



HOMES & ESTATES

LUXURY LIVING WORLDWIDE

**THE HOTTEST
INTERNATIONAL
DESTINATIONS**

A COLDWELL BANKER REPORT

**STUNNING HOTELS
UNDER THE SEA**

NEW TRAVEL TREND GOES DEEP

THE FLAGSHIP PUBLICATION OF



THE STANDARD

AT SOUTH MARKET

LIVE BOLD

2.5% + \$10,000 BONUS BROKER CO-OP THROUGH 04/30/19

1001 JULIA STREET | DOWNTOWN NEW ORLEANS | RESIDENCES FROM \$570K - \$1.68M

STANDARDNOLA.COM | 504.517.9500

2019 ON Collaborative LLC All Rights Reserved. ON Collaborative LLC and Coldwell Banker Residential Real Estate LLC are operated as subsidiaries of NRT LLC. On Collaborative, Coldwell Banker and their respective Logos are registered service marks owned by Coldwell Banker Real Estate LLC. On Collaborative and Coldwell Bankers Residential Brokerage fully support the principles of the Fair Housing Act and Equal Opportunity Act



LUXURY IS EXCEPTIONAL



GLOBAL
LUXURY®

When a marketing program has been designed exclusively for high-end properties and affluent clientele, the results are extraordinary.



SEARCH EXCEPTIONAL PROPERTIES | [COLDWELLBANKERLUXURY.COM](https://www.coldwellbankerluxury.com)
DISCOVER LUXURY | [BLOG.COLDWELLBANKERLUXURY.COM](https://www.blog.coldwellbankerluxury.com)

© 2019 Coldwell Banker Real Estate LLC. All rights reserved. Coldwell Banker®, the Coldwell Banker Logo, Coldwell Banker Global Luxury® and the Coldwell Banker Global Luxury Logo are registered service marks owned by Coldwell Banker Real Estate LLC in the United States and by Coldwell Banker LLC outside the United States. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. Real estate agents affiliated with Coldwell Banker are independent contractor sales associates.



1400 MONROE

WEST LOOP



Elevated urban living on the park

COMING SOON TO THE WEST LOOP

OVERLOOKING SKINNER PARK IN THE HEART OF THE WEST LOOP, 1400 MONROE UNITES RESIDENTS WITH THE NEIGHBORHOOD AROUND THEM, INTEGRATING SOPHISTICATED DESIGN WITH AN UNMATCHED LOCATION. JUST STEPS FROM TOP-RATED SKINNER WEST ELEMENTARY SCHOOL, BEAUTIFUL PARKS AND SOME OF THE BEST RESTAURANTS IN THE CITY, 1400 MONROE OFFERS A UNIQUE OPPORTUNITY TO LIVE AT THE CENTER OF IT ALL.

2 + 3 BEDROOM CONDOMINIUMS

2 BEDROOMS STARTING IN THE HIGH \$600'S

3 BEDROOMS STARTING AT JUST UNDER \$1M

FOR MORE INFORMATION:

1400-MONROE.COM | 312.346.7620 | SALES@1400-MONROE.COM



Developer License Number 2641741. 1400 Monroe is developed by 1400 West Monroe Owner LLC and is exclusively marketed by On Collaborative. No federal agency has judged the merits or value of this property. Nothing contained herein shall be construed as an offer that may be accepted, and nothing contained herein shall be construed as an offer to sell or a solicitation to buy in any state where prior registration is required.



EXECUTIVE NOTES

HOMES & ESTATES MAGAZINE



Charlie Young

CEO

Leadership is an art form. It's not just about dominating or rising to the top, but also about stewardship, building relationships, bringing fresh ideas to the forefront and creating a shared set of values from which common ground could be found between people. At **Coldwell Banker Real Estate LLC**, our values are home, awesomeness, ingenuity and excellence. We have been dedicated to home and people for a long time — since 1906. The 92,000 agents in the Coldwell Banker network put these values to work everyday; the Coldwell Banker executive team continually wows me with new ideas for embracing technology and streamlining the way people buy and sell real estate. Together, we have all helped establish the Coldwell Banker brand as one of

THE most trusted and most respected names in real estate. Our recently released 2018 quotables make the legacy of our leadership “real” in everyday terms. In 2018, Coldwell Banker–affiliated agents recorded a total U.S. sales volume of \$246.1 billion and closings with a 16.5% higher average sales price than the NAR 2018 average. They also conducted approximately 30,478 transactions of homes priced at \$1 million or more last year, making Coldwell Banker a leader in luxury home sales in the United States. We have taken up this leadership position in the luxury sector with great pride. It was only two years ago, after all, that we launched the new **Coldwell Banker Global Luxury®** identity. I'm proud of the organization we have become. This is what leadership looks like.

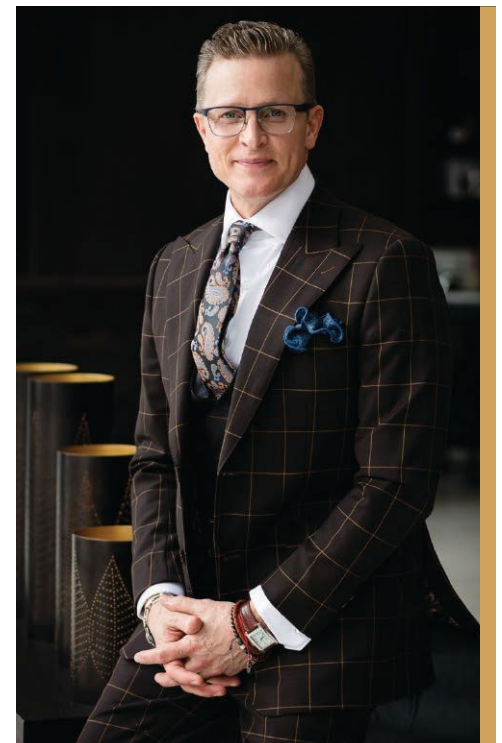
Craig Hogan

VICE PRESIDENT OF LUXURY

Kicking off the editorial for the first global Homes & Estates issue of 2019 is a story called “Bright Spots.” Of course, it covers the latest luxury seller’s and buyer’s markets to keep an eye on this year, but there are many other bright spots to be found in this book. From the legendary cover property, Chartwell, to sensational wine experiences, guest ranch experiences, superyachts and over-the-top underwater vacations, we bring you stories that inspire and shine a light on a world that few people have the opportunity to join. This is the promise of the **Coldwell Banker Global Luxury®** program. Think of our well-connected, world-class Global Luxury Property Specialists as your guides who can open the door to the lifestyle of your dreams.

Bright spots abound for the Global Luxury program, too. In 2018, we sold more \$1 million+ transaction sides than any other real estate brand. We

have Global Luxury in our name. We live, work and breathe it *every day*. Our certification course has not only become one of the industry’s most rigorous, but it is also one of the most in-demand. In fact, we continue to sell out in cities worldwide! When you have real estate professionals from China, Dubai, Indonesia, Cyprus, Turkey, France, Spain and Italy connecting with real estate professionals in North America on a regular basis, you can honestly lay claim to the title “global.” Our belief in borderless luxury means that our affiliated agents — and ultimately, our clients — are better positioned for success in a marketplace that is constantly shifting. If you expect nothing but the best in every aspect of your life, why would you settle for less when it comes to your property — one of your most important investments? If this magazine is any testament, you won’t have to look far. The best is right *here*.



INSIDE 2019 EDITION 2

HOMES & ESTATES MAGAZINE



10

BRIGHT SPOTS

The latest luxury seller and buyer markets to watch in the U.S.

14

NEW HORIZONS

Six new international playgrounds for the wealthy emerged in 2018.

10

18

THE ALCHEMY OF THE SENSES

A great American wine tour experience.

55

TULIPS AND TRENDS

Spring brings a crop of home design forecasts.

59

SUPERYACHTS OF THE FUTURE

Bigger, greener, and more connected to the water.

101

WESTERN WANDERLUST

How the guest ranch became the new getaway.

105

REVENGE OF THE WORM

Mezcal emerges as a trendsetting spirit.



55



59



101

108

UNDERWATER HOTELS

Luxury travel goes beyond the surface with these stunning stays "Under the Sea."

113

ON GUARD

Celebrities and high-net-worth individuals demand security in an unsafe world, and many turn to carefully curated and trained canines.

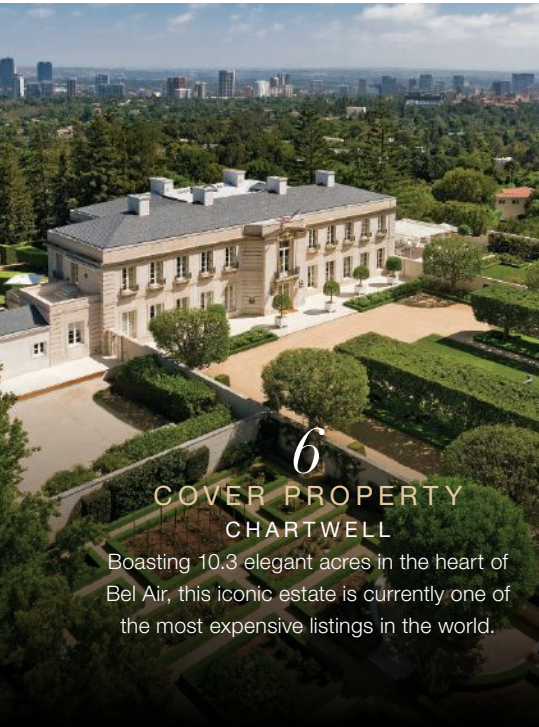
152

THE LAST WORD: GLAM FOR GUYS

At William Henry, precious metals and gemstones turn into exquisite pocket knives, writing instruments and money clips with a masculine aesthetic.

PROPERTY INDEX

HOMES & ESTATES MAGAZINE



6

COVER PROPERTY CHARTWELL

Boasting 10.3 elegant acres in the heart of Bel Air, this iconic estate is currently one of the most expensive listings in the world.



20

20

MAGICAL UNION

Wine, food, luxury and nature converge in a dynamic new residential destination in San Miguel de Allende.



38

38

TAILORED TASTE

On Santa Barbara's Gaviota Coast, El Rancho Tajiguas exceeds expectations and delivers spectacular sights with an envied lifestyle.



84

84

POWER PLAYER

This expansive home and property stretch toward the Long Island Sound, providing gorgeous views and an overall sense of openness.

INTERNATIONAL

Andorra	33
Bahamas	22
Canada	25-26
Costa Rica	25
France	28-29
Ireland	27
Italy	30-31
Jamaica	24
Spain	32, 34
U.S. Virgin Islands	23

UNITED STATES

Arizona	47
California	40-46
Connecticut	75-83
Colorado	46
District of Columbia	98
Florida	115-151, Inside back cover
Georgia	98-99
Hawaii	35-37
Illinois	2, 52
Louisiana	Inside front cover
Maryland	97-98
Massachusetts	65-73
Michigan	53-54
Minnesota	52
New Hampshire	73-74
New Jersey	89-93
New York	83, 86-88
North Carolina	100
Oregon	46
Pennsylvania	94-95
Rhode Island	74
South Carolina	99
Utah	48-49
Vermont	63-64
Virginia	96
Washington	50
Wisconsin	51

Chartwell

BY ALYSSA GAUTIERI

BOASTING 10.3 ELEGANT ACRES IN THE HEART OF BEL AIR, THIS ICONIC ESTATE IS CURRENTLY ONE OF THE MOST EXPENSIVE LISTINGS IN THE WORLD.

