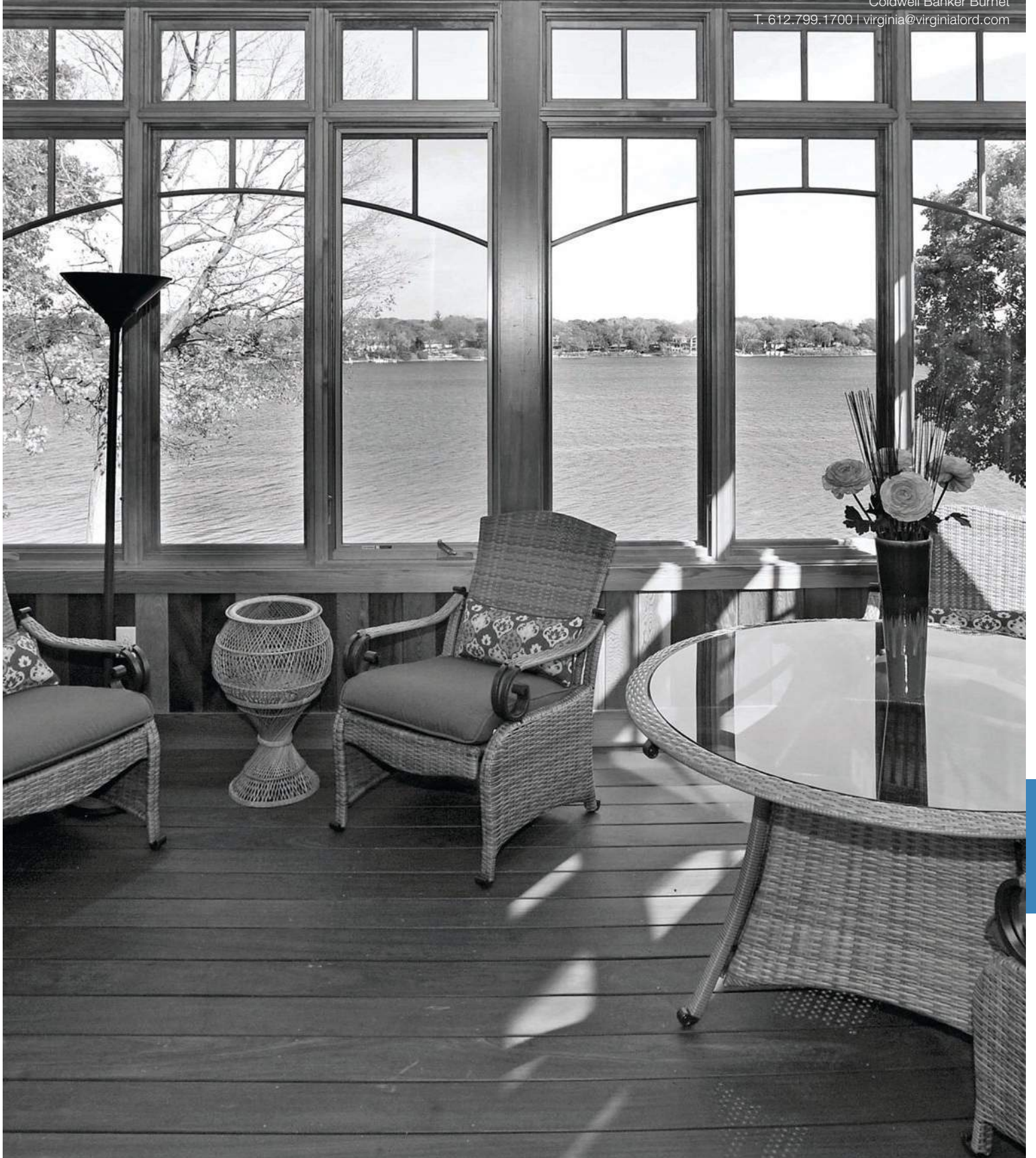


MIDWEST | ILLINOIS · MINNESOTA · MISSOURI · OHIO



Orono, MN  
5 bedrooms, 1 full and 1 half baths  
\$1,999,000

Represented by: Virginia Lord  
Coldwell Banker Burnet  
T. 612.799.1700 | virginia@virginialord.com







# HOME ALONE





# HOUSE FOR SALE

BY CAMILLA McLAUGHLIN

**D**on't be surprised if this Winnetka, Ill., property looks familiar. As the setting for the movie "Home Alone," it is one of the most recognized houses in America, one that is apt to pop into many minds at the mention of the word "home."

That's one of the reasons why filmmaker John Hughes picked this residence and it's also one of the qualities that make it so special. Framed by lawns and gardens and shaded by stately oaks, this red brick Colonial Georgian is the quintessential family home.

With living and dining rooms flanking the entry, the interior might follow the traditional layout, but there is nothing stodgy or dated about this design. Instead, the overall impression, flooded with light and rooms that transition effortlessly from one to another, is timeless and open.

*IN ADDITION TO ITS FILM NOTORIETY, THIS WINNETKA, ILL., PROPERTY OFFERS THE RARE COMBINATION OF SUBURBAN LIVING AND WALKABILITY.*

"I was really struck by its classical architectural lines. The house has wonderful proportions and balance to it. Functionality is something we appreciated about the house. It has distinct zones, so people can have their privacy," observes owner John Abendshien.

"We fell in love with the bones of this house the moment we walked in. We like to have a variety of uses but we don't want to go into a lot of cubbyholes. In this house, we have a lot of corners with different uses but it all opens up. That gives us connection with each other but we also have little niches for each one of us. Everyone has their space," says owner Cynthia Abendshien.





second floor's entire west wing. During the filming of the movie, the family camped out here, according to the Abendshiens. The second floor also includes two additional bedrooms and a large playroom. And there is a third-floor bedroom retreat.

The home's location is also significant, according to Marissa Hopkins, who is listing the property for Coldwell Banker Residential Brokerage in Highland Park, Ill., for \$1.95 million. Suburban homes aren't typically thought of as "walkable" from a location standpoint, but this home is literally minutes from everything, including the Metra train station, shops and dining.

"I love the fact that I only have to walk a short distance down Lincoln Avenue to see the town center ahead of me. The house's location is perfect. I can walk to the post office, grocery store, train station, everything. The fact that Winnetka is full of parks is something we quickly came to appreciate after we moved to the North Shore," observes Cynthia. From this house, the village beach, park and Lake Michigan are only two blocks away.

Still, the well-conceived interior is not without a few surprises, such as the Sydney Barton hand-painted dining room walls that illustrate an English garden or an unexpected greenhouse window overlooking the gardens and an outdoor greenhouse. In fact, banks of windows and French doors make outside views part of every room and yet each, according to Cynthia, is unique to that space.

As magnificent as this residence is, one of the most valuable aspects, according to Cynthia, is the neighborhood. "We have a sense of community on this street that I value tremendously. It's like neighborhoods used to be. There is a sense of fun and friendship here that none of us take for granted."

"We both like sun and even on a winter day the house lights up. You don't feel confined and you always have a nice amount of sunlight wherever you happen to be in the house," says John.

Winnetka, Illinois  
4 bedrooms, 3 full and 2 half baths  
\$1,950,000

Along with an elegant sitting room that includes a wood-burning fireplace, a large sunroom is also part of the four-room master suite that spans the

Represented by: Marissa Hopkins  
Coldwell Banker Residential Brokerage  
T. 773.612.8822 | marissa@marissahopkins.com





## LAKE FOREST, ILLINOIS

Visit the website [www.464RidgeRoad.com](http://www.464RidgeRoad.com) to see a portion of the NBC show "Open House" featuring this spectacular 18-room estate. Located on historic Ridge Road, this estate includes 11,000 square feet of luxuriously finished space, a tennis court, a saltwater pool and a pool house. Historic presence, superior materials and exquisite detail encompass this magnificent residence, perfectly sited on nearly 3 acres of stunning grounds.

5 bedrooms, 6 full and 3 half baths | \$5,995,000

Represented by: Ann Lyon | Coldwell Banker Residential Brokerage | T. 847.828.9991 | [ann.lyon@cbexchange.com](mailto:ann.lyon@cbexchange.com)





### CHICAGO, ILLINOIS

This magnificent single-family, corner-lot home is designed in the grand tradition, with ornate wrought-iron fencing around the home, outdoor walkway planters, lavish kitchen and entertainment facilities, plus a complete maid's suite with full bedroom, bath and kitchen. Rich, natural Brazilian cherry, mahogany and oak floors, 11-foot ceilings, eye-catching marble and granite and classically designed built-in bookshelves and entertainment units abound.

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

Represented by: Melinda Jakovich | Coldwell Banker Residential Brokerage | T. 312.440.7559 | melinda.jakovich@aol.com



### LAKE FOREST, ILLINOIS

The House of the Century returns to grandeur through extensive restoration and renovation by Lake Forest Landmark Development. With high attention to detail, this home boasts 7 bedrooms, 8 full and 2 half baths, Christopher Peacock custom cabinetry, intricate marble floors, full paneled walls and a restored original staircase. This property also includes a gardener's cottage with kitchen, 2 bedrooms and 2 full baths. A rare opportunity to channel the elegance of the past with every amenity of today. [www.910GreenBayRoad.com](http://www.910GreenBayRoad.com)

7 bedrooms, 8 full and 2 half baths | \$6,999,000

Represented by: Lori Baker & Alissa McNicholas | Coldwell Banker Residential Brokerage | T. 847.735.7637 | alissa.mcnicholas@cbexchange.com





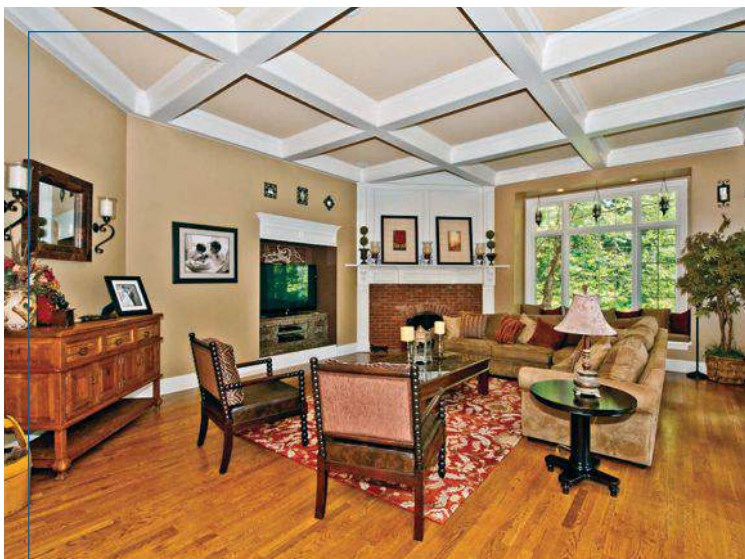


## CINCINNATI, OHIO

This beautiful property is found at the end of Weebetook Lane, arguably one of Hyde Park's best locations. A relatively newer home with an impressive list of improvements, the home is loaded with architectural detail and is move-in ready. The main floor offers great family spaces, high ceilings, lots of light and a master suite with sitting area, closet/dressing room and private decks. The lower level also features high ceilings and multiple decks, and includes a 2nd family room, media room/study with its own kitchen area and 4 big bedrooms. More than 7,000 square feet to enjoy.

5 bedrooms, 5 baths | \$1,795,000

Represented by: Perrin March | Coldwell Banker West Shell | T. 513.379.22533 | perrin.march@cbws.com | cbws.com



## MONTGOMERY, OHIO

Luxury 8,100-plus-square-foot estate on a private cul-de-sac in the prestigious Reserve of Montgomery neighborhood. Meticulously built, the home boasts soaring ceilings, palladium windows, crown molding and hardwood floors throughout, a chef-style gourmet kitchen, open and bright entertainment areas, a 1st-floor master suite, double walk-out finished basement, 3 fireplaces, manicured landscaping with English gardens and state-of-the-art amenities, such as smart wiring, multi HVAC, whole-house surround sound and more. Excellent schools are nearby.

6 bedrooms, 4 full and 2 half baths | \$1,495,000

Represented by: Donna Steutermann | Coldwell Banker West Shell | T. 513.226.60513 | donna.steutermann@cbws.com | cbws.com







### WESTERVILLE, OHIO

Walking distance to the clubhouse and pool, this custom-built Heninger home has a walk-out finished lower level with kitchen, media room, game room and full bath. The home includes a gourmet kitchen with Wolf appliances, Sub-Zero refrigerator, granite counters and more. Outside, there is a paver driveway, 4-car garage and a wooded lot that backs to a nature preserve. The 1st-floor master suite you've dreamed of and all upstairs bedrooms have private baths.

4 bedrooms, 5 full and 1 half baths | \$1,299,900

Represented by: Gary Wolf | Coldwell Banker King Thompson Realtors | T. 614.204.97880 | gary.wolf@kingthompson.com | kingthompson.com



### DUBLIN, OHIO

This true luxury mansion is now available in the prestigious Reserve at Tartan Fields on a spectacular golf course lot. With almost 10,000 square feet of upscale finishes and special features, this spectacular property is certain reward for success. Your new "castle" includes 3 levels with an opulent owner's wing, elegant formal rooms, a rich study, gourmet kitchen, huge finished lower level, an elevator and so much more.

5 bedrooms, 7 baths | \$2,195,000

Represented by: Mathias Marketing Team | Coldwell Banker King Thompson Realtors | T. 614.403.28900  
virgil.mathias@kingthompson.com | kingthompson.com







## HUNTLEIGH, MISSOURI

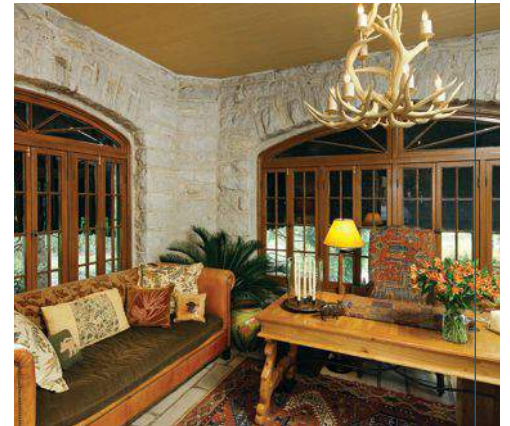
This 8,355-square-foot (including finished walk-out lower level) custom home sits on 2 acres and includes a circular staircase in the foyer, a master with coffee bar, double-island kitchen, breakfast area overlooking the property, butler's pantry, bar and 2nd-floor family room with 11-foot cathedral ceiling. The lower level offers a pool changing area, full bath with steam shower and laundry, billiards and card table area, and exercise and craft rooms.

5 bedrooms, 7 full and 2 half baths | \$2,950,000

Represented by: Ann Ryan & John Ryan | Coldwell Banker Gundaker  
T. 314.993.8000 | saryan@cbgundaker.com | theyantradition.com







## LADUE, MISSOURI

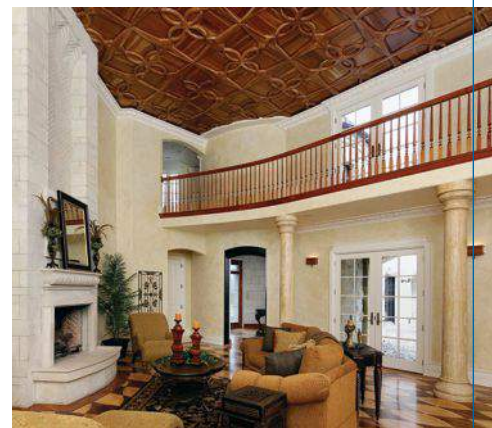
Rare opportunity to own this rustically elegant manor home prominently situated on nearly 5 enchanting acres. This distinctive property invokes the serenity of the country with its charming gardens and professional landscaping. Constructed by German masons of highly valued Missouri churchstone, the home features many architectural highlights, including a stunning entry, formal living and dining rooms, a cozy library, breakfast room and 4 fireplaces.

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

Represented by: Mary Gunther | Coldwell Banker Gundaker | T. 636.394.9300 | mgunther@cbgundaker.com | cbgundaker.com







## WILDWOOD, MISSOURI

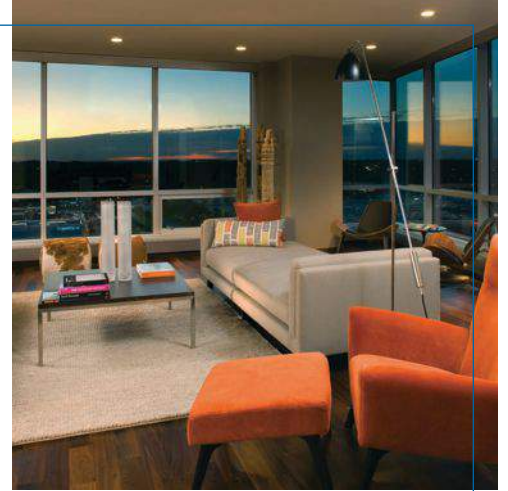
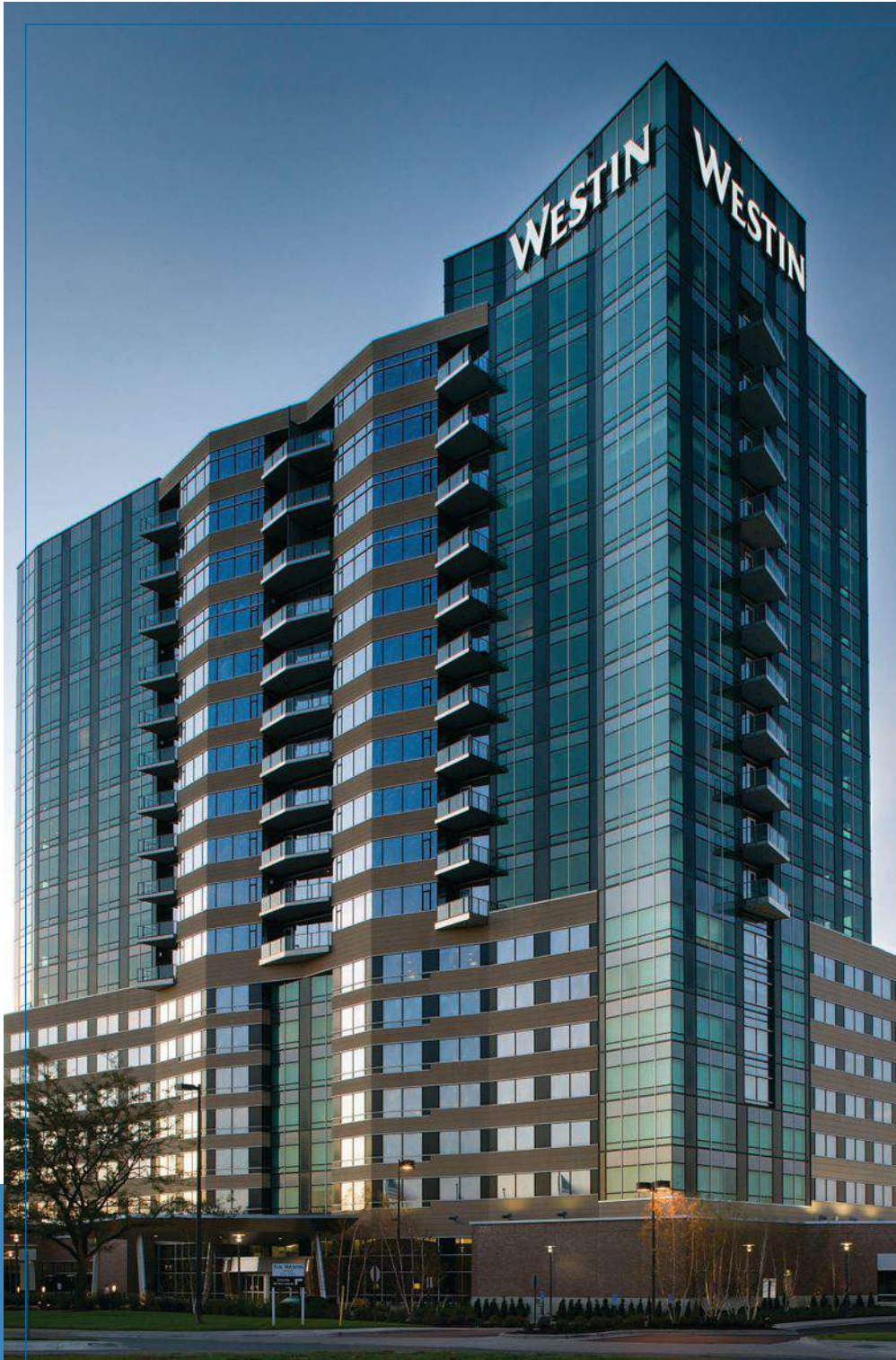
Unique architecture, artistic detail, the finest materials and advanced technology makes this a home your family will want to keep for generations to come. The architecture is reminiscent of the timeless castles of medieval Europe with limestone walls, a bronze outer door and travertine columns blended with many advanced technologies, including a Proguard motion security system, Elan LCD automation controls and fiber optic star field ceilings.