Set against sweeping panoramic views of downtown Los Angeles and the Pacific Ocean, this French Neoclassical residence is listed by Joyce Rey, Jade Mills and Alexandra Allen of Coldwell Banker Residential Brokerage.

Situated on Nimes Road, the main house was originally constructed in 1933 after civil engineer Lynn Atkinson acquired seven acres of the current property. Envisioning a one-of-a-kind estate, Atkinson commissioned architect Sumner Spaulding to craft an exterior that would stand the test of time.

To this day, the lavish grounds — designed by landscape architect Francois Goffinet — evoke a sense of extreme grandeur and elegance. You are first greeted by wrought iron gates that open to a meandering driveway surfaced in decomposed granite, found only in the most authentic French homes. As you enter the property, you feel as though you've stepped out of California and into the French countryside.

"Driving down the long, winding driveway along a lush landscape of trees and manicured

hedges will make you feel as if you are in Europe," Allen explains.

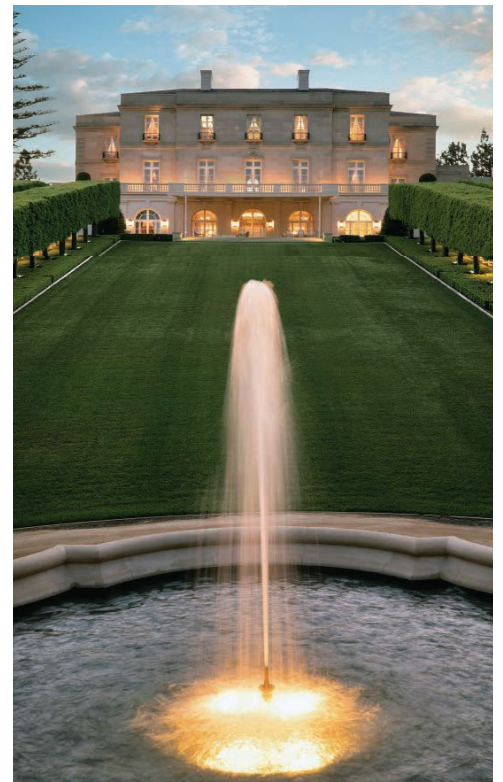
"Visiting this extraordinary property is like being transported to a grand manor in France," agrees Mills. "The grounds rival the Palace of Versailles. It is absolute perfection in every way."

The rose garden, multiple viewing decks and various koi ponds with waterfalls radiate a sense of serenity and relaxation. "Chartwell feels like a peaceful oasis removed from the city, but still minutes away from the heart of Beverly Hills," says Allen.

Carob trees, manicured boxwoods, and oak trees grace the property with beautiful symmetry, meanwhile the towering redwood grove is perfect for a tranquil stroll. Meandering through the walking trails, you will be surrounded by nature — listen to the birds chirping and the waterfalls flowing, smell the fresh air emanating from the many trees, and gaze out at perfectly landscaped grounds.

"The magnificent landscaped acreage of Chartwell offers the ultimate in privacy and serenity," says Rey.

When you step into the entry hall — complete with 14-foot ceilings and back and white marble



PHOTOS © JIM BARTSCH





Who Would Enjoy Chartwell...

“Someone who loves their own space and prefers to be at home and not interested in seeking their pleasures elsewhere, but wants to enjoy the best that life has to offer because this house has it all.”

— Jade Mills

floors — you are greeted by the exquisite work of French designer Henri Samuel, as well as the craftsmanship of authentic French artisans.

Jerry Perenchio, the former chairman and CEO of Univision who is credited with building the media company’s empire, was Chartwell’s third owner. He purchased the estate in 1986, and later acquired three contiguous properties — bringing the estate to 10.3 acres. “I don’t think you would ever be able to assemble this amount of land in such a prime area today,” Rey says.

Within five years, the entire estate was renovated and completed with European antiques and hand-crafted features. “Many of the materials and design elements were sourced in Europe, including 18th-century *parquet de Versailles* flooring, intricate wall paneling, and coved ceiling details,” says Allen.

“The estate is simply unique because it is impossible to find this level of remarkable craftsmanship today. No one builds like the talented French artisans who came from Europe and spent years creating this property,” says Rey.

Mills adds, “This property is absolute timeless elegance. It is an iconic architectural jewel with unbelievable acreage in the heart of prime Bel Air.”

The approximately 25,000-square-foot main residence boasts a floor plan ideal for entertaining, with a ballroom, bar, formal salon, period-paneled dining room, 12,000-bottle wine cellar, and covered parking for 40 cars.

The lower-level living room/ballroom, which can be configured for an array of events, once hosted Lady Gaga as she performed for Perenchio on his birthday, according to Rey. “I am sure that many people have enjoyed amazing evenings





“Chartwell is simply the finest residence for sale in Los Angeles. The location, acreage and views, combined with the classical beauty of the architecture and vast, private grounds, make this a significant and special property.”

— Alexandra Allen

in that room,” says Rey, who adds that this is her favorite room and refers to the space as “the heart of the home.”

The guesthouse, designed by architect Wallace Neff and built in 1931, was originally a separate estate, and offers 5 bedrooms, 6 baths, a formal living room, dining room, and grand entry foyer with a two-story staircase.

Surrounded by specimen trees and large terraces, the 75-foot pool is also ideal for entertaining. The pool house — designed by renowned French architect Pierre Barbe — offers a circular bar, formal dining area, sitting area, two changing rooms and a large kitchen.

“It is hard to pick just one favorite space, but I love the pool area and the pool house. The pool pavilion is absolutely gorgeous and incredibly private,” Mills says. “This property is the ultimate

setting for entertaining in lavish style, while it also has intimate settings for privacy and tranquility.”

If you’d like to take a break from entertaining, the home offers many serene settings — both inside and out. The light-filled morning room includes 18th-century *parquet de Versailles* flooring and a coved ceiling imported from Paris. Meanwhile, the garden room features late 18th-century Japanese panels from Samuel’s personal collection. Or, you may choose to take in the sensational views from the master suite — the grand fountain and lawn from the master bath, or downtown Los Angeles and the Pacific Ocean from the master sitting room.

“The sweeping panoramic views are just absolutely breathtaking,” says Mills, who notes that the property offers every type of view imaginable. “When you’re not gazing out toward the blue waters of the Pacific Ocean or the shimmering lights of the

city, you are looking out at the expansive green lawns and mature redwood trees.”

Although the home exudes class and elegance, Rey notes that “its classical design can be easily reinterpreted to suit a new buyer’s choices.”

875 Nimes Road
Los Angeles, California
15 bedrooms, 18 baths

Represented by: Joyce Rey, Jade Mills
and Alexandra Allen
Coldwell Banker Residential Brokerage
JR. 310.285.7529
JM. 310.285.7508
AA. 310.285.7590

BRIGHT SPOTS

WHAT ARE THE LATEST LUXURY SELLER AND BUYER MARKETS TO WATCH? READ ON TO FIND OUT.

BY ALYSON PITARRE

A lot can change in a year. Brooklyn is now a buyer's market. L.A.'s Valley region remains a seller stronghold. If you want to know where the country's brightest luxury real estate spots are, look no further than this list culled from the latest data in "The Report," presented by the Coldwell Banker Global Luxury® program and compiled by The Institute for Luxury Home Marketing. The Institute for Luxury Home Marketing¹ reviewed the following 10 markets over a 12-month period; however, "it must be acknowledged that conditions do fluctuate, especially in a transitioning market," cautions Craig Hogan, vice president of luxury for Coldwell Banker® Real Estate LLC. "These markets were selected based on the predominance of their market status over the last 12 months, not on their final status at the end of the year."

¹The Institute for Luxury Home Marketing analyzed the following metrics: sales-price-list-price ratios, days on market, median list price, and inventory for single-family detached homes.

©ISTOCKPHOTO.COM / PORTRA



TOP LEFT PHOTO BY MICHAEL OSWALD/WIKIMEDIA COMMONS; OTHER PHOTOS GETTY IMAGES



Luxury Buyer's Markets

Maui

"Before long, Maui became a very desirable destination for vacation home buyers from California and the West Coast of the United States, as well as from Canada, Japan and Europe," says Volker Weiss of Coldwell Banker Island Properties in Wailea. "Location is everything, with proximity to water and views of highest importance for high-end properties."

Following a furious appreciation of home prices over the past six years that took property values back to levels not seen since before 2008, there are signs of a moderate slowdown that is tipping the scale in favor of buyers.

"Maui is definitely becoming a buyer's market," says Weiss. "People are way more cautious and more educated, and they wait a lot longer before making a purchase."

In the top 10% of the Maui condominium market, median price per square foot in 2018 was down 8% from 2017 to \$1,312, while properties spent 30% more days on market at a median of 162 days. Among single-family homes, price per square foot was down 22% to \$700.

Palm Beach

"Season in the Palm Beaches runs from November to April, and our population nearly doubles during that time, attracting snowbirds from the Northeast, as well as foreign buyers, especially Canadians," says Tate. "The area has a lot to offer in terms of arts and entertainment, from performances at the Kravis Center to elite Palm Beach galas, the nightlife of Clematis Street and Cityplace and the International Boat Show with more than 800 yachts showcased in the harbor."

With no Florida state income tax and frequent

corporate relocations to the area, the Palm Beaches remain a magnet for luxury buyers.

"Luxury buyers often gravitate to the neighboring suburbs of Jupiter and Palm Beach Gardens, and there are a number of new construction waterfront opportunities underway in northern Palm Beach County," says Tate. "Developers are speculating that luxury market demand will continue, but on the resale side, it's more of a buyer's market."

In the condominium market, the pace of sales last year was down 13% from 2017, and inventory was up 68%. Inventory of single-family homes was up 69%, while price per square foot declined by 16%.