6 bedrooms, 6 full and 2 half baths | \$2,700,000

Represented by: Louise Donovan | Coldwell Banker Gundaker | T. 314.602.0542 | [ldonovan@cbgundaker.com](mailto:ldonovan@cbgundaker.com) | [cbgundaker.com](http://cbgundaker.com)







## EDINA, MINNESOTA

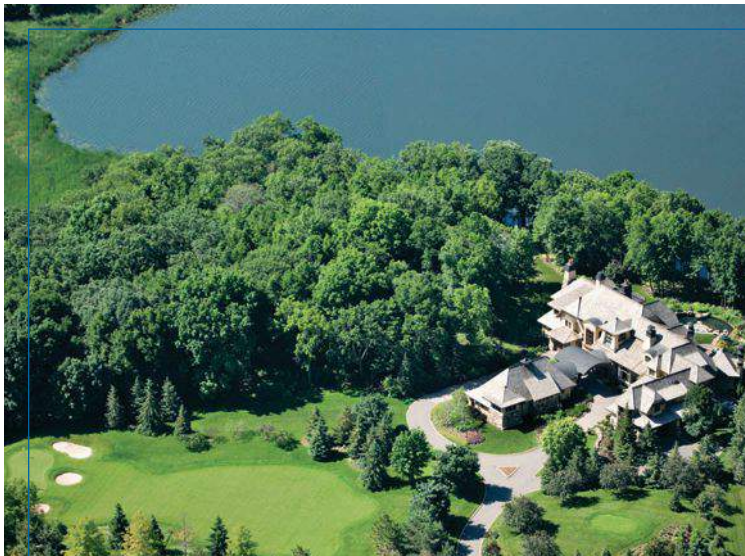
Remember the last time you checked into a luxury hotel and wished you could stay forever? Now that relaxing and enriching experience can be yours around the clock at the exclusive 82-unit Residences at The Westin Edina Galleria. Enjoy 11 sublime stories of private living atop a world-class Westin Hotel with all its amenities, in the heart of Edina's premier shopping district. A place where entertainment, sports and the airport are only a short drive away.

\$500,000 to \$3,600,000

Represented by: John T. Wanninger | Coldwell Banker Burnet  
T. 952.240.7600 | [jwanninger@gmail.com](mailto:jwanninger@gmail.com) | [edinagalleriarésidences.com](http://edinagalleriarésidences.com)







### ORONO, MINNESOTA

One of Lake Minnetonka's most sought-after properties. Situated on 5.33 acres with 361 feet of west-facing shoreline, this Old World European-designed home features 17,494 square feet of unparalleled craftsmanship. The property is surrounded by a pristine 75-acre nature preserve providing uncontested privacy. Amenities include a signature golf hole, infinite pool, waterfalls, a beach house, carriage house, private apartment and much more.

4 bedrooms, 10 baths | \$13,465,000

Represented by: George W. Stickney, CRS, GRI | Coldwell Banker Burnet  
T. 952.476.3694 | gstickney@cbburnet.com | gwstickney.com



### ORONO, MINNESOTA

Located in the prestigious Bohn's Point neighborhood, this elegant 7,121-square-foot English Manor estate offers 124 feet of west-facing Lake Minnetonka shoreline. Every room enjoys breathtaking views. Remarkable private setting.

5 bedrooms, 6 baths | \$2,795,000

Represented by: George W. Stickney, CRS, GRI | Coldwell Banker Burnet  
T. 952.476.3694 | gstickney@cbburnet.com | gwstickney.com



### WAYZATA, MINNESOTA

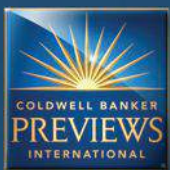
This rare 2.85-acre Lake Minnetonka estate offers more than 320 feet of the finest west-facing lakeshore on Wayzata Bay. The property also includes a private cove offering an additional 400 feet of private lakeshore. Walking distance to all that downtown Wayzata has to offer.

\$4,495,000

Represented by: George W. Stickney, CRS, GRI | Coldwell Banker Burnet  
T. 952.476.3694 | gstickney@cbburnet.com | gwstickney.com





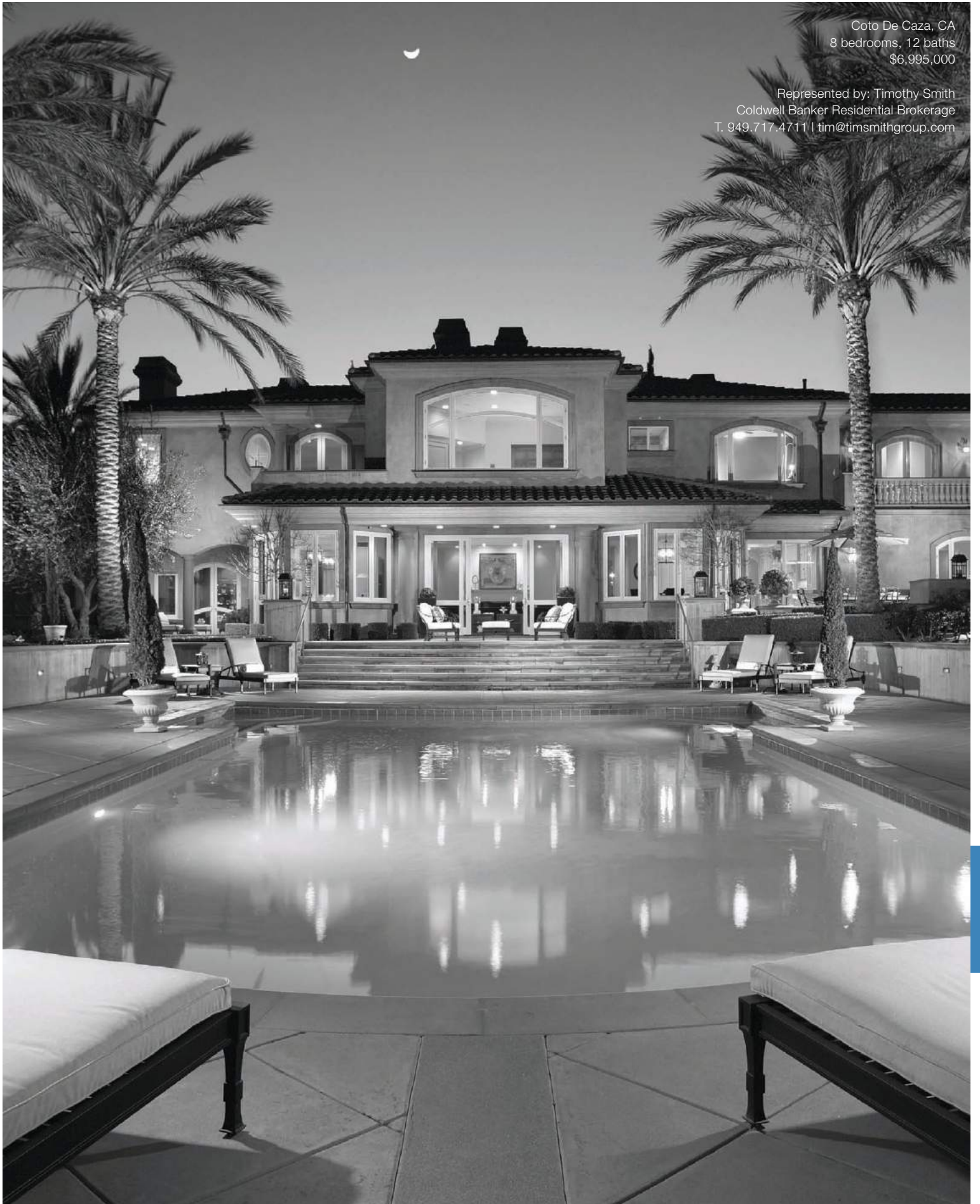


WEST | ALASKA · ARIZONA · CALIFORNIA · COLORADO · HAWAII · IDAHO · UTAH



Coto De Caza, CA  
8 bedrooms, 12 baths  
\$6,995,000

Represented by: Timothy Smith  
Coldwell Banker Residential Brokerage  
T. 949.717.4711 | tim@timsmithgroup.com







# HAWAIIAN HIDEAWAY





## A BRIGHT BEACH HOME ON OAHU OFFERS A RARE OPPORTUNITY FOR LUXURY BUYERS.

BY JENNIFER MARTIN

Travelers know of Diamond Head, a darkened volcanic crater more than 3,500 feet above Oahu, as a place for hiking and for taking in the panoramic views of Honolulu and Waikiki. But this ancient site isn't appreciated just for its rugged beauty. At its base is an expansive circle of luxury homes that represent some of the finest living on the Hawaiian Islands.

Luxury homes start at \$2.5 million and are not hard to find on the "cone" side of the crater. But it's a different story on the "beach" side, overlooking the Pacific Ocean. Those properties tend to be passed from parents to children, and they don't come up for sale often. A home at 3939 Kahala Avenue has become an exception to the rule, however, offering buyers an exceptional investment opportunity.

"The feature that is always awe-inspiring is the private rooftop deck, with views of the Pacific Ocean," says Realtor Lisa Haeringer, of Coldwell Banker Pacific Properties. "In the early evening, it's a favorite spot for watching the sky change colors and waves roll in. And it's perched above the neighboring homes, so it's very private."

Haeringer has a depth of knowledge about home design, and not just as an award-winning Realtor: she built three luxury homes on the beach side of Diamond Head, where she has lived for 30 years. She considers the \$3.399 million home at 3939 Kahala Avenue something special.

"Architecturally, this house is very interesting," she says, citing a sky-domed, two-story entryway with stone flooring, Hawaiian-inspired coffered ceilings, Eucalyptus floors in the living and dining rooms and artwork niches throughout the residence. "People

admire the 'luxury plantation' feeling of the entry and gardens, and the copper decorative entry doors."

Originally built in 1988, the home was renovated in 2009 to include open, airy interiors. Rooms flow into each other gracefully, and the high ceilings and grand windows seem to invite the sky and sea into the home. The two main bedrooms — one on the second floor, one on the ground — both open to lanais.

"Some think the home has a Mediterranean feel, others say its lines are modern, yet all agree there's an 'island' ambiance," Haeringer says.

The home lies on the slopes of Diamond Head, with a steady flow of island breezes. It's also conveniently located near parks, family beaches, surf areas and even a farmer's market. Downtown Honolulu is an easy drive.

This property has one of the largest pools in Diamond Head, a lap pool adjoining a covered entertaining area. This space features its own bar service island, with dishwasher and refrigerator. The home's lower level includes a family/media room and an additional bedroom/game room off the pool. "This home has ample space to entertain large groups of friends," Haeringer says. "Yet it's warm and inviting, and feels like your own private resort, with plenty of places for solitude. It's the best of both worlds."

Oahu, Hawaii  
4 bedrooms plus den, 4 full and 1 half baths  
\$3,399,000

Represented by: Lisa Haeringer  
Coldwell Banker Pacific Properties  
T. 808.927.7177 | [lisah@cbpacific.com](mailto:lisah@cbpacific.com)





## DIAMOND HEAD, HAWAII

A beachfront building along the Gold Coast at the foot of Diamond Head is home to this residence. A great sense of space is found at this 2-bedroom, 2-bath, 2-parking, fee-simple apartment, remodeled in 2011 with rich wood floors and a soothing color palette. Enjoy the Gold Coast lifestyle—swim, snorkel, surf and sail, year round! The fine restaurants and amenities of Waikiki are within walking distance.

2 bedrooms, 2 baths | \$1,185,000 fee simple

Represented by: Vicki P. Hossellman | Coldwell Banker Pacific Properties | T. 808.593.6478 | C. 808.351.3833 | [vickih@cbpacific.com](mailto:vickih@cbpacific.com) | [vickihossellman.com](http://vickihossellman.com)







## HONOLULU, HAWAII

This dramatic island estate by architect Ernest Hara was meticulously remodeled in 2006 and maintained to perfection. Designed for entertaining on any scale, enjoy 2 lanais offering sweeping Diamond Head, city and ocean views, a formal dining room, a fireplace for cool evenings, a well-equipped chef's kitchen, gardens and a greenhouse. The finest craftsmanship includes Ohia floors, travertine, cedar linings and shake roofing.

5 bedrooms, 4 full and 1 half baths | \$3,200,000 fee simple

Represented by: Frankie Anderson | Coldwell Banker Pacific Properties | T. 808.597.5554 | C. 808.282.2411 | frankiea@cbpacific.com | cbpacific.com/frankiea







## HONOLULU, HAWAII

This beautiful new Contemporary on the beach side of Kahala Avenue allows you to walk out your back gate and be on the beach in 2 minutes. The great floor plan with lots of drama is the hallmark of this stunning home, with German-engineered lanai doors; a pool, spa and family room; a cozy office; sunny kitchen; 3-car garage; large master suite with spa bath; upstairs workspace; and fully landscaped grounds.

4 bedrooms, 4 baths | \$3,200,000 fee simple  
 Represented by: Beth Chang | C. 808.478.7800  
 Coldwell Banker Pacific Properties  
 bchangvp1@aol.com | bethchang.com



## HONOLULU, HAWAII

Located in Diamond Head's coveted PuuPanini neighborhood, known for its stately homes and private park with paddle court, rests this stunning island home. The grand estate includes 5 bedrooms and 5.5 baths, and is situated on an oversized parcel of nearly 23,000 square feet. Enjoy casual and formal living areas, beautiful interior appointments, rich hardwood floors, custom doors and windows, a professional kitchen, soaring ceilings and expansive views throughout.

5 bedrooms, 5 full and 1 half baths | \$4,380,000 fee simple  
 Represented by: Tracy P. Allen | T. 808.593.6415  
 Coldwell Banker Pacific Properties  
 tracy@cbpacific.com | cbpacific.com/tracy



## HONOLULU, HAWAII

Incredible views from Kahala to West Oahu highlight this custom home at the top of Maunalani. Totally renovated and remodeled in 2003, the 3,600-plus-square-foot interior includes 2 bedrooms on the main level, a large master suite upstairs and a full 1-bedroom suite on the lower level. Premium finishes such as granite counters, wood floors, high ceilings and more abound. Enjoy sunsets from the wraparound deck overlooking the level backyard.

4 bedrooms, 4 baths | \$1,785,000 fee simple  
 Represented by: John Peterson | T. 808.220.5555  
 Coldwell Banker Pacific Properties  
 john@residencehawaii.com | residencehawaii.com







## ANCHORAGE, ALASKA

Ocean View Estate elevates luxury living in the last frontier to levels beyond compare, situated on a coastal bluff overlooking Cook Inlet and the mountains beyond. Breathtaking views are enjoyed from every main room, which includes an expansive living room, a humidity-controlled spa and a kitchen containing every amenity one could desire. A fusion of magnificent architecture, superior construction and custom designs, this home is meant for living life to the fullest.

7 bedrooms, 8 baths | \$6,900,000

Represented by: Charlie Whitlock | Coldwell Banker Best Properties | T. 907.562.7653 | C. 907.250.5556 | charlie@charliewhitlock.com





### SUN VALLEY, IDAHO

This exquisite penthouse, located in the center of downtown Ketchum, captures the world travelers' desires and Sun Valley's unique style while encompassing the builder's entire top floor. A private elevator opens to an elegant living and dining area as well as a spacious wraparound deck, ideal for entertaining and enjoying the sweeping views of Bald Mountain.

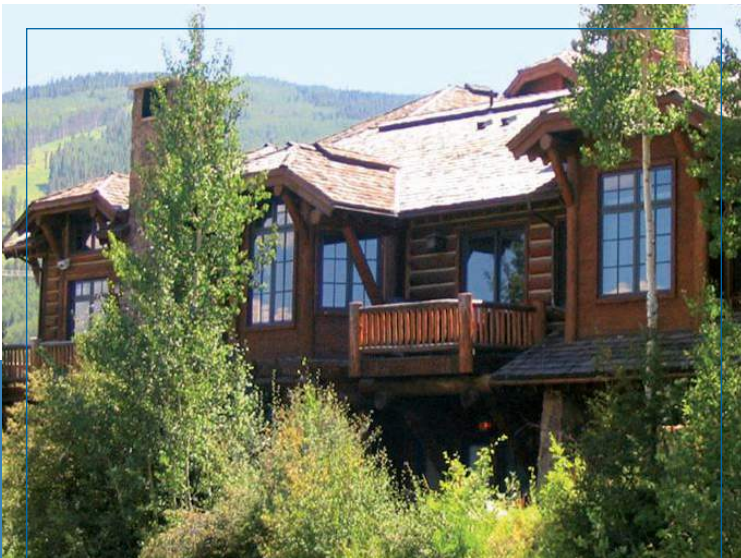
3 bedrooms, 3 baths | \$2,995,000  
 Represented by: Todd Conklin & Stephanie Reed | T. 208.622.3400  
 Coldwell Banker Distinctive Properties | coldwellbankersunvalley.com



### SUN VALLEY, IDAHO

Embrace paradise and modern luxury in this private, contemporary river-front masterpiece. Designed by an award-winning architect for indoor and outdoor entertaining, this home captures the perfect balance of light and incredible views from every room. Custom finishes reflect an unparalleled level of quality that creates a warm and comfortable sanctuary.

3 bedrooms, 3 full and 1 half baths | \$2,300,000  
 Represented by: Stephanie Reed & Matt Christian | T. 208.622.3400  
 Coldwell Banker Distinctive Properties | coldwellbankersunvalley.com



### VAIL, COLORADO

Soaring windows and spacious decks provide breathtaking views from this spectacular, fully furnished, ski-in/ski-out home located in Bachelor Gulch. An exceptional floor plan with more than 7,000 square feet of living space offers multiple fireplaces and vaulted ceilings, creating a sense of true mountain elegance.

6 bedrooms, 6 full and 1 half baths | \$6,250,000  
 Represented by: Steve MacDonald & Ashley MacDonald | T. 970.763.7027  
 Coldwell Banker Timberline Real Estate | vail-realestate.com



### STEAMBOAT SPRINGS, COLORADO

This private mountain estate blends architecture inspired by the surrounding natural beauty of the area with uncompromising luxury and contemporary elegance. The home boasts approximately 5,440 square feet, a heated 4-car garage, a snow-melting driveway system and semi-attached guest quarters.

5 bedrooms, 5 full and 1 half baths | \$2,375,000  
 Represented by: Karen Beauvais | T. 970.879.8814  
 Coldwell Banker Distinctive Properties | coldwellbankersteamboat.com





## NORTH SALT LAKE, UTAH

Astounding contemporary remodel by designer Lindsay Murray & Dreammaker Kitchen and Baths. This truly amazing living opportunity includes 4 bedrooms and 3 baths. Picture windows frame expansive views while oak-filled terraces surround backyard entertaining. The gourmet kitchen boasts Caesar Stone counters, Frigidaire stainless steel appliances, and incredible island. The master bath reveals a dual-zone vertical spa shower, imported tub, and integrated audio. Minutes to skiing, golfing, and downtown Salt Lake City.

4 bedrooms, 3 baths | Price upon request

Represented by: Jeannette & Zak Mason | Coldwell Banker Residential Brokerage  
T. 801.706.6663 | jeannettemasonhomes@gmail.com | utahhomes.com



## DRAPER, UTAH

This beautiful custom-built home is situated on a secluded, approximately .85-acre lot. Built with meticulous attention to detail, rich wood finishes are accentuated by hardwood and travertine floors. The mature yard includes a fire pit, water feature, playground and garden. The home is perfect for entertaining inside and out, and is just minutes to downtown Salt Lake City.

5 bedrooms, 4 baths | \$824,900

Represented by: Coldwell Banker Residential Brokerage  
T. 888.422.6584 | utahhomes.com







### OGDEN, UTAH

This masterpiece of design and luxurious quality features approximately 7,700 finished square feet and boasts spectacular views from all windows. It features Brazilian cherrywood, a theater room, office, library and exercise room. The incredible master suite offers 2 fireplaces, while the large kitchen includes 2 dishwashers, refrigerators, drawers and a roomy dining space. A formal living room and formal dining room complete the offering.

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

Represented By: Coldwell Banker Residential Brokerage | T. 888.422.6584 | utahhomes.com



### DRAPER, UTAH

Boasting dynamic valley and mountain views, this dream home is full of designer touches you will love. Located in an exclusive, sought-after community, it offers a soothing waterfall, 2 main-floor masters, a unique 3rd bedroom on the main floor with eagle's nest that is currently being used as a den, and a chef's kitchen with high-end appliances, granite countertops and huge pantry. The basement is an entertainer's dream, equipped with a wet bar, game area and theater room. Spacious bedrooms, a Jack-and-Jill bath and tons of storage complete the offering.

6 bedrooms, 3 full and 2 half baths | \$799,900

Represented By: Coldwell Banker Residential Brokerage | T. 888.422.6584 | utahhomes.com







## SALT LAKE CITY, UTAH

One of Salt Lake City's finest residences, this home is situated on a premium view lot backing to acres of green. Expansive windows showcase the downtown skyline, and exquisite finishes throughout include Massaranduba Brazilian hardwood floors and rare schist stone.

5+ bedrooms, 6 baths | Price upon request  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 888.422.6584 | utahhomes.com



## SANDY, UTAH

This classy, European-design home of approximately 9,620 square feet sits on a premium lot enhanced with mountain and valley views. It features 4 bedrooms, 6 baths, extensive custom finishes, extra-large windows, high ceilings and a private in-ground pool with outside bath. It is within minutes to the world-class Alta and Snowbird Ski Resorts in the prestigious Pepperwood Community. Located within a 24-hour gated community offering a pool, tennis, sand volleyball, basketball courts, a park and bike/jogging paths.

4 bedrooms, 6 baths | \$2,300,000  
 Represented by: Coldwell Banker Residential Brokerage | T. 888.422.6584 | utahhomes.com







### LOVELAND, COLORADO

Experience the convergence of exquisite features, decadent finishes, flawless design and architectural ingenuity in this Mediterranean waterfront masterpiece. Cross the threshold to where your gaze is drawn to the striking spiral staircase and picture windows framing gorgeous water views.

5 bedrooms, 8 baths | Price upon request  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 888.422.6584 | coloradohomes.com



### DENVER, COLORADO

Located in the sought-after Cherry Creek neighborhood, this astounding residence combines resort-style living with an urban lifestyle. Stroll to shops and cafes, take a dip in the saltwater pool, relax in the loggia, screen a movie in the theater or host a group from 2 to 200. Features include a separate guesthouse/cabana, an elevator, 5 bedrooms, 6 baths, a 4-car garage, underground grotto, pool with current system, steam room and more.