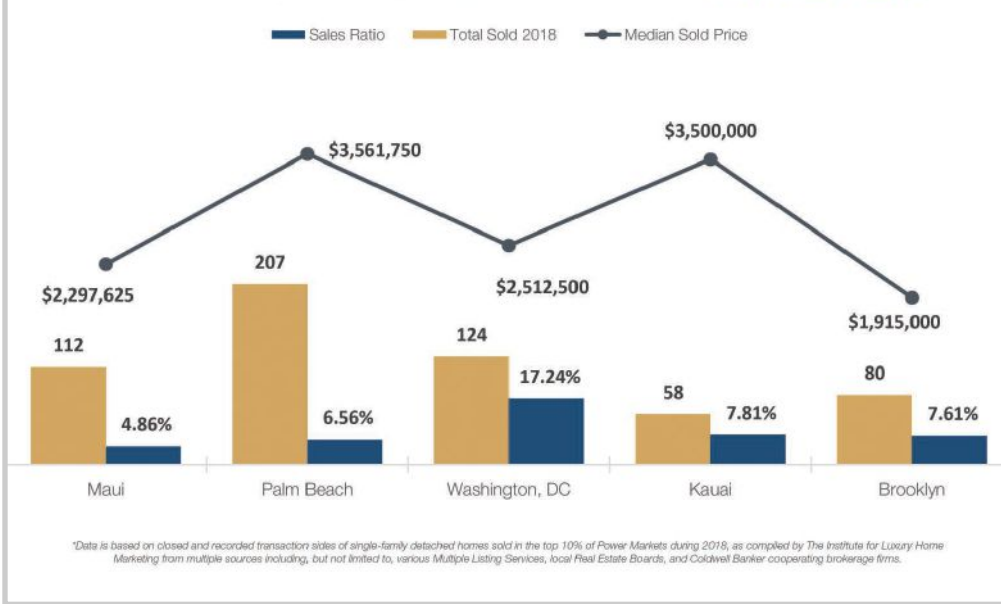
Washington, D.C.

Washington, D.C., has enjoyed a sizable built-in demand from buyers, both nationally and globally. However, in 2018 the luxury real estate market witnessed a large disparity between the demand for single-family homes and for condominiums, causing simultaneous buyer's and seller's markets, respectively. While the market continued to show strength at the lower-priced end of luxury — mainly condominiums — by the start of the second half of 2018, the luxury market of homes priced at \$2 million and higher showed the distinct signs of cooling, turning it into a buyer's market.

"If you put your home on the market and price it right, it will sell," says Marin Hagen of Coldwell Banker Residential Brokerage Georgetown in Washington, D.C. Hagen notes that the pace of sales of luxury homes in D.C., Montgomery County, Maryland, and Fairfax County, Virginia, was down 4% year-over-year in December 2018. The median sold price of \$2.5 million was flat compared to December 2017, while the 9.6-month supply of

2 A buyer's market describes conditions in which supply exceeds demand, giving home purchasers an advantage over sellers in price negotiations.

2018 LUXURY BUYER MARKETS IN REVIEW*



inventory priced above \$2 million rose 3%.

“The trend in Washington, as in many metropolitan areas, is that people are moving in because they want to live in the city, but buyers will not overpay, even though there is low inventory,” says Marin.

Homes that sell most quickly are new construction or those that have been recently renovated. “Homes that are not renovated are hard to sell, and by ‘recently renovated,’ I mean something that has been updated in the past five years, definitely not 20 years ago,” says Marin. “Most people want something that is move-in ready because they’re working all the time.”

Kauai

“People coming to Kauai are not looking for shopping, nightlife and headliner entertainment,” says Roberta Charles of Coldwell Banker Island Properties in Koloa. “The reason they come here is because they’re charmed by the culture and the people, as well as the spectacular environment and pristine beaches,” she adds, noting that the world’s rich and famous prize the laid-back lifestyle.

“When a celebrity walks down the street in Los Angeles, he or she is mobbed by paparazzi, but on Kauai, people are respectful of private space,” says Charles. “The part of the island that’s always charmed the high-net-worth buyer is the North Shore and Hanalei Bay, where prices can exceed \$15 million. The south side of the island is a little bit different and relatively undiscovered, but lately there has been a big spike in the \$5 million to \$10 million range, with several above \$10 million.”

In 2018, luxury single-family residence sales were up 53%, and price per square foot increased

by 29% as compared to 2017, although the average days on market rose to 222 days from 132 the prior year. “The luxury market on Kauai is highly correlated to U.S. markets on the West Coast, like Orange County and San Francisco in California, as well as Seattle,” says Charles.

Brooklyn

In terms of luxury real estate, Brooklyn has traditionally taken a backseat to its neighbor Manhattan, across the East River, but the gap in pricing closed over the past decade.

“Ten years ago, there was a glaring differential in pricing between what you could buy in Brooklyn as compared to a similar property in Manhattan, and the high-rise condo market didn’t even exist,” says Christian Florez of Coldwell Banker Reliable Real Estate in Brooklyn.

As Manhattan real estate rebounded from the Great Recession and hit new highs, Brooklyn also ignited. Luxury high-rise condominiums sprouted up in downtown Brooklyn and along the waterfront, while the brownstone market boomed in Brooklyn Heights, Cobble Hill and Park Slope. New inventory was quickly absorbed by the market and prices continued to rise, fueled by the same potent mix of international buyers, a rising stock market and low interest rates that propelled the market in Manhattan.

“The big growth has been in units between 3,000 and 4,000 square feet with three- and four-car private garages,” says Darrell Done. “These properties sell very quickly because baby boomers want to minimize responsibilities without sacrificing amenities or quality.”

Recent trends, however, show a change in dynamics that favors buyers in Brooklyn. Although the median selling price for the top 10% of Brooklyn condo sales rose 9% in 2018, and median price per square foot rose 10% against 2017 levels, but condos spent an average of 75 days on the market in 2018, up 14% from 2017. Units sold dropped by 9%.

“The market was at its hottest around 2015, when properties priced anywhere near market value would sell in days, often with buyers coming in and offering above asking price,” says Florez. “That has changed over the past year, especially with new condominiums, where we’re seeing developers trying to close sales by adjusting prices to reflect the reality of the market and offering additional incentives.”

Luxury Seller’s Markets

Los Angeles Valley

Twelve miles northeast of downtown Los Angeles and incorporated in 1886, the city of Pasadena “has always been very desirable, but it’s not very flashy,” says Darrell Done of Coldwell Banker Residential Brokerage in Pasadena. “While people here are very wealthy, they do not flaunt it. Even in the worst downturn of the market in 2008, our area was one of the last to experience the effects, and we were one of the first to recover.”

The perennial strength of the market attracts both buyers looking for a place to live and those looking for an investment, notably buyers from China.

“Appraisals and inspections were not issues for foreign buyers because a poker mentality prevailed in which they kept raising the stakes. But rationality is making a reappearance in the market, and we’ve transitioned back to a more traditional dynamic,” says Done. “People who were able to move money from their home country 10 years ago bought before the big recovery, and now they are parlaying gains into additional properties.”

Condominiums in recent years have been among the hottest segments of the luxury market.

“The big growth has been in units between 3,000 and 4,000 square feet with three- and four-car private garages,” says Done. “These properties sell very quickly because baby boomers want to

3 A seller’s market describes conditions in which demand exceeds supply, giving homeowners an advantage over buyers in price negotiation.

minimize responsibilities without sacrificing amenities or quality.”

Detroit

Over the past five years, real estate markets in Detroit and the surrounding metropolitan area have been among the strongest in the United States, benefiting from a big rebound for the automotive industry and a renaissance for the city of Detroit, which declared bankruptcy in 2013 and emerged one year later.

“The automotive industry totally drives our economy and property markets, and it came back strongly from the recession,” says William Brundage of Coldwell Banker Weir Manuel in Birmingham, Michigan. “The comeback continued for several years, and that’s really what drove the renaissance.”

Brundage notes that younger people started coming back to Detroit over the past decade, driven in part by the availability of extremely affordable housing and a newfound vitality downtown.

“Going back 10 years, there was nowhere to get brunch in Detroit; now, you have more than a dozen great restaurants started by award-winning young chefs,” says Brundage. “Detroit is on fire, with downtown condos priced at \$600,000 and up selling like hotcakes,” he adds, noting that automakers adding jobs in the city of Detroit are extending the revival.

“Ford is spending almost three-quarters of a billion dollars to build a new campus in the Corktown neighborhood, where it will focus on driverless cars,” says Brundage. “Midtown is hot, downtown is hot and Brush Park is seeing a tremendous amount of residential development.”

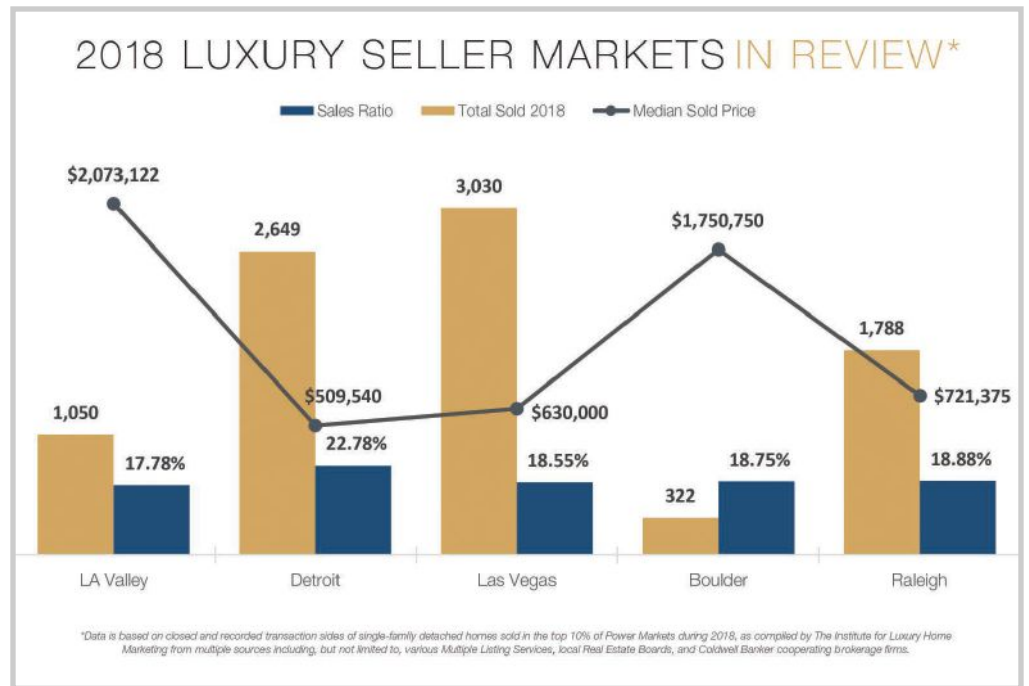
Detroit’s boom has also extended to the suburban markets, but recent numbers show that buyers may have greater negotiating power in the leafy suburbs of Oakland County, northwest of downtown.

“That’s true with some of the older luxury homes like the grand 8,000- to 10,000-square-foot mega mansions in Bloomfield Hills and Birmingham,” says Brundage. “Today’s luxury buyer, especially the kinds of engineers and technologically savvy people working in the automotive industry, want a home packed full of the latest and greatest technology, and it’s very difficult to update the mansions.”

Las Vegas

From luxury penthouses on the Strip to sensational estates in new developments just outside of town, the Las Vegas luxury real estate market continues to sizzle. The median sold price of single-family residences in the top 10% rose 19% in 2018, and the days on market fell 16% against 2017 levels.

“Even though this has been the strongest market in recent memory, we’re still bullish about what’s happening here,” says Lavert Benefield of Coldwell Banker Premier Realty in Las Vegas. “Our sweet spot is between \$1 million and \$3 million, and many of the buyers in this range are Californians



coming to Nevada because of the exceptional relative value, plus a much more favorable tax situation.”