5 bedrooms, 6 baths | Price upon request  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 888.422.6584 | coloradohomes.com







### CHERRY HILLS VILLAGE, COLORADO

This sophisticated Mediterranean villa has 5 bedrooms, 6 baths and encompasses nearly 5,400 square feet. The home sits on a beautiful, approximately 1.4-acre site that has an expansive back terrace, multiple arbors, a fountain, pool, tennis court and European potager garden. Architecture details include crown molding, coved ceilings, arched doorways, exposed wood beams, marble flooring, stone fireplaces and multiple sets of French doors. This is an elegant and private estate for those who appreciate the art of living.

5 bedrooms, 6 baths | \$2,095,000

Represented by: Coldwell Banker Residential Brokerage | T. 888.422.6584 | coloradohomes.com



### WESTMINSTER, COLORADO

This stunning home has dramatic mountain, golf course and lake views from every room. Situated on a cul-de-sac, this premier lot is the largest lot on the Ranch Country Club Golf Course, sitting on approximately .81 of an acre. Features include an open floor plan, chef's kitchen, impressive master, a study and a lower level with views, full bar and wine cellar. There is also abundant outdoor space with a fireplace, gas fire pit and water feature.

5 bedrooms, 6 baths | \$2,690,000

Represented by: Coldwell Banker Residential Brokerage | T. 888.422.6584 | coloradohomes.com







### FORT COLLINS, COLORADO

This custom estate home is just minutes from Horsetooth Reservoir. Enjoy breathtaking views of the Colorado foothills from every window of this amazing retreat. It is situated on approximately 38 acres within an exclusive gated community, where you can also enjoy the convenience of Harmony Corridor amenities only 15 minutes away. Features include a main-floor master suite plus 5 additional bedrooms, each with their own baths. A home theater, playroom, exercise room and game room with wet bar complete the offering.

6 bedrooms, 6 full and 2 half baths | \$1,300,000

Represented by: Coldwell Banker Residential Brokerage | T. 888.422.6584 | coloradohomes.com



### NIWOT, COLORADO

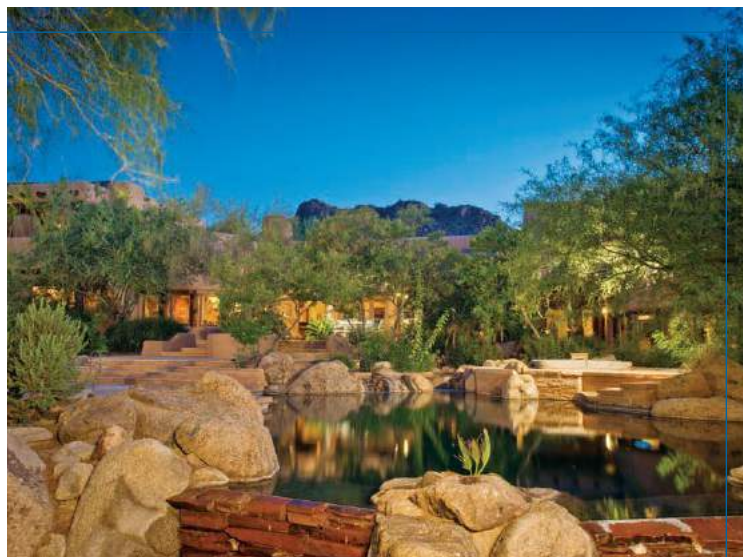
Secluded on a lavishly landscaped lot in Somerset Estates, this Mission-style 5-bedroom, 6-bath villa brings to life the spirit and warmth of European tradition. Handcrafted by true artisans, the property represents a \$4 million replacement cost. Among the home's exquisite features are the Diamond Coat plaster walls, a 3,200-bottle wine cellar, William Oh gourmet kitchen, vast entertainment level, rooftop observatory and a sensational master suite with a stunning bathing area and fireplace. Expansive patios and private balconies on all 3 levels enjoy views of the Rocky Mountains.

5 bedrooms, 6 baths | \$2,895,000

Represented by: Coldwell Banker Residential Brokerage | T. 888.422.6584 | coloradohomes.com





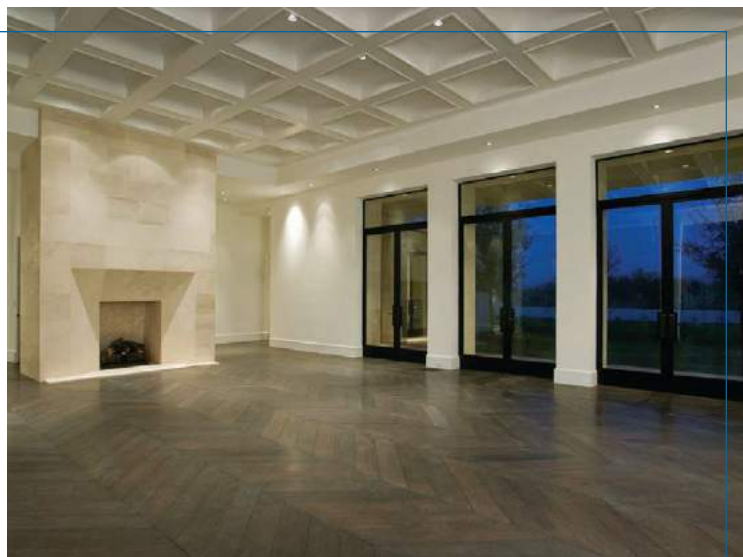


### PARADISE VALLEY, ARIZONA

This high-style 5-acre estate is the perfect blend of natural Sonoran beauty and artistic vision. Architectural details and craftsmanship include hand-carved mesquite wood, adobe walls, cove-plaster ceilings and hand-painted tiles. The 14,000 square feet offers 6 bedrooms, a guesthouse, art studio and game room. The resort-style grounds include a negative-edge pool/spa, flowing brook, patios with a fireplace and mountain views.

6 bedrooms, 6 full and 1 half baths | \$10,200,000

Represented by: Coldwell Banker Residential Brokerage | T. 602.954.6888 | azmoves.com



### PARADISE VALLEY, ARIZONA

Panoramic views abound from this 2.5-acre privately gated estate. The 10,000-square-foot main home has 7 bedrooms and 8 baths plus an 8.5-car garage and a 2,000-square-foot detached guesthouse. Highlights include a chef's kitchen, media and exercise rooms, a den/office, terrazzo pool/spa, built-in barbecue and more.

7 bedrooms, 8 baths | \$7,895,000

Represented by: Coldwell Banker Residential Brokerage | T. 602.954.6888 | azmoves.com







## PHOENIX, ARIZONA

New to the market, in one of the most sought-after areas of Phoenix, is this Arcadia estate on 2-plus acres. The 6-bedroom, 6-bath Cape Cod-style home offers marble, wood floors, wainscoting, crown molding throughout, a butler's pantry, wine cellar, 7 fireplaces, a guesthouse, tile pool and Camelback Mountain views.

6 bedrooms, 6 baths | \$4,298,000

Represented by: Coldwell Banker Residential Brokerage | T. 602.954.6888 | [azmoves.com](http://azmoves.com)



## PHOENIX, ARIZONA

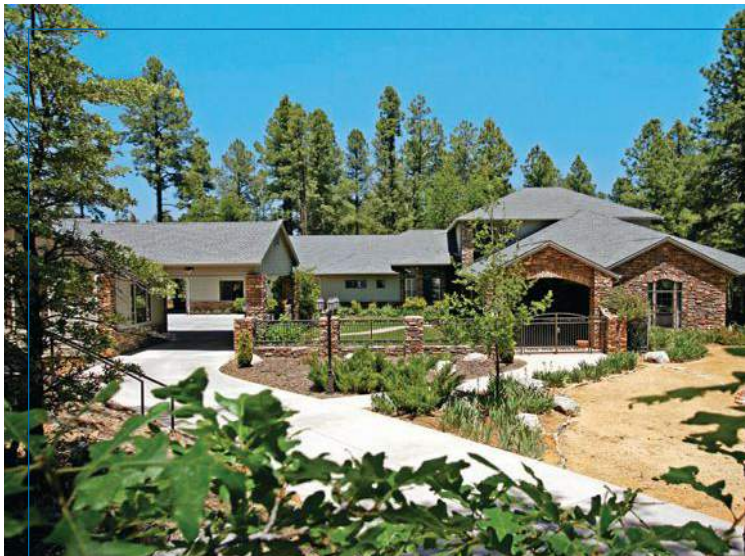
The Biltmore area's West Bartlett Estates is home to this custom Calvis/Wyant masterpiece on approximately 1 acre. There are 5,742 square feet with 5 bedrooms, 4.5 baths and 1 or 2 offices. Superior craftsmanship is evident in every Tuscan-style detail. Outside, lush grounds include a pool, spa, barbecue and garden-scale railroad.

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

Represented by: Susan Polakof | Coldwell Banker Residential Brokerage | T. 602.738.5500 | [susan.polakof@azmoves.com](mailto:susan.polakof@azmoves.com) | [susanpolakof.com](http://susanpolakof.com)







## PRESCOTT, ARIZONA

This private 7.8-acre pined mansion estate is set in the 4th best place to retire in the USA. There is 7,100 square feet, 4 bedrooms, 3.5 baths, an auto court and guest quarters, all in a privately gated, highly energy-efficient property, set up to be self sufficient in an emergency. An extensive security system, 25-foot ceilings in the living room, huge wood and art studios, and a oversized 3-car garage are also featured.

4 bedrooms, 3 full and 1 half baths | \$1,499,990

Represented by: Peter Fife | Coldwell Banker Residential Brokerage | T. 928.636.7000 | peter@listingprescott.com | listingprescott.com



## TUCSON, ARIZONA

This stunning luxury home with 6 bedrooms plus an office rests on a full acre in the Catalina Foothills. All new flooring, top-of-the-line granite countertops, stainless-steel appliances, a cooling system and more are found at this wonderful residence. Inside and out, views abound from this mini-resort-style property.

6 bedrooms, 7 baths | \$800,000

Represented by: Coldwell Banker Residential Brokerage | T. 520.577.7433 | azmoves.com





*Newhall Manor  
represents  
the best of  
Hillsborough,  
California's  
past and present.*

## BY ROGER GRODY

**H**illsborough, located 17 miles south of San Francisco, is one of the most affluent communities in the nation and home to a distinctive, historic inventory of high-end real estate rarely found in suburbia. There is no better reflection of Hillsborough's luxury market than the landmark Newhall Manor, a 10,500-square-foot Tudor-style estate built in 1897. Coldwell Banker Residential Brokerage's Peggy LeDoux, the listing agent, reports this property is a rare combination of historic character and modern amenities.

Occupying 1.28 acres, the home was one of the original "Burlingame Cottages" built to complement the neighboring Burlingame Country Club. It was designed by A. Page Brown, one of the most influential California architects of the era, whose commissions included San Francisco's landmark Ferry Building and the city's Trinity Episcopal Church. Last year, Newhall Manor was featured in a historic homes tour during Hillsborough's Centennial celebration, along with the Bing Crosby Estate and La Dolphine, which is listed on the National Register of Historic Places.

Driving through the front gate, guests pass a redwood grove that shades an expansive lot accommodating a pool, basketball court and four-car garage. A rose garden, herringbone pattern brick terrace and meandering nature trails enhance a tranquil indoor-outdoor lifestyle. Upon entering the home, visitors find themselves in a grand art-filled foyer with decoratively inlaid hardwood flooring, a feature that reappears throughout the home. A cubbyhole on one side of the entryway — originally designed as a butler's waiting station — represents the kind of architectural detail that has survived multiple renovations. In a formal dining room with impressive crystal chandeliers and matching sconces, views of the grounds are shown off through French doors. A magnificent ballroom was added by owner Samuel Finley Brown Morse, the developer of Pebble Beach Golf Course.

Among Newhall Manor's other prominent owners was Caspar Weinberger, President Reagan's

Secretary of Defense, reports LeDoux. His study, a library lined with rich wood bookshelves, was modeled after his office in Washington, D.C. A pull-down screen, still present in an art-lined hallway adjacent to the library, was used to debrief dignitaries arriving at this de facto West Coast branch of the Department of Defense. "The current owners purchased the house in 1998 when their children were young and renovated the property from the foundation to the roof," explains LeDoux. She predicts another family with children will end up buying it, enticed by Hillsborough's award-winning schools, the size of the property and its proximity to shops and restaurants. The town itself is a major draw, according to LeDoux, who notes, "Hillsborough has a great sense of community — residents feel like they belong to something."

When they remodeled the estate in 1998-99, the current owners expanded the kitchen into a sprawling showcase with white oak nine-panel cabinets, caramel-colored granite countertops, a checkerboard travertine floor, gourmet Viking and Sub-Zero appliances, walk-in pantry and a temperature-controlled wine room. An office with four computer stations also has been integrated into this hub of activity and creativity, and adjacent to the kitchen is a cozy family room with one of the home's five fireplaces.

Upstairs lies a sprawling master suite with a marble fireplace, decked-out walk-in closet and a luxurious marble-clad bathroom with all the bells and whistles. A terrace and sunroom make this residential floor a welcome retreat. A third level equipped with a European kitchen and bathroom originally served as the servants' quarters, but has been converted into a family fun center. Former bedrooms are now used as a gym, screening room and game room, respectively — and a fourth room is currently dedicated to doll houses!

The property's \$5.99 million price tag appears relatively moderate amidst the stratospheric prices often seen in Hillsborough, reflected by a 38,000-plus estate currently listed at \$43.888 million. "Given the historical and architectural interest in Newhall Manor, as well as the size of the home and its lot, it is competitively priced," maintains LeDoux.

Hillsborough, California  
7 bedrooms, 6 full and 1 half baths  
\$5,990,000

Represented by: Peggy LeDoux  
Coldwell Banker Residential Brokerage  
T. 650.678.0515 | pcedoux@hotmail.com





# HISTORY LESSON







## HILLSBOROUGH, CALIFORNIA

Situated on a stunning, approximately 1.1-acre level lot in premier lower Hillsborough, this spectacular estate features grand-scale rooms, soaring ceilings, elaborate millwork, baronial fireplaces and graceful windows. A 2-bedroom, 2-bath guesthouse is accessed through a separate gated driveway. Sweeping level lawns, a sparkling pool, spa, waterfall, pool pavilion, 3 electronic gates and a 3-car garage complete this palatial setting.

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

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnocal.com | jimarbeed.com







## HILLSBOROUGH, CALIFORNIA

On one of the most sought-after streets in lower Hillsborough, this stunning Colonial home and resort-inspired grounds combine for a residence of unparalleled distinction. Presenting superb curb appeal framed by extraordinary gardens, the property has been beautifully stylized and expanded over the past 3 years, resulting in an ambiance that is chic and sophisticated yet eminently comfortable. Incomparable quality, finishes and amenities.

5 bedrooms, 4 full and 1 half baths | \$5,295,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnocal.com | jimarbeed.com





## HILLSBOROUGH, CALIFORNIA

This spectacular Mediterranean home comprises approximately 7,500 square feet of resort-like space, showcased within a glorious setting. Beyond the gated entrance and long driveway, a beautifully landscaped, approximately 1-acre lot with majestic oaks, captivating bay views and a large pool complement the exquisite estate. In addition, your guests will enjoy a stunning 1-bedroom, 1-bath apartment with a living room, full kitchen and hardwood floors.

5 bedrooms, 5 full and 1 half baths | \$5,595,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com







## HILLSBOROUGH, CALIFORNIA

On an enchanting cul-de-sac lot of more than 1 acre in a prime location, this splendid estate showcases hand-hewn beams, gorgeous oak and limestone floors and plaster-finished walls replicating those of a bygone era. A gourmet kitchen, customized wine cellar, 2 steam showers, a sauna and a lower-level home theater add to the appeal. The grounds, replete with a pool, spa, sport court, level lawns and a putting green, are nothing short of exceptional.

5 or 6 bedrooms, 7 full and 1 half baths | \$11,900,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnocal.com | jimarbeed.com







## HILLSBOROUGH, CALIFORNIA

Situated on a beautifully landscaped, flat half-acre lot on a serene cul-de-sac, this masterfully remodeled Mediterranean villa has designer finishes and superb craftsmanship throughout. The spectacular private yard offers a heated pool, spa, sprawling lawns and multiple patios ideal for entertaining. Truly a resort-like setting in a superb location offering convenient access to top-rated schools and major commute routes to San Francisco and Silicon Valley.

5 bedrooms, 4 full and 1 half baths | \$3,195,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnocal.com | jimarbeed.com







## HILLSBOROUGH, CALIFORNIA

Sleek, graceful lines, the finest finishes and unrivaled craftsmanship merge flawlessly to create this classic mid-century contemporary rendition of a California ranch-style home. Completely rebuilt in 1998 and updated in 2004, the masterful blending of steel, concrete, limestone, granite and marble surfaces with red oak hardwood flooring imbues this residence with an ambiance of understated sophistication and blurs the distinction between interior and exterior.

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

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnocal.com | jimarbeed.com







## PINE CANYON RANCH, SALINAS, CALIFORNIA

This incredible estate on more than 5 lush acres has its own private chapel, a guesthouse, private courtyard and much more. Minutes from Monterey and Carmel-by-the-Sea, the close proximity to the Peninsula makes this location even more inviting. The exquisite home, built in the early 1900s, has been totally remodeled and expanded and boasts the finest craftsmanship and details. Massive windows frame the priceless Salinas Valley views.

7 to 10 bedrooms, 6 full and 4 half baths | \$3,500,000

Represented by: "Sammy D and T" Team | Coldwell Banker Residential Brokerage | T. 209.496.7399 | sammydandt@sbcglobal.net | sammydandt.com







## PACIFIC HEIGHTS, SAN FRANCISCO, CALIFORNIA

This Classical Revival mansion presents a harmonious blend of contemporary comforts and period details. Designed circa 1902 by Julius E. Krafft, this home has been thoughtfully restored, while maintaining the original masterpiece. The 4-floor, 11,500±-square-foot residence features coved ceilings, frescos, hardwood floors and a double curving staircase. Modern amenities include a media room, elevator, 2-car garage, chef's kitchen and a massive master suite.

7 bedrooms, 7 full and 3 half baths | Price upon request

Represented by: Clark Johnson & Dona Crowder | Coldwell Banker Residential Brokerage | T. 925.683.4024 | T. 415.229.1399 | 2020jackson.com







### WOODSIDE, CALIFORNIA

This enchanting estate on approximately 3 acres offers 2 exquisite residences. The main home features 3 bedrooms, 3.5 baths, a chef's kitchen, family room with adjoining bonus rooms and an attached 3-car garage. The charming European-inspired cottage offers 2 bedrooms, 2.5 baths and a 2-car garage. It boasts lovely country gardens and is in a premier location minutes to town, Woodside schools, and hiking and riding trails. [www.195GreerRoad.com](http://www.195GreerRoad.com).

5 bedrooms, 5 full and 2 half baths | \$3,995,000

Represented by: Ginny Kavanaugh & Joe Kavanaugh | Coldwell Banker Residential Brokerage

T. 650.400.8076 | T. 650.269.1352 | [gkavanaugh@camoves.com](mailto:gkavanaugh@camoves.com) | [joseph.kavanaugh@camoves.com](mailto:joseph.kavanaugh@camoves.com) | [thekavanaugh.com](http://thekavanaugh.com)



### HEALDSBURG, CALIFORNIA

Set in the Russian River Appellation of Healdsburg on a rolling hillside with breathtaking views, Casa Moderna is a contemporary masterpiece with brilliant colors and natural textures accenting the angular architecture. There is a 6-bedroom renovated farmhouse, a separate caretaker cottage, pool, tennis court, Petanque, gardens, barns and outbuildings. Approximately 14 acres of premium Pinot Noir vineyards and Russian River frontage create the ultimate in wine country living. Approximately 52 acres. Visit [www.6677WestsideRoad.com](http://www.6677WestsideRoad.com).

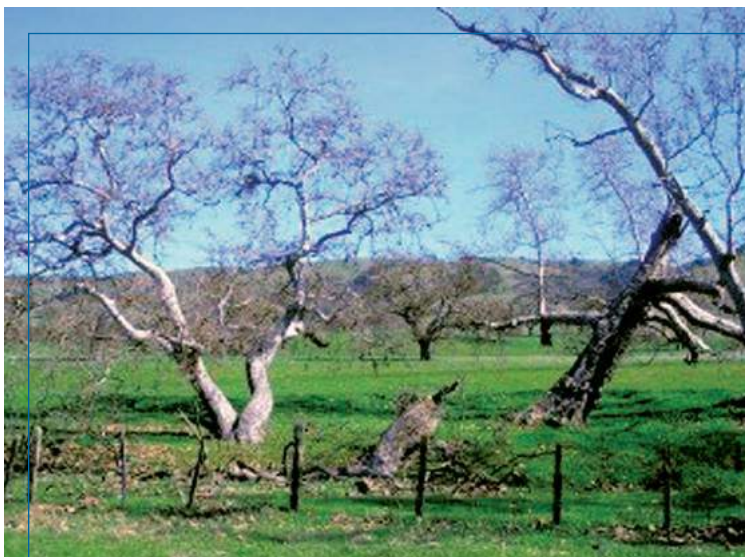
8 bedrooms, 8 baths | \$5,890,000

Represented by: Coldwell Banker Residential Brokerage | Mary Anne Veldkamp & Jerilynn Babington

Mary Anne: 707.535.8803, [maryanne.veldkamp@cbnorcal.com](mailto:maryanne.veldkamp@cbnorcal.com) | Jerilynn: 707.535.8811, [foxc1@msn.com](mailto:foxc1@msn.com)







## HOLLISTER, CALIFORNIA

The Bourdet Ranch is a once-in-a-lifetime opportunity to own 1,530 acres of working cattle ranch offering panoramic views of the countryside. Just 40 minutes to San Jose or Carmel, the property can be sold in 3 separate pieces or as a whole diversified ranch.