Homes are selling for \$10 million and higher in some of the most spectacular newer developments, says Benefield, including Ascaya, southwest of city limits in Henderson, Nevada, and just west of town in the master-planned community of Summerlin at The Ridges, as well as the Summit Club, a joint venture between Discovery Land Co. and the Howard Hughes Corp. On the Strip, condo hotels like those on the upper floors at the Waldorf Astoria are among the most sought-after properties.

“Our entertainment residencies, celebrity chefs and absence of natural disasters make us more uniquely attractive than any other major city,” says Coldwell Banker Premier Realty’s Diane Varney, who also notes that the Las Vegas economy supports a strong housing market. “With people moving here in droves, companies like Amazon locating here, and professional sports teams like the Golden Knights and the Raiders in 2020, we are probably the most affordable celebrated destination in the United States right now.”

Boulder

“We get a significant flow of new residents from both coasts who come here for the lifestyle, as well as the jobs and the very reasonable taxes,” says Sonia Chritton of Coldwell Banker Residential Brokerage in Boulder. “With high-end jobs, a phenomenal location and 300 days of sunshine per year, it’s easy to understand why demand is so strong.”

Tight inventory and surging demand make Boulder very much a seller’s market. The \$1.75 million median sales price of luxury homes in 2018

was up 14% from 2017. Homes were on the market for an average of 61 days, down from 77 days in 2017, and inventory decreased by 10%.

Raleigh

The Raleigh area’s relatively low cost of living and its vibrant employment picture are big drivers of demand for high-end homes.

“The two major groups of luxury buyers in Raleigh are corporate relocations and people who come here to escape high taxes and the feeling of not being safe somewhere else,” says Kimberly Conroy of Coldwell Banker Howard Perry and Walston in Raleigh. “The \$1 million to \$1.5 million range is a pretty busy price point around here, and once you cross the \$2 million mark, the buyer places a premium on security, privacy and living in a gated community where they can create their own oasis.”

The median sold price at the top end of the Raleigh-Durham single-family market in 2018 was up 8%, while inventory declined by 12%, and price per square foot rose by 7% as compared to 2017.

“New construction is in very high demand, and builders are getting full price, often more once upgrades are added,” says Conroy. “Same goes for the tear-downs and rebuilds that you often see near downtown and in golf course communities in North Raleigh.”

Conroy says buyers are “paying prime dollar to live in the city,” while most of the estate homes north of Interstate 540 are outside of city limits. “You have a Raleigh address, but property taxes are about half what you’d pay inside the beltline.”


**Download the full report at blog.
coldwellbankerluxury.com/TheReport2019**

NEW

SIX NEW INTERNATIONAL
PLAYGROUNDS FOR THE
WEALTHY EMERGED IN 2018.

HORIZONS

BY ALYSON PITARRE



Real estate has always afforded the world's ultra-wealthy an opportunity to diversify their wealth. Whether they're looking to mitigate political or currency risks, or simply want the opportunity to live in a desirable destination, these savvy investors recognize the major upside to owning property.

So, where are the globe's most affluent choosing to put their money? New hotspots are emerging in Western Europe, the Middle East and Southeast Asia, according to "The Report."

©ISTOCKPHOTO.COM/BOBCHEE



Spain

Surging prices for high-end residential properties in Madrid and Barcelona reflect a vast influx of wealthy buyers from places where economic and political risks motivate a desire for international diversification, or outright emigration to a country where the rule of law is applied a little more evenly. Newer arrivals from Russia, China and the Middle East have been active buyers, but the largest contingent of wealthy émigrés in recent years has been coming from Venezuela and countries throughout Latin America.

“The flight to quality is indisputable when it comes to having stability, security and hard currency, just for starters,” says Pablo Bergthal, who left behind a 30-year legal career in Argentina in 2015 and today is director and franchisee of Coldwell Banker Eminent in Barcelona. “People from Latin America find in Spain a place where the integration and sense of familiarity is almost instantaneous.”

Since 2013, Spain’s “golden visa” program has encouraged the flight of foreign non-European buyers by offering residency and a five-year path to citizenship to individuals and their families investing at least \$570,000 in real estate.

“Madrid has been a focus for Latin American buyers, especially in the Salamanca district where

new, trendy Venezuelan and Colombian restaurants are popping up everywhere,” says François Carriere, CEO and managing director of Coldwell Banker Spain Andorra. New luxury villas fetching \$5.7 million and higher on the island of Ibiza at Es Cubells are also popular among international buyers, says Carriere, along with Costa Brava beach homes and estates in the Penedès wine country west of Barcelona.

Italy

Similar to the resurgence of the property market in Spain since the financial crisis, luxury properties across Italy have also attracted the interest of international buyers, drawn in by perceived value and the unique appeal of Italian living, particularly in country and seaside destinations. In fact, one major trend underway is that Italian families are selling their long-held Tuscan villas in central Italy and lake homes in places like Lugano and Como to eager international buyers, and moving to cities like Rome, Milan and Venice.

“Italy in the last year started becoming a magnet for international buyers,” says Cassiano Sabatini, vice president of Coldwell Banker Italy. “In the cities, 80% of buyers are Italian, but in the more rural areas like Tuscany and Como, 80% of the buyers are international,” says Sabatini, who estimates that

ABOVE PHOTO BY FERMIN RODRIGUEZ FAJARDO / WIKIMEDIA COMMONS; BOTTOM PHOTO GETTY IMAGES





©STOCKPHOTO.COM / ONFILM

foreign buyers account for 70% of all sales between \$2 million and \$6 million, and 90% of sales above \$10 million. The general upsurge in demand from fresh foreign buyers and a relocating domestic market has spurred the interest of developers, who have launched new luxury projects up and down both of Italy's major coastlines. One new development on the coast about 100 miles northwest of Rome, near the seaside village of Porto Ercole, is the Argentario Golf Resort & Spa, which in 2018 sold its first eight villas at prices ranging from \$2.25 million to \$8 million, according to Sabatini.

Sabatini also sees widespread interest from international buyers in seaside resorts along the boot heel of Italy in Puglia. "Throughout the south of Italy, there's been a lot of demand from abroad for newer properties," he says. "Puglia is full of Americans, British and a wide range of jet-set Europeans who come there for the quality of seaside living and a range of top-flight services."

Turkey

Along both sides of Istanbul's Bosphorus Strait are hundreds of spectacular mansions, many of them centuries old, perched on banks high above the waterway that connects the Black Sea with the Sea of Marmara.

These mansions, with panoramic views and updated with modern amenities, are selling for the equivalent of \$10 million and higher, but they are priced in Turkish lira, a currency that over the past five years has lost more than half its value against the U.S. dollar. The lira's depreciation provides a big benefit for international buyers holding dollars, and it has helped to prompt several recent sales of some

of Istanbul's most stately homes.

"With its rich cultural heritage, climate and natural beauty, Istanbul has always been a different kind of place, and it is increasingly the center of attention for European and many Middle Eastern investors," says Sühran Aras with Coldwell Banker Baras in Istanbul. "The luxury market in Turkey does not exceed 5% of the total housing market, and 75% of the luxury housing market is in Istanbul, Ankara, Izmir and Bursa." Like Spain, Turkey has encouraged international buyers by offering residency and citizenship in return for a minimum property purchase, which had been \$1 million, but was lowered last year to \$250,000. New developments are springing up to meet strong demand, particularly from buyers in Qatar and throughout the Arab world.

"With the urban transformation that started in the region, there are several alternatives that appeal both to people who want to experience city life fully and to families with children," says Aras, noting the popularity of new waterfront developments near Istanbul.

Cyprus

In the Mediterranean Sea, just a short flight from Istanbul, Cyprus has been divided into northern and southern portions since 1974, with Greek Cypriots populating the south, and Turkish Cypriots along the northern shore of the island. The European Union recognizes the whole of Cyprus as a member state and considers Turkish Cypriots to be EU citizens, prompting many wealthy foreign buyers seeking citizenship to purchase property on the island. The same dynamics of currency and immigration that



have propelled property markets higher in Istanbul and throughout Turkey are also supporting luxury demand in Northern Cyprus, where new marinas, hotels and high-end restaurants have appeared along the coast in Kyrenia.

"Northern Cyprus has a long history and a rich culture that spans thousands of years, making it one of the most popular and attractive destinations in the world," says Aylin Pelin Onar, broker and owner of



©ISTOCKPHOTO.COM / APHOTOSTORY



IMAGE BY DIMITRIS VEISIKAS FROM PIXABAY

Coldwell Banker Maximum in Kyrenia on the northern coast of Cyprus. “Our market is growing due to improving local and international economic conditions, and we have robust international demand from clients from Turkey, Russia, the Scandinavian countries, the Middle East, England, Israel and Australia.”

Thailand

Luxury high-rise towers dot the downtown

skyline of Bangkok, symbols of the vast amounts of wealth in Thailand seeking out an urban oasis in the capital city. Meanwhile, buyers from around the world continue to flock to the seaside natural beauty of Phuket, drawn by the pristine waters and luxury living in dozens of new developments along the shore.

“Bangkok has completely transformed over the past decade, growing from a slightly seedy city into a proper global capital,” says Adam Taugwalder, CEO of Coldwell Banker Thailand. He notes the rise of skyscrapers designed by world-class architects, including the 77-story Ritz-Carlton Residences, the 75-story Four Seasons Tower and the 52-story Mandarin Oriental Residency. Taugwalder says that 75% of the buyers of these types of urban luxury properties are Thai natives, a reflection of the country’s vast wealth.

“International buyers are a mixed bag containing Europeans, Americans and a growing number of Asian buyers coming from regional capitals where prices are between two and four times higher than Bangkok,” he says. “Lifestyle is the primary driver for international buyers, and Bangkok is a place that checks all the boxes: easy access from all over the world, political stability, a strong currency, beautiful weather all year round, a warm, welcoming local population, top-notch medical care and international schools, plus proximity to some of the world’s best beaches.”

Adds Norbert Witthinrich of Coldwell Banker Phuket, who sees new developments taking shape along the route to a new airport: “The luxury buyer is looking for villas in the price range between \$1.5 million and \$10 million.”

“Phuket is running out of beachfront land, but

the new airport in Phang Nga is coming soon,” says Witthinrich. “Developers and investors are already starting to buy land along the beaches to the north for luxury branded resorts launching over the next three years.”

United Arab Emirates

Located on 45 miles of coastline, Dubai is the second-biggest and second-most populous emirate in the federation of seven United Arab Emirates, situated along the eastern shores of the Arabian Peninsula — smaller only than Dubai’s neighbor, Abu Dhabi. Over the past two decades, it has become a cosmopolitan center of finance, commerce, entertainment and high-end real estate. Dubai bet big on ambitious projects, from creating new developments on man-made islands shaped like palm trees to building the world’s tallest building, the 162-floor and 2,717-foot-high Burj Khalifa.

“Connected by a network of light-rail and monorail service and traversed by a 16-lane highway, the city offers high-end buyers the opportunity to own a penthouse in a gleaming urban high-rise, a beachfront villa or a home in several spectacular golf course communities in Dubai Hills and other desert playgrounds,” says Ayman Youssef, vice president and director of sales at Coldwell Banker UAE.