\$8,947,749

Represented by: Page Welton | T. 408.776.7153  
Coldwell Banker Residential Brokerage  
pagewelton@coldwellbanker.com | pagewelton.com

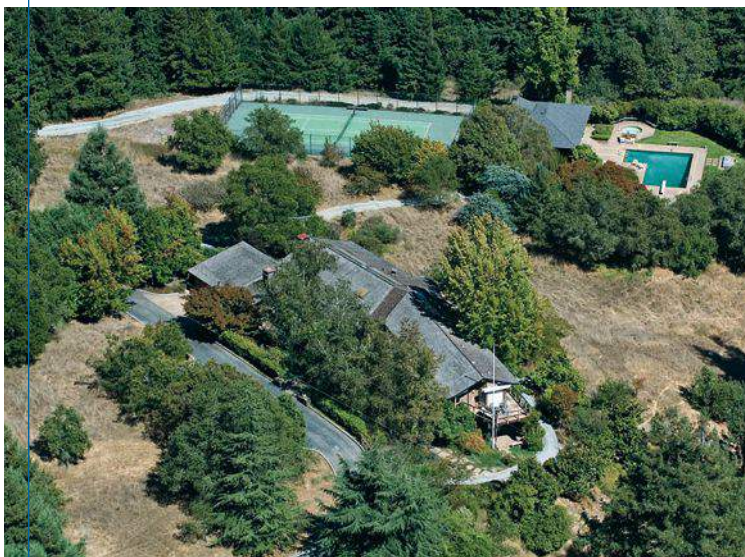


## GILROY, CALIFORNIA

The Canada Road Ranch is a 610-acre piece of land adjacent to Henry Coe Park. Gentle flats along Canada de los Osos Creek lead to steep ridges, while many spring and stock ponds grace the surroundings. Located just 9 miles from town.

\$2,440,000

Represented by: Page Welton | T. 408.776.7153  
Coldwell Banker Residential Brokerage  
pagewelton@coldwellbanker.com | pagewelton.com



## GILROY, CALIFORNIA

The Faraway Retreat is a grand, 5,000-square-foot home nestled on 55 acres of forest grounds. Features include a 2,000-square-foot recreation hall, a pool and spa, a tennis court and beautiful redwoods with timber income.

4 bedrooms, 4 full and 1 half baths | \$2,249,942  
Represented by: Page Welton | T. 408.776.7153  
Coldwell Banker Residential Brokerage  
pagewelton@coldwellbanker.com | pagewelton.com



## GILROY, CALIFORNIA

The South Bluff Estate—a 3-year-old Santa Barbara-style, 5,000-square-foot, single-level home—is newly built and offers a pool with a pool house and spa, ample land for livestock and horses and picturesque views of the rolling canyon.

5 bedrooms, 4 full and 1 half baths | \$1,599,995  
Represented by: Page Welton | T. 408.776.7153  
Coldwell Banker Residential Brokerage  
pagewelton@coldwellbanker.com | pagewelton.com





# SKY'S THE LIMIT

RELATED COMPANIES BRINGS FIVE-STAR LUXURY  
CONDOS TO LOS ANGELES

By JENNIFER MARTIN

*"The Century will bring a new way  
of living to Los Angeles"*

— Robert A.M. Stern, Architect

*Panoramic view of the Pacific*





*The Century Residences*

The Century, designed by world-renowned Robert A.M. Stern Architects, was completed in 2010 and is located in the heart of Century City, within walking distance to fine restaurants, world-class shopping, renowned golf courses, and is adjacent to Beverly Hills. "The Century will bring a new way of living to Los Angeles," said Robert A.M. Stern. The architect behind the iconic 42 story, elliptical shaped tower explains, "By curving the edge you get the most dramatic, panoramic views of the Pacific to the west and the mountains to the east."

Hollywood luminary, Candy Spelling, who purchased the penthouse duplex at The Century, is among the local and international purchasers who have been attracted to the tower's light-filled condominium residences.

"Related Companies has built a masterpiece of a tower with five-star amenities, while bringing an unprecedented lifestyle to Los Angeles," said Realtor Linda May, of Linda May Properties. "It is an amazing opportunity in a premier location with unparalleled views."

The Century, set upon four acres of lush gardens features a grand lobby that welcomes owners and guests as they drive past the private gatehouse and arrive at a towering glass canopy porte-cochère. Amenities include a fitness center with a fitness concierge, state-of-the-art equipment, a Pilates studio and spa treatment room, a 75-foot swimming pool with landscaped terrace and furnished cabanas, a children's play area, business center and private wine storage.

Residents can also reserve private rooms for entertaining, such as the Assouline Culture Lounge, a library named for France's leading publisher, a private screening room, dining room with catering kitchen and outdoor dining with fireplaces and lounge seating. "Residents may enjoy cocktails in the bar lounge with their guests while overlooking the gardens before viewing the Academy Awards or Super Bowl in the Sony designed screening room," said Mary Ann Osborn, director of sales for Related Companies.



*The Porte-Cochère*

The stunning residences, each with its own private elevator vestibule, offer the best in luxury living. Great rooms feature fireplaces, floor-to-ceiling windows and generous balconies. Spa-inspired master baths are appointed with 72-inch Whirlpool soaking tubs, marble or onyx vanity tops and marble walls and floors. Three interior design aesthetics are offered; two of which are designed by Stern, and one by West Coast Architectural Digest Magazine favorite, Marmol Radziner and Associates.

"There's a gracefulness and spaciousness that seems to permeate each residence," Linda May said. "They're warm and inviting, yet strikingly sophisticated."

Privacy and a privileged lifestyle are provided by Related's precision-trained staff, available 24 hours a day to cater to residents' every need including valet parking and personal assistant services.

Related Companies is the nation's most acclaimed privately held real estate development firm. Its 40 year history and distinguished portfolio of luxury properties are well known and include New York's iconic Time Warner Center crowned by the Residences at Mandarin Oriental and One Central Park Condominiums, The Chatham and Superior Ink Condominiums in New York, The Clarendon in Boston and many more. "Every conceivable detail was carefully thought out and flawlessly executed," Linda May said. "The Century has brought vertical living to new heights in Los Angeles."



*The Pool*

Represented by: Linda May  
Coldwell Banker Residential Brokerage  
T. 310.777.6247 | linda@lindamay.com





## BEVERLY HILLS, CALIFORNIA

Tucked behind private gates and set on 2-plus acres, this exquisite residence is a blend of Art Deco and European architectural styles. The 400-plus-foot-long drive leads to a motor court that can accommodate more than 25 cars. The French-inspired exterior and bronze fountain immediately draws in those with an eye for the most exquisite details. The magnificent estate with 27,000-plus square feet of living space also offers a full guesthouse and 20-car garage.

8 bedrooms, 12 full and 1 half baths | \$55,000,000

Represented by: Joyce Rey & Jade Mills | Coldwell Banker Residential Brokerage | T. 310.285.7529 | T. 310.285.7508 | joycerey.com | jademills.com







## MONTECITO, CALIFORNIA

This magnificent Mediterranean, architect-designed estate set on 4 gated ocean- and mountain-view acres features a world-class 5-bedroom main residence with a dramatic foyer, media room, library and solarium. This elegant and private villa offers fine finishes throughout and luxurious amenities including a pool and 2-bedroom pavilion, a separate 1-bedroom guesthouse, tennis court, pond and glorious, lushly landscaped gardens, designed by Robert Truskowski, all in the heart of Montecito.

8 bedrooms, 12 baths | \$19,500,000

Represented by: Susan Burns | Coldwell Banker Residential Brokerage | T. 805.886.8822 | susanburns.com



## SANTA BARBARA, CALIFORNIA

Breathtaking ocean, island and mountain views flood dramatic interiors through towering windows, filling this home with natural light and a true sense of its fortunate surroundings in Hope Ranch. Designed by renowned Barry Berkus to display priceless contemporary art, the hilltop estate enjoys mostly level terrain and every amenity, including 6 bedrooms, a pool, tennis, a 2-bedroom guesthouse, 4-car garage, expansive lawns and a horse paddock, all in gated privacy on nearly 3 acres.

6 bedrooms, 6 full and 1 half baths | \$9,950,000

Represented by: Randy Solakian | Coldwell Banker Residential Brokerage | T. 805.565.2208 | randy@montecitoestates.com | montecitoestates.com





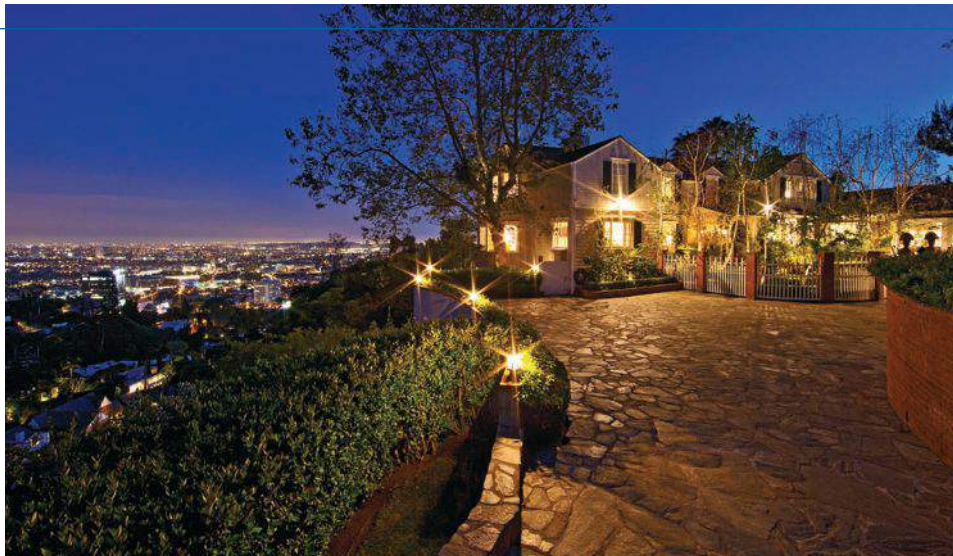


### MALIBU, CALIFORNIA

Drive through gates and enter into a private French country-style estate. A long curving road takes you to an elegant Normandy-style chateau surrounded by approximately 8 acres of gardens. A private lake with boathouse, red clay tennis court and approximately 2 acres of award-winning Pinot and Chardonnay vines create a magnificent landscape one block from the beach. [www.6415buschdrive.com](http://www.6415buschdrive.com)

6 bedrooms, 7 baths | \$19,975,000

Represented by: Lisa Sockolov | Coldwell Banker Residential Brokerage | T. 310.281.4569 | [lisa.sockolov@coldwellbanker.com](mailto:lisa.sockolov@coldwellbanker.com)



### SUNSET STRIP, HOLLYWOOD HILLS, CALIFORNIA

Set on a spectacular approximately 1.5-acre promontory in the coveted Bird Streets, this perfectly restored Cape Cod-style traditional estate is an absolute treasure and features the most breathtaking, unobstructed views from Downtown Los Angeles to the ocean. Gated and down a private driveway, this property is a secluded, tranquil retreat. The home is completely redone and flawless, and includes a splendid master suite and picturesque, serene grounds with patios, a pool, lawn and lush landscaping, all overlooking the panoramic vistas. [www.flickerwayestate.com](http://www.flickerwayestate.com)