Among areas where properties are selling above \$10 million are luxury mansions on an island in Jumeirah at the Bulgari Hotels & Resorts that give buyers access to world-class dining and recreation facilities and the yacht club. Also popular among ultra-wealthy buyers is One Palm, a collection of residences at Palm Jumeirah, the first of Dubai’s palm-shaped archipelagos.

The Alchemy of the Senses

A GREAT AMERICAN WINE TOUR EXPERIENCE



Just as **Coldwell Banker Global Luxury®** has redefined the world of luxury real estate, legendary vintner Jean-Charles Boisset is redefining the world of wine through the launch of his new luxe, interactive book and great American experiential tour – ***The Alchemy of the Senses***.

The Alchemy of the Senses book is a voyage through your dreams, your emotions, your senses, and your passions — all inspired by wine!

This May, Boisset Collection will bring its world of fine wine, gourmet delights and luxury creations to life through a national tour that begins at Jean-Charles and wife Gina Gallo's private estate (the former home of wine legend Robert Mondavi) on Wappo Hill in Napa Valley. From the heart of wine country, the tour will visit Jean-Charles' signature Nob Hill residence in San Francisco before heading south along the coastline of California throughout the summer. In fall the tour heads east to key markets including Chicago and New York, then works its way south to Miami, Houston and Dallas, with a grand finale appearance at the Fort Lauderdale International Boat Show in collaboration with Sea Ray Boats.

As the national real estate sponsor of *The Alchemy of the Senses* tour, Coldwell Banker Global Luxury has the pleasure of providing premier listed properties to host the two-day event series in each city. More than 200 high-net-worth wine, yacht and sports car collectors, in addition to luxury lifestyle media, will visit the properties for a series of open houses, private wine tastings and exclusive "Last Supper" dinners.

To reserve your own exclusive wine tasting experience with Jean-Charles Boisset, contact Partners@AlchemyoftheSenses.com or visit www.AlchemyoftheSenses.com to learn more.



Jean-Charles Boisset

ABOVE PHOTO ©STOCKPHOTO.COM / PAULGREAUD; PHOTO ©MOANULANI JEFFREY PHOTOGRAPHY

Proud Alchemy of the Senses Tour Sponsors Sea Ray, Sun Country Marine Group, and Coldwell Banker Global Luxury® join Jean-Charles Boisset aboard a Sea Ray SLX 400 for an exclusive Champagne Cruise along Newport Bay. From left to right, guests include Tim Smith, Angela Cordoni, Jen Lombard, Jean-Charles Boisset, Evva Fenison, Pete Middleton, and Jeremiah Parkinson.



PHOTO BY MICHAEL WESLEY TITGEMEYER FOR POLARIZED STUDIOS 2017

**Meet the Ultimate Entertainer:
Jean-Charles Boisset**

In celebration of the upcoming The Alchemy of the Senses Tour, national boating sponsor Sea Ray surprised the ultimate entertainer Jean-Charles Boisset with a stunning Champagne Cruise aboard its own legendary Entertainer — the SLX 400.

Hosted by Jeremiah Parkinson of Sun Country Marine Group, Jean-Charles Boisset was greeted by tour managers Angela Cordoni and Jen Lombard, for what he believed to be a meeting in Sun Country's Newport Beach office along the stunning Pacific Coast Highway. Upon arrival, two of Coldwell Banker's leading agents, Peter Middleton from La Jolla and Tim Smith of Newport Beach, surprised Jean-Charles aboard the SLX 400, where a JCB Champagne Cruise, complete with fine foods from

his very own Atelier Fine Foods gourmet shop, awaited his arrival.

To add to the surprise, Sea Ray and Sun Country reserved the special honor of christening the SLX 400's maiden voyage across Newport Bay for none other than Jean-Charles himself, as he sabered a special bottle of one of his latest sparkling creations, Foreverness, as a toast to Sea Ray's 60th Diamond Anniversary.

During the cruise, tour sponsors tasted their way across the Boisset Collection, enjoying fine bub-

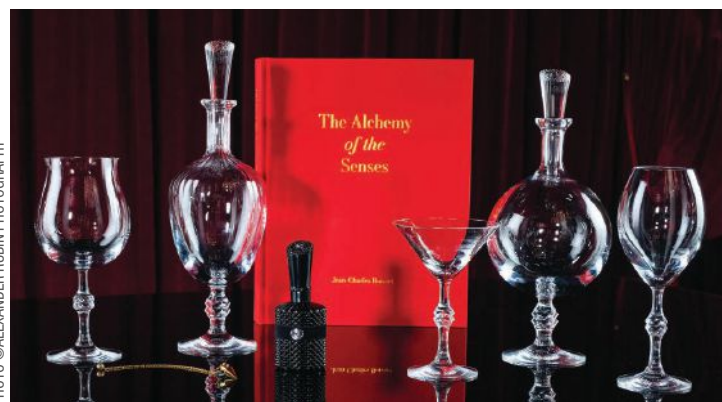


PHOTO © ALEXANDER RUBIN PHOTOGRAPHY

bles by JCB and topping off the day with a legendary toast of LVE: Legend Vineyard Exclusive wine, with fabulous tunes serenading guests.

The Alchemy of the Senses

NATIONAL WINE TOUR	
May 3 rd & 4 th	Napa Valley, CA
May 7 th & 8 th	San Francisco, CA
May 10 th & 11 th	The Peninsula, CA
May 14 th & 15 th	Los Angeles, CA
May 17 th & 18 th	Orange County, CA
Jun 7 th & 8 th	San Diego, CA
Aug 16 th & 17 th	Pebble Beach, CA
Sep 13 th & 14 th	Chicago, IL
Sep 27 th & 28 th	Manhattan, NY
Oct 11 th & 12 th	Miami, FL
Oct 18 th & 19 th	Houston, TX
Oct 25 th & 26 th	Dallas, TX

*“Wine inspires us
to dream, to celebrate,
and to live life
abundantly!”
– Jean-Charles Boisset*

MAGICAL UNION

BY DRESDEN SCOTT

WINE, FOOD, LUXURY AND NATURE CONVERGE IN A DYNAMIC
NEW RESIDENTIAL DESTINATION IN SAN MIGUEL DE ALLENDE.

If you haven't heard of San Miguel de Allende yet, may this story be your introduction. The small colonial city in eastern Mexico's Guanajuato state — designated as a UNESCO World Heritage site in 2008 — has consistently topped the travel industry's lists of must-visit places, with both Condé Nast and Travel + Leisure readers recognizing it as the "Best City in the World." It's not difficult to see why. Few, if any, cities in the world offer such an enchanting mix of history and culture. Between the authentic Spanish colonial-style architecture and tiny cobblestone streets, gastronomy and vibrant cultural arts scene, the city possesses a magical, almost otherworldly spirit.

Grupo Espiritu, the developers behind Destination Viñedo San Miguel, not only hope to pay homage to this dynamic history and culture, but elevate the city as a true international luxury destination. Destination Viñedo San Miguel is a massive 540-acre mixed-use development that takes you on a modern, ambitious journey through the worlds of wine, food, lifestyle and nature. There are four unique residential enclaves, a 36-room luxury boutique hotel to be flagged under the prestigious Leading Hotels of the World brand, a gourmet restaurant, two bars, a working winery with tasting room and restaurant, a resort spa, a convention center, two pools, fire pits and stargazing areas, a vineyard, and a central

plaza called Vinotown.

"What began as a luxury residential development just 8.5 miles outside the historic district has now grown into a destination like no other," says Daniel Ortiz of Coldwell Banker SMART, the premier broker in San Miguel. "You can choose between staying a few days at a luxury boutique hotel, celebrate your important event at the beautiful conference center, learn about the secrets of winemaking at the winery or choose a magical place to live right next to one of the most coveted historic cities in the Americas."

One of the newest and most unique residential offerings to be unveiled in Destination Viñedo San Miguel is the Villas Gran Reserva, an exclusive collection of seven mansion-styled buildings, each containing four fully furnished villas and one penthouse. Set within the vineyard itself and adjacent to Viñedo San Miguel Hotel, Villas Gran Reserva offers "the best views in the entire community," says Ortiz, who is currently marketing the mansions. There is a private lake, a private swimming pool, horse stables, tennis courts, and a watchtower where guests can look out over the entire landscape.

The concept combines elements of traditional residential ownership with a turnkey rental program operated by the hotel. Each mansion-styled building is separated into three levels, with elevator access to five separate residential units: two ground-floor



Front view of Viñedo San Miguel

villas, two top-floor villas and a sprawling third-level penthouse. In total, the seven mansions contain 28 three-bedroom villas and seven penthouse villas. The villas span up to approximately 3,293 square feet and are designed to accommodate up to 10 people with three bedrooms and three and a half baths. The penthouses span approximately 4,474 square feet each and can accommodate up to 14 people with four bedrooms and four and a half baths.

"When you arrive at one of the mansions, it



looks like the front of a large single-family house,” describes Ortiz. “It does not look like a typical multi-family unit. The design reflects San Miguel’s friendly culture and lively social traditions, too, with communal spaces for dining, entertaining and gathering. These social areas are oriented toward views of the lavender fields and vineyards.”

All villas offer a “lock off” mode in two of the rooms, which helps facilitate their entry into the property’s rental program operated through the hotel and creates independent spaces in the bedroom areas, the main room and the social area. “The idea is that the villas will help generate investment return to the owner when they are not in residence,” notes Ortiz.

The interiors of Villas Gran Reserva are reflective of modern colonial style. All finishes and furnishings have been hand-selected by a team of designers to create a multisensory experience with organic elements such as wood beams, stone walls, marble floors, leather, wool, jute and other textures. Hand-crafted pieces of art made by local Mexican artisans give the spaces authenticity. Fine bathroom accessories, 500-thread sheets, artisanal lamps, smart TV LED screens and outdoor textiles by Subraya are among the many thoughtful touches that have been incorporated into each villa.

Behind the visual beauty of the villas lies a subtler feature: state-of-the-art wellness technologies

from the experts at Delos. The solutions focus on light, air, water and sleep environment. Circadian lighting by Delos creates an improved atmosphere for sleep. There is also an advanced air purification system that removes allergens, dust and other pollutants, as well as a state-of-the-art point of use water filtration system that reduces chlorine, organic contaminants and odor.

“We wanted to support the development of homes that are designed to promote physical well-being,” explains Delos founder and CEO, Paul Scialla. “A combination of technology and design that helps create and maintain the right conditions to rest, relax and promote well-being are all part of our vision. The main objective is to develop a product that gives our clients peace of mind.”

Adds Ortiz: “Security, safety, quality and the health of the home were important considerations for the development team as they were creating the vision for how they wanted the Villas Gran Reserva to live and feel.”

To that end, the development team sought to remove any potential barriers for international residents who may be wary about making an investment in a foreign country. Through the property’s collaboration with Delos, for example, Villas Gran Reserva will be offering access to emergency medical evacuation services provided in affiliation with a world-class American medical institution. Another example of

Villas Gran Reserva’s commitment to providing North American investors with peace of mind: the development team has partnered with a well-known American underwriter so escrow and title insurance is done in the United States, using a U.S.-based bank.

Clearly, they have thought of everything. The idea of creating a place of residence for international visitors who have fallen under San Miguel’s spell is the driving force behind Villas Gran Reserva at Viñedo San Miguel. Concludes Ortiz: “San Miguel is one of those magical places where you want to come back again and again.”

This offering is subject to errors, omissions, prior sales, change of price, or withdrawal without notice. Oral representation cannot be relied upon as correctly stating the representations of the developer. This is not an offer to sell or solicitation of an offer to buy residential units in states where such offer or solicitation cannot be made. Prices, plans, and specifications are subject to change without notice. Renderings are artistic conceptual representations. Club Residencial Viñedos San Miguel believes all information to be correct but assumes no legal responsibility for accuracy.

Villas Gran Reserva at Viñedo San Miguel
San Miguel de Allende, Guanajuato, Mexico
Starting from \$835,000

Represented by Daniel Ortiz
Broker
Coldwell Banker SMART
USA: +1 972 850 0076
Mexico: +(52) 1 415 113 9779



HARBOUR ISLAND, BAHAMAS

Located in the exclusive “Narrows” section of Harbour Island, sits a spectacular beachfront compound presenting a rare opportunity in which only a select few can indulge. Unwind, relax and escape to “Reef Point.” Perched on an elevated 4-acre parcel with 280 feet on the coveted Pink Sand Beach, this estate comprises 3 main homes and multiple cottages.

12 bedrooms, 14 baths | \$29,000,000 | Ref #36425
 Represented by: Robert Arthur | T. 242.359.7216 | cbbahamas.com
 robert@cbbahamas.com | Coldwell Banker Lightbourn Realty



HARBOUR ISLAND, BAHAMAS

In the heart of Dunmore Town, this is a stunning example of the classic Loyalist cottages dotted around the center of the town. Featuring 2,200 square feet, and a 2-story main home with 2 bedrooms and 2 baths. There are 2 covered porches for enjoying beautiful sunsets or quiet outdoor meditation. The expansive property also includes a 1-bedroom cottage.

3 bedrooms, 3 baths | \$2,900,000 | Ref #36445
 Represented by: Robert Arthur | T. 242.359.7216 | cbbahamas.com
 robert@cbbahamas.com | Coldwell Banker Lightbourn Realty



SAN SALVADOR, BAHAMAS

This ultra private, 35,000-square-foot property offers the perfect combination of island chic and luxury beachfront living. Boasting just about 400 feet of private white sandy beach, 3,200 square feet of living space, and an open-concept floor plan. Truly a one-of-a-kind gem on the market today. This home is being sold completely turnkey.

3 bedrooms, 3 baths | \$1,499,000 | Ref #36465
 Represented by: Margaret Glynatsis | T. 242.462.6518 | cbbahamas.com
 margaret@cbbahamas.com | Coldwell Banker Lightbourn Realty



STOCKING ISLAND, EXUMA, BAHAMAS

The Exumas are like no other place on earth. This sea-to-sea estate is located on Stocking Island, one of the smallest islands in the Exuma chain offering the utmost in serenity and privacy for its owners and guests. This incredible beachfront home features a full kitchen, dining area, a breezy living room and multiple decks to enjoy outdoor living. The most crystal clear blue waters you'll find can be seen from almost every angle of the home.

4 bedrooms, 4 baths | \$1,450,000 | Ref #35826
 Represented by: Woody Turnquest | T. 242.357.0933 | cbbahamas.com
 woody@cbbahamas.com | Coldwell Banker Lightbourn Realty



ST. CROIX, U.S. VIRGIN ISLANDS

Miramar is a luxurious mansion in a private estate located in the most extraordinary seafront setting perched on a bluff overlooking the Caribbean Sea. The estate is custom designed to integrate comfort and elegance, with coral columns and marble flooring throughout. The impressive great room features a lavish living room, gourmet kitchen, formal bar and dining areas. The property includes a studio apartment, 1-car garage and a 2-car garage.

6 bedrooms, 6 full and 1 half baths | \$8,900,000

Represented by: Amy Land-de Wilde | T. 340.690.1213 | coldwellbankervi.com | Coldwell Banker St. Croix Realty



SAN SAN, PORTLAND, JAMAICA

Cocosan Villa, nestled high in the San San Estate, forms part of the Geejam Collection. It offers a uniquely designed take on contemporary Jamaican living. This villa features 6 bedrooms with balconies overlooking scenes of the beautiful parish of Portland. Cocosan's upscale design is poised with elegance and modern day comfort, while engaging the tropical aesthetic of the Caribbean. The property also boasts a gym, sauna, heated lap pool and Jacuzzi, and state-of-the-art kitchen.

6 bedrooms, 8 baths | \$2,900,000

Represented by: Kaili McDonnough Scott | T. 1.876.585.7233 | kaili@cbjamaica.com | www.cbjamaica.com | Coldwell Banker Jamaica Realty



THE BLUE MOUNTAINS, ONTARIO, CANADA

"Grey Stone" offers 7,624 square feet of luxuriously handcrafted, intricate details offering unlimited freedom on 73 acres of escarpment. Located just minutes to Osler Bluff Ski Club, Blue Mountain, Collingwood, Pretty River Park, Alpine Equestrian, Braeburn Farms, snowmobiling, golf, hiking and biking. You will love the effortless access to world-class amenities.

6 bedrooms, 5 baths | \$3,475,000

Represented by: Sarah Lunn, Broker of Record | O. 905.936.4216
Sarah@sarahlunn.com | SarahLunn.com | Coldwell Banker Ronan Realty



NEW TECUMSETH, ONTARIO, CANADA

Luxury residence on 10 acres. Featuring mature forest, walking trails and spring-fed pond. Main-floor in-law/nanny suite. Country-style features enhance this special offering. Large 3-car heated garage with attached storage areas. Small enclosed run-in area for horses. Located less than 1 hour north of Toronto and Pearson International Airport.

5 bedrooms, 4 baths | \$1,795,000

Represented by: Marc Ronan, Sales Representative/Owner | O. 905.936.4216
Marc@ronanrealty.com | MarcRonan.com | Coldwell Banker Ronan Realty

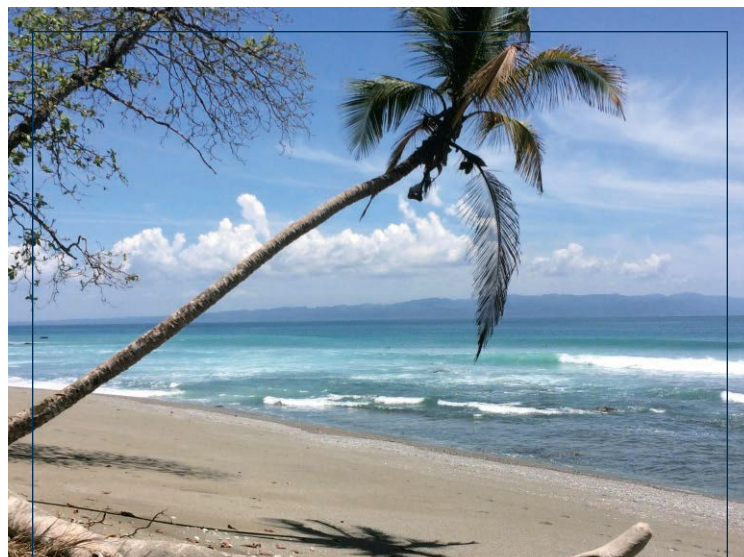


ST. CLAIR, ONTARIO, CANADA

Welcome to the family farm! The McKellar Farm has been meticulously kept for two generations. Drive down the lane to a Queen Anne-style farmhouse surrounded by manicured lawns, a crystal-clear pool with its own palm tree, hard-surface parking areas and a large drive shed. Located away from busy traffic, but minutes to the river or Corunna.

4 bedrooms, 2 baths | \$1,699,000

Represented by: Steve Park & Reilly Stead | S. 519.381.7275
R. 519.466.6304 | Coldwell Banker Southwest Realty



CABO MATAPALO, COSTA RICA

This is a unique occasion to own a beachfront property in Costa Rica consisting of 5 parcels, approximately 22.5 acres, with 716 feet of beach front. This property has unlimited potential, from creating one of the world's most luxurious estates, a private retreat, residential development, or a boutique eco-hotel. www.lovecostarica.net

\$3,995,000

Represented by: Marco Salari & Gary Fleishman | M. 424.305.7788
G. 310.980.7320 | Coldwell Banker Residential Brokerage



INDIAN POINT, NOVA SCOTIA, CANADA

One could only dream of such a property. Kaulbach Island, named after past owners, is peaceful, private and sheltered. The island is part of the drumlin formations along the south coast of Nova Scotia. Kaulbach was etched by glaciers millions of years ago, leaving behind a 57-acre island now transformed into forests and meadows. MLS# 201723838

7 bedrooms, 9 baths | \$5,950,000

Represented by: Mariana Cowan | T. 902.452.1639
mariana@supercityrealty.com | Coldwell Banker Supercity Realty



ROCKCLIFFE PARK, ONTARIO, CANADA

Georgian-style home located on a 19,766-square-foot lot in the sought-after neighbourhood of Rockcliffe Park. Complete transformation since 2006, with a light-filled kitchen, ready for entertaining. Mature trees and landscaping surround the pool area, flagstone patios and gardens. The bonus room over the garage is a perfect game/media room. MLS# 1139763

7 bedrooms, 6 baths | \$3,599,000

Represented by: Rhodes Barker Team | T. 613.276.6061
tony@rhodesbarker.com | Coldwell Banker Rhodes & Company



VERNON, BRITISH COLUMBIA, CANADA

This lakefront home is ideal for entertaining with 2 full kitchens, outdoor living spaces, a dock, boat lift, and 54 feet of beachfront. The guesthouse is located above the 2-car garage plus carport. Main floor features open-concept living, vaulted ceilings, hardwood floors and a covered deck with outdoor gas fireplace and views of Okanagan Lake. MLS# 10168012

8 bedrooms, 5 full and 1 half baths | \$2,950,000

Represented by: Norm Brenner | T. 250.549.9401
norm@okanganlands.com | Coldwell Banker Four Seasons Real Estate



CALGARY, ALBERTA, CANADA

Offering timeless luxury, this bungalow offers no compromises in a quiet cul-de-sac backing onto a waterfall and ponds. From the moment you enter, you're greeted with cathedral ceilings and floor-to-ceiling windows. Miele, Wolf and Sub-Zero appliances adorn the custom cabinetry in the chef's kitchen. This is a one-of-a-kind opportunity! MLS# C4178931

4 or 5 bedrooms, 4 full and 3 half baths | \$1,695,000

Represented by: Rob Vanovermeire | T. 403.870.8704
rob@robvanoteam.ca | Coldwell Banker Mountain Central



DUBLIN, IRELAND

This immaculate residence has been restored and refurbished to the highest standard and the attention to detail is second to none. The property spans over 492 square meters and offers a large utility, mudroom, cinema, wine room and bar, gym, open floor plan, playroom, office and formal drawing room. On the top floor, the master suite offers plentiful storage, walk-in wardrobes and an en suite bath. The garden is landscaped to allow sunlight into different areas throughout the day.

5 bedrooms, 4 baths | €3,250,000

Represented by: Karen Mulvaney | T. 353.1.411.0012 | karen@coldwellbanker.ie | Coldwell Banker Ireland



TROCADERO, PARIS, FRANCE

This apartment is located between the Place du Trocadéro and the Place de l'Alma. Enjoy this 360-square-meter, sunny apartment with Italian marble and onyx of the highest quality for total sound-proofing.

4 bedrooms, 4 baths | €15,500,000
 Represented by: Vanda Demeure | T. +33.6.72.95.68.30
 O. +33.1.85.85.01.78 | vanda.demeure@coldwellbanker.fr
 coldwellbankerprestige.fr | Coldwell Banker Demeure Prestige



PARIS, FRANCE

On a private and secure road, in front of the Ranelagh Garden, is this gorgeous property completely renovated by a renowned architect. Five bedrooms with dressings and baths, and 2 living rooms.

5 bedrooms, 5 baths | €8,900,000
 Represented by: Vanda Demeure | T. +33.6.72.95.68.30
 O. +33.1.85.85.01.78 | vanda.demeure@coldwellbanker.fr
 coldwellbankerprestige.fr | Coldwell Banker Demeure Prestige



ALMA, PARIS, FRANCE

In a rare collection of a 6-floor historical building. This luxury 4- or 5-bedroom, 3-bath apartment overlooks the Seine and Alexandre III Bridge. 317 square meters with exceptional services. Designed by a renowned architect.

4 or 5 bedrooms, 3 baths | €9,260,000
 Represented by: Vanda Demeure | T. +33.6.72.95.68.30
 O. +33.1.85.85.01.78 | vanda.demeure@coldwellbanker.fr
 coldwellbankerprestige.fr | Coldwell Banker Demeure Prestige



ST. GERMAIN, PARIS, FRANCE

Located in the heart of Saint-Germain-des-Prés, and nestled in a private mansion listed as a historic monument, these 2 exceptional apartments reflect the French way of life in a timeless atmosphere.

4 bedrooms, 4 baths | €6,250,000
 Represented by: Vanda Demeure | T. +33.6.72.95.68.30
 O. +33.1.85.85.01.78 | vanda.demeure@coldwellbanker.fr
 coldwellbankerprestige.fr | Coldwell Banker Demeure Prestige



INDRE-ET-LOIRE, FRANCE

This elegant castle was built in 1869 by Mr. Jean-Francois Cail on a beautiful park. Ideal for entertaining family or guests. The home is very spacious with more than 6-meter-high ceilings.

8 bedrooms, 8 baths | €3,950,000
 Represented by: Vanda Demeure | T. +33.6.72.95.68.30
 O. +33.1.85.85.01.78 | vanda.demeure@coldwellbanker.fr
 coldwellbankerprestige.fr | Coldwell Banker Demeure Prestige



QUAI D'ORSAY, PARIS, FRANCE

With a breathtaking view over the Seine, this perfect reception apartment is very spacious. The entrance gallery gives access to noble reception rooms. Features a boudoir, library and huge kitchen.

6 bedrooms, 2 baths | €9,270,000
 Represented by: Vanda Demeure | T. +33.6.72.95.68.30
 O. +33.1.85.85.01.78 | vanda.demeure@coldwellbanker.fr
 coldwellbankerprestige.fr | Coldwell Banker Demeure Prestige



CANNES, FRENCH RIVIERA, FRANCE

Nestled in a green setting in one of Cannes' most prestigious districts, this typically Provençal property offers a breathtaking view of the Mediterranean. Features include a garden, swimming pool, guest and pool house.

10 bedrooms, 7 baths | €7,500,000
 Represented by: Vanda Demeure | T. +33.6.72.95.68.30
 O. +33.1.85.85.01.78 | vanda.demeure@coldwellbanker.fr
 coldwellbankerprestige.fr | Coldwell Banker Demeure Prestige



PARIS, FRANCE

Sublime apartment on a high floor, bordered by its terraces. Elegant triple reception, featuring a living room, small living room, dining room, and large kitchen. A master bedroom with its beautiful bath. A bedroom with a shower. A large office (or possibly 3rd bedroom).

3 bedrooms, 2 baths | €3,800,000
 Represented by: Vanda Demeure | T. +33.6.72.95.68.30
 O. +33.1.85.85.01.78 | vanda.demeure@coldwellbanker.fr
 coldwellbankerprestige.fr | Coldwell Banker Demeure Prestige



ROME, ITALY

This villa offers a luxurious entrance that opens to a living room with a fine marble fireplace. Other features include a dining room, "winter garden," floor-to-ceiling windows, a large kitchen with center island, and more. You also have access to the wellness spa, which includes an indoor pool, sauna, Turkish bath, chromotherapy shower, Finnish shower, and a gym.

25 bedrooms, 12 baths | €9,500,000
 Represented by: Mirko Ponticello | T. +39.06.32.18.355
www.exclusivere.it | Coldwell Banker Exclusive RE



CAPRI, ITALY

Located in the most exclusive area of the island of Capri, this villa offers a panoramic sea view as well as private access to the beach of Marina Piccola. The property offers about 110 covered square meters on 2 levels. Features include a garden terrace, large windows in the living room, and a private walkway to the beach.

3 bedrooms, 3 baths | €2,150,000
 Represented by: Giovanni Gargano | T. +39.06.32.18.355
www.exclusivere.it | Coldwell Banker Exclusive RE



ROME, ITALY

The property, completely renovated and well-maintained, boasts a grand entrance, a breathtaking view of St. Peter's, 3 bedrooms with a private bath in each, kitchen, office, and a terrace. Surrounded by parkland yet close to all services between Viale Parioli and Piazza Euclide, this property is ideal for those who wish to live in an exclusive setting.

4 bedrooms, 5 baths | €4,200,000
 Represented by: Antonio Abruzzini | T. +39.06.32.18.355
www.exclusivere.it | Coldwell Banker Exclusive RE



ROME, ITALY

In the center of Rome, a few steps from the Pantheon and Navona Square, this building consists of 3 units of about 85 square meters each with a penthouse, private terrace, access to wineries and a large garage. Open on 3 sides, the building has a great view and is very bright, making it exceptionally unique.

5 bedrooms, 5 baths | €3,200,000
 Represented by: Federica Bartolelli | T. +39.06.32.18.355
www.exclusivere.it | Coldwell Banker Exclusive RE



ROME, ITALY

Rione Monti — Salita del Grillo — exclusive property with unique views of Piazza Venezia and Fori Imperiali. Completely renovated with high-quality finishes, enjoy this bright, quiet apartment located on the 3rd floor, with elevator access. The balcony overlooks the garden of Palazzo del Grillo.

3 bedrooms, 2 baths | €2,450,000
 Represented by: Valentina Bodini | O. +39.068.414.775
 C. +39.393.926.1930 | ColdwellBanker.it/bodini
 Coldwell Banker Bodini International Real Estate



ROME, ITALY

Via della Nocetta, close to Villa Doria Pamphili Park, offers a luxurious detached villa of approximately 550 square meters located in a complex of 15 villas with concierge service and association tennis. The property features beautiful views over the Valley of Casali and ensures total privacy.

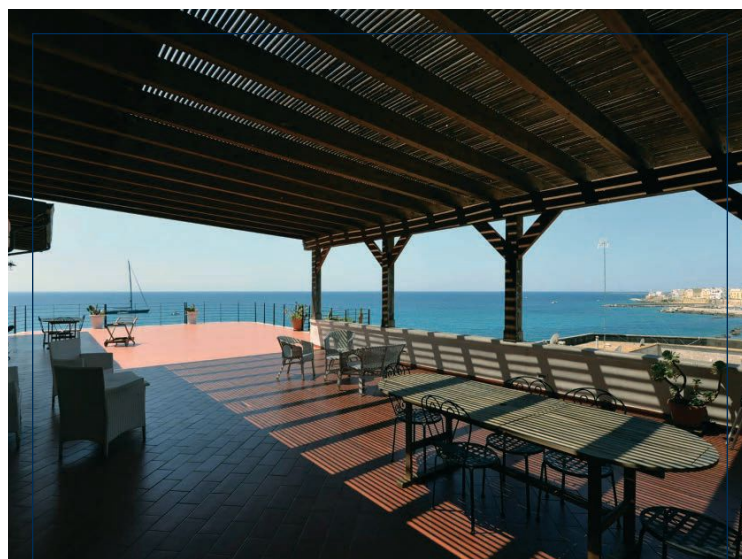
8 bedrooms, 11 baths | €2,000,000
 Represented by: Valentina Bodini | O. +39.068.414.775
 C. +39.393.926.1930 | ColdwellBanker.it/bodini
 Coldwell Banker Bodini International Real Estate



OSTUNI, ITALY

Restored with skill and great attention to comfort, this home offers modern systems such as under-floor heating, a photovoltaic system, provisions for an internal lift, bright and open spaces, high-quality finishes, and furnishing details designed to make all living environments unique.

3 bedrooms, 4 baths | €1,450,000
 Represented by: Valentina Bodini | O. +39.0831.162.2215
 C. +39.393.926.1930 | ColdwellBanker.it/ostuni
 Coldwell Banker Bodini International Real Estate



GALLIPOLI, ITALY

In a stunning location overlooking the sea, an exclusive penthouse of about 155 square meters and a terrace of 200 square meters offers views of the Gallipoli Bay, from the old city to the new one. Enjoy hardwood floors throughout, and a bright living room that leads to a small kitchen.

3 bedrooms, 4 baths | €1,600,000
 Represented by: Valentina Bodini | O. +39.083.209.9369
 C. +39.393.926.1930 | ColdwellBanker.it/leccecentro
 Coldwell Banker Bodini International Real Estate



IBIZA, SPAIN

Cap Blanc Ibiza represents the illustration of luxurious living in one of the most desired locations on the island — Cap Martinet, Talamanca. The architecture is inspired by contemporary, Brazilian design. Enjoy 600 square meters and 5 en suite bedrooms. Property reference: VIL0025L

5 bedrooms, 5 baths | €3,750,000
 Represented by: Coldwell Banker Global Luxury Blue Moon Property
 T. +34.971.251.847 | info@cbibiza.com



IBIZA, SPAIN

Enjoy the luxury of having all the services at your fingertips. This home offers its owners services and privileged spaces, such as a large solarium, pools, spa and fitness area. Property reference: APA0010L

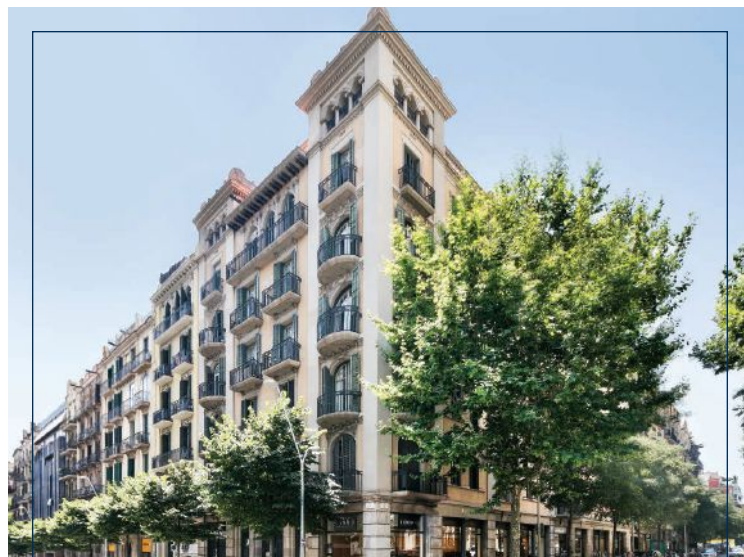
3-4 bedrooms, 3.5 baths | €1,850,000
 Represented by: Coldwell Banker Global Luxury Blue Moon Property
 T. +34.971.251.847 | info@cbibiza.com



COSTA BRAVA, SPAIN

This luxury villa in Punta Brava, St. Feliu de Guíxols has stunning views of the Catalan coast. The house, complete with a private pool, was built in 2012 with a modern design and high-quality materials. It has a constructed area of 1,110 square meters on a 1,933-square-meter plot. The garage can hold up to 4 cars.

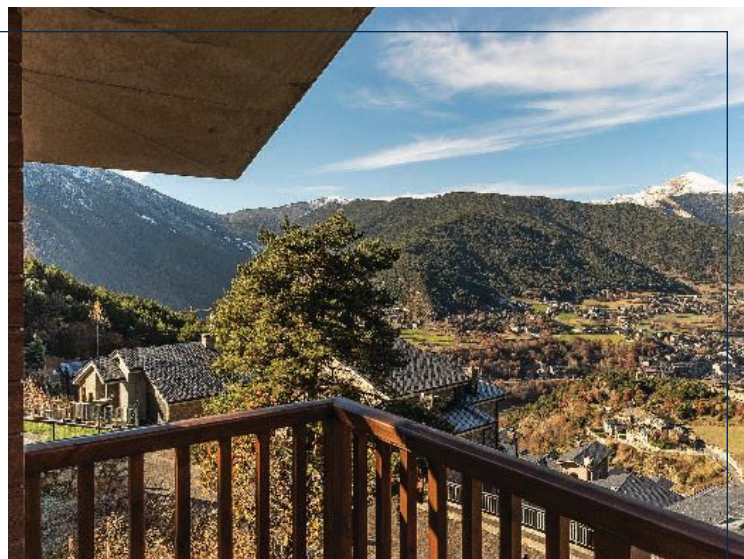
6 bedrooms, 7 baths | €7,500,000
 Represented by: Coldwell Banker Prestige Begur
 T. +34.972.307.827 | costabrava@cb-prestige.com



BARCELONA, SPAIN

This unique project consists of 2 buildings located in the heart of Barcelona, overlooking Avinguda Diagonal. Just a few steps away from Rambla Catalunya and Passeig de Gràcia. The classical building was constructed by architect Enric Sagnier and a brand-new building was designed by architect firm BCA. Purchase one of the 29 properties.

1-4 bedrooms, 1-4 baths | Prices from €500,000 to €2,860,000
 Represented by: Coldwell Banker Prestige Barcelona
 T. +34.932.413.082 | info@cb-prestige.com



LA MASSANA, ANDORRA

This modern house is built on a plot of 491 square meters, and has a surface area for housing plus a garage with capacity for 5 cars. Features include 300 square meters of garden, and a lower level with a sauna/gym area, laundry and large lobby. All floors are connected by stairs and a lift. Boasting great quality and a combination of modern and rustic styles, all with fantastic views and sun.

5 bedrooms, 4 full and 1 half baths | €2,300,000
 Represented by: Coldwell Banker Gali Andorra | T. 376.801.700
 info@immobiliariagali.com | www.immobiliariagali.com



ANDORRA LA VELLA, ANDORRA

Impressive luxury house with high-quality finishes, located in prestigious residential area with magnificent views of the valley. Features include an 8-car garage, laundry, a kitchen, and a cozy, sun-filled living room with a large fireplace and access to the garden, which surrounds the whole house. The dining room seats 20, perfect for entertaining. All 4 floors of the home are accessible via the elevator or stairs.

5 bedrooms, 4 full and 2 half baths | Price upon request
 Represented by: Coldwell Banker Gali Andorra | T. 376.801.700
 info@immobiliariagali.com | www.immobiliariagali.com





BARCELONA, SPAIN

A unique and authentic vacation experience in Spain! Located in the quiet and green countryside of Barcelona: the 'Tuscany of Catalonia.' The 19th-century home is strategically located near Barcelona (45 minutes), the Costa Dorada (30 minutes), Montserrat and the Penedes wine region. Enjoy spectacular views of the garden, the pool, the green valley, or the castle and the medieval village. Featuring ceilings with beams of 4.5 meters and rooms that are cool in the summer and comfortably warm in spring, autumn and winter due to the under-floor heating.

17 bedrooms, 11 baths | €2,600,000

Represented by: Valeria Camarda | openhome@cb-spain.es | +034.93.810.27.27 | Coldwell Banker Open Home



BARCELONA, SPAIN

In the most exclusive area of the unique and quiet town of Sitges, 30 minutes from the city of Barcelona and just 20 minutes from the international airport of Prat, is a spectacular house of architectural design. The large independent kitchen with an island is fully equipped with high-end appliances and offers direct access to the pool. The attic offers access to a large terrace. Outside, the carefully designed and landscaped garden features a pool with Jacuzzi and Whirlpool. The property also has a service room, wine cellar and a large 6-car garage.

6 bedrooms, 6 baths | €5,240,000

Represented by: Valeria Camarda | openhome@cb-spain.es | +034.93.810.27.27 | Coldwell Banker Open Home



KAILUA, OAHU, HAWAII

Beach Breezes, Island Style. Situated on a private lane on a sprawling beachfront parcel of 21,788± square feet with 93 linear feet of beach frontage, rests this 5-bedroom beach home which exudes pure rest, relaxation and fun! Swim, sun and recharge at your back door along the famed sandy shores of Kailua Beach, repeatedly one of the top-rated beaches worldwide. This home offers open-air lanais and living areas, creating a true sense of indoor-outdoor living.

5 bedrooms, 3 full and 1 partial baths | Offered at \$4,888,000 FS

Represented by: Tracy Allen (RA) | Lic#: RS-46610 | T. 808.593.6415 | Tracy@CBPacific.com | TracyAllenHawaii.com | Coldwell Banker Pacific Properties



HAIKU, MAUI, HAWAII

The heart and elegance of Maui's countryside. Beautiful ocean views in this classic, plantation-style home. Features include award-winning architecture, soaring ceiling heights and an open floor plan. The cottage, yoga room and wraparound decks bring together comfort and luxury in Maui's countryside.

2 bedrooms, 2 baths | \$3,200,000
 Represented by: Rhonda Smith-Sanchez | T. 808.205.2175
 rhondamauihi@gmail.com | Coldwell Banker Island Properties



PAIA, MAUI, HAWAII

One of Maui's most desired addresses, Spreckelsville is an intimate seaside community that showcases the elegance of Maui's North Shore. The 4-bedroom, 4-bath beach home offers accessibility to 7 beaches within reach. A rare offering in this great neighborhood.

4 bedrooms, 4 baths | \$2,950,000
 Represented by: Rhonda Smith-Sanchez | T. 808.205.2175
 rhondamauihi@gmail.com | Coldwell Banker Island Properties



HAIKU, MAUI, HAWAII

An exquisitely private Balinese estate, this home is perfectly poised on a majestic oceanfront gulch with stunning ocean views. Features include off-grid and on-grid options and a 60-foot lap pool set on a green hill of privacy.

3 bedrooms, 4 baths | \$2,699,000
 Represented by: Rhonda Smith-Sanchez | T. 808.205.2175
 rhondamauihi@gmail.com | Coldwell Banker Island Properties



HAIKU, MAUI, HAWAII

A romantic and private property perched on a breathtaking oceanfront cliff-top. Serenity, seclusion, with a state-of-the-art off-grid infrastructure. Named Hoalua, this home is extraordinarily, perseveringly devoted to blending with the surroundings, bringing our existence together within Maui's nature of waterfalls, sunsets, sunrises and forever ocean views.

2 bedrooms, 3 full and 1 half baths | \$1,999,000
 Represented by: Rhonda Smith-Sanchez | T. 808.205.2175
 rhondamauihi@gmail.com | Coldwell Banker Island Properties



HONOLULU, HAWAII

A tropical hideaway located above the exclusive “cove” area of Diamond Head. Steps back from private deeded beach access, this home has been renovated by the owners. Beyond the gated entrance is a water playground, with a pool, spa, fountains, water walls and a covered lanai area. The downstairs main living area opens from the gardens and pool area to the living room, family room, kitchen and staircase to the ocean-viewing lanai. Surfers — you will love this location!

5 bedrooms, 4 baths | \$5,495,000

Represented by: Beth Chang | T. 808.478.7800 | www.bethchang.com | beth@bethchang.com | Coldwell Banker Pacific Properties



Tailored Taste

BY KRISTEN ORDONEZ

SITUATED ON SANTA BARBARA'S GAVIOTA COAST, EL RANCHO TAJIGUAS IS A PLACE THAT EXCEEDS EXPECTATIONS AND DELIVERS A VAST PANORAMA OF SPECTACULAR SIGHTS WITH AN ENVIED LIFESTYLE.

The historic 3,500-acre ranch is a rare offering in a coastal area that is heavily regulated and protected from land development, according to listing agent Randy Solakian, enhancing its appeal to the ultra-high-net-worth buyers. Though the listing price is often what attracts luxury buyers, the property itself is universally admired by all, presenting the perfect combination of landscapes all in one property. Solakian notes that such natural beauty and high-quality amenities are oftentimes only available on properties out of state, in locations such as Montana or Colorado. "[The property] gives you the best of both worlds," Solakian says, with wide open space, natural beauty, privacy and also proximity to multiple culture centers.

Throughout the property are several types of landscape; rolling coastal grasslands, canyons,

foothills, open pasture land and orchards currently allotted to grow avocados and persimmons. Such natural beauty is also well maintained throughout the rangeland, giving potential buyers endless options as to how to capitalize on their investment. Unlike other country ranches in nearby western states, Solakian says, the Southern California coastal climate is a big draw for buyers, promising "basically year-round, perpetual, comfort climate."

The real stars of the property are Villa della Costa and Villa del Mare, two fine estates situated on two hilltops within the property's acreage. The exterior design of the villas is very compatible to the coastal ranches of early California. Solakian notes that when you approach either of the villas they appear low profile, without any dramatic facade that you might see from other luxury California mansions.



"It's only when you enter," he says, "that they really open up and you feel the magnitude of the world-class design ... they come alive with the grand scale of the rooms and open space."

Built between 2014 and 2016, both Villas were designed by architects from J.M. Sewall & Associates and built by Kitchell, offering the highest standards of design and quality, coupled with a level of privacy that happens to also be one of the compound's most unique attributes. "With the villas on separate hilltops," Solakian notes, "they're also very private from each other," making it a great escape for two families, an extended family, or family friends/guests all on one compound.

Attention to detail is paid to each residence

to the fullest extent. On