5 bedrooms, 5 full and 1 half baths | \$13,450,000

Represented by: Jade Mills | Coldwell Banker Residential Brokerage | T. 310.285.7508 | [jademills.com](http://jademills.com)







### LAGUNA BEACH, CALIFORNIA

Private steps to the beach enhance this 3-year-old, top-quality, approximately 4,200-square-foot, Craftsman-style oceanfront home, constructed to the highest standards. Thoughtfully designed with subterranean parking for more than 5 cars and an elevator to all floors, gracious comfort abounds, with a separate guest suite, light hardwoods, high-ceilinged spacious rooms, and an abundance of ocean-view windows, doors and decks. Two fireplaces, granite counters, custom shutters, wainscoting and more. [www.765gaviotadrive.com](http://www.765gaviotadrive.com)

5 bedrooms, 7 baths | \$8,750,000

Represented by: Liz Comerford & Ray McAfoose | Coldwell Banker Residential Brokerage | T. 949.499.8957 | [info@mcafoose.com](mailto:info@mcafoose.com) | [mcafoose.com](http://mcafoose.com)



### NEWPORT BEACH, CALIFORNIA

This One Ford Road, custom-built home combines Hampton's style and Nantucket architectural details with a smart floor plan, abundant space and every amenity for modern living. Enjoy more than 7,000 square feet on an approximate 25,498-square-foot lot with a large grass yard, pool, spa and city-light, ocean and Catalina Island views. A once-in-a-lifetime opportunity to own one of Newport Beach's finest homes.

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

Represented by: Evan Corkett & Steve High | Coldwell Banker Residential Brokerage | T. 949.640.3685 | T. 949.640.3603  
[evan.corkett@camoves.com](mailto:evan.corkett@camoves.com) | [steve.high@camoves.com](mailto:steve.high@camoves.com) | [ocpreviews.com](http://ocpreviews.com) | [11troon.com](http://11troon.com)







### NEWPORT COAST, CALIFORNIA

Built on one of the premier lots in Sea Crest, this ocean-view residence features custom tile, tumbled stone and vibrant color. The outdoor courtyard features a fireplace and water sculpture, while, inside, a stunning living room/great room is anchored with Beaumaniere Loire stone floors, a fireplace and high beamed ceilings. From the house you view the infinity-edge pool in the foreground and Pacific Ocean and Catalina Island in the background. Landscaping was \$1.4 million and it shows. The attention to detail is amazing.

6 bedrooms, 7 baths | \$8,495,000

Represented by: Allison Seesemann | Coldwell Banker Residential Brokerage | T. 949.275.6220 | aseesemann@coldwellbanker.com



### NEWPORT BEACH, CALIFORNIA

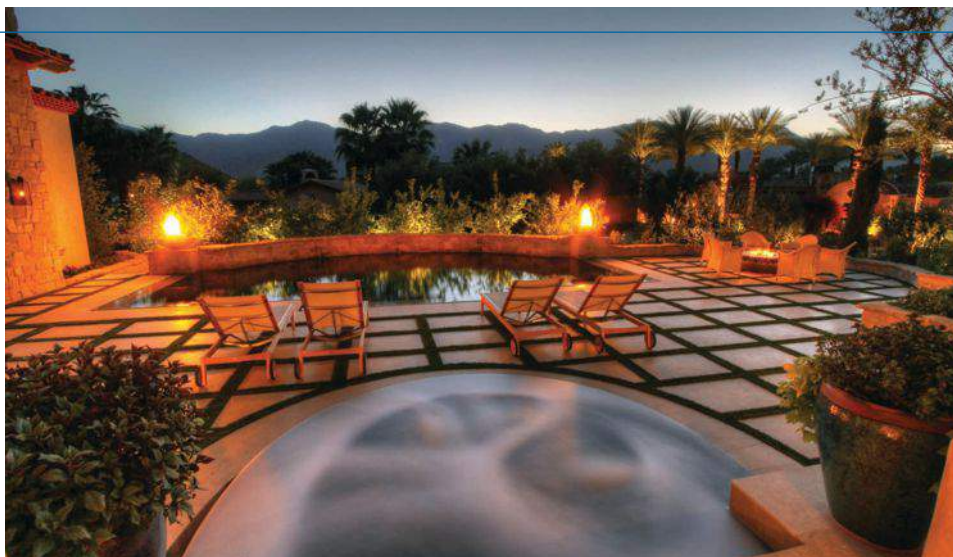
This gorgeous, custom home is situated in a prime waterfront location on sought-after Promontory Bay, affording stunning, serene bayfront views. The huge outdoor patio lends itself perfectly to relaxing in the cool breeze as you watch the boats float peacefully by. Features include a possible 4 bedrooms plus an office, nearly 4,500 square feet of beautifully remodeled living space, and dock space for 3 boats. Additional highlights include 2 fireplaces, an elevator, an open living room with wet bar, and more.

4 bedrooms, 4 baths | \$5,495,000

Represented by: Teri Hardke | Coldwell Banker Residential Brokerage | T. 949.689.1008 | teri.hardke@camoves.com | teriarmstronghardke.com







### THE TRADITION GOLF CLUB, LA QUINTA, CALIFORNIA

This fantasy home is in a beautiful desert oasis with classic southern European-style hillside architecture. The interior is a fusion of Old World detail and open contemporary living, and includes imported natural limestone flooring, and pocket doors and windows. Enjoy a mountainside tropical waterscape with wraparound reflecting pond and patios and a pavilion with antique columns and nearby waterfall. The finest quality amenities, fixtures, hardware and appliances. This is luxury at its finest. Could be a perfect corporate retreat. [www.78658peerlessplace.com](http://www.78658peerlessplace.com)

4 bedrooms, 4 full and 1 half baths | \$7,999,000

Represented by: Alan Abell | Coldwell Banker Residential Brokerage | T. 760.360.1233 | [palmspringshomes@msn.com](mailto:palmspringshomes@msn.com) | [aabell.com](http://aabell.com)



### IRONWOOD COUNTRY CLUB, PALM DESERT, CALIFORNIA

A fabulous gated estate for connoisseurs of organic architecture, this home is a masterful blend of stone, wood, metal and vanishing walls of glass. The private south-facing location at the end of a cul-de-sac offers 4 bedrooms, 4.5 baths plus a kitchenette for guests or staff. The striking interior includes a great room, family room, dining room, wine cellar, butler's pantry, indoor atrium and 3 fireplaces. Enjoy hundreds of square feet of under roof outdoor living space. A highlight is the view of the mountain alive with custom lighting at night.

4 bedrooms, 4 full and 1 half baths | \$4,800,000

Represented by: Patti Rust Cerf | Coldwell Banker Residential Brokerage | T. 760.989.9661 | [pcerf00@yahoo.com](mailto:pcerf00@yahoo.com) | [360sunrose.com](http://360sunrose.com)







## RANCHO SANTA FE, CALIFORNIA

Magnificent 1934 Spanish Colonial Revival estate nestled high atop 4-plus acres in The Covenant. Designed by renowned architect Gordon Kaufmann, this 7,900±-square-foot home has been meticulously refurbished to better-than-original standards. Spectacular views overlook the pool and tennis court. An expansive loggia with mahogany dual-glazed French doors, media room, art studio and sprawling grounds just begin the list of features.

5 bedrooms, 6 full and 2 half baths | \$4,875,000

Represented by: Nancy White | Coldwell Banker Residential Brokerage

T. 858.735.6505 | [nwhite@coldwellbanker.com](mailto:nwhite@coldwellbanker.com) | [nancywhite.com](http://nancywhite.com)







### PACIFIC BEACH, CALIFORNIA

This stunning Craftsman-style custom home located on the south-facing slope of Mt. Soledad has awe-inspiring ocean, bay and city-light views. Offering 3,600± square feet, a 2-car detached garage, a rooftop deck and a lower-level theater and billiards room, this home is perfect for entertaining, both indoors and out. The open-flowing floor plan seamlessly combines the family room, dining room and gourmet chef's kitchen.

4 bedrooms, 3 full and 1 half baths | \$1,490,000

Represented by: Deniese Ossey | Coldwell Banker Residential Brokerage

T. 619.251.7546 | deniese@myneighborhoodsearch.com | myneighborhoodsearch.com



### LA JOLLA, CALIFORNIA

Intimately nestled in La Jolla's desirable neighborhood of Bird Rock, this tranquil oceanfront home is perfectly situated with commanding ocean, Crystal Pier and city-light views. The estate remains tastefully clad throughout and boasts a study/office, bonus room and approximately 90 feet of ocean frontage. The grassy backyard oasis maximizes views with a full-length rear balcony and basking deck, along with resort-style amenities that include a serene pool and spa. This transcending home will rejuvenate the soul as you bask in the splendor of this oceanfront haven.

4 bedrooms, 6 full and 1 half baths | \$7,500,000

Represented by: Coldwell Banker Residential Brokerage | T. 858.755.0075 | T. 858.459.3851 | californiamoves.com







### MISSION BEACH, CALIFORNIA

This iconic oceanfront home offers 1,400± square feet, while the Frank Lloyd Wright-inspired architectural design combines modern luxury with a subtle island flavor. Nestled on San Diego's renowned Mission Beach boardwalk, this landmark property radiates the sophisticated Southern California beach lifestyle.

2 bedrooms, 2 baths | \$3,295,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 858.488.4090



### CARLSBAD, CALIFORNIA

Enjoy panoramic ocean and lagoon views from this near-new property directly across from the beach. A versatile floor plan is currently set up as 2 units with a granny flat and 5,000± square feet of living space. Easily converted to a single-family home, it's also ready to be split into condos. Includes underground parking for 5-plus cars.

6 bedrooms, 6 baths | \$3,595,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 760.436.0143



### CORONADO, CALIFORNIA

Tastefully modern and perfectly situated, this condo combines 1,400± square feet with panoramic ocean and bay views. The resort-style living community of Coronado Shores blends a sophisticated island aura with the classically relaxed Southern California lifestyle. Savor the bliss and transcend the usual from this amenity-packed coastal gem.

2 bedrooms, 2 baths | \$2,300,000  
 Represented by: Coldwell Banker Residential Brokerage  
 T. 619.554.1110



### LA JOLLA, CALIFORNIA

This sunny, traditional-style, single-story home located in the desirable community of Crystal Bay has it all. The gracious home is finely appointed with a 3-car garage, 2,649± square feet, central vacuum, dual-glazed windows, 3 fireplaces, granite countertops, security system, air conditioning and automatic irrigation and drip system.

4 bedrooms, 2 full and 1 half baths | \$1,295,000 to \$1,375,000  
 Represented by: Rosa Buettner | Coldwell Banker Residential Brokerage  
 T. 858.945.7314 | sandiegocoastalhomesandlifestyle.com





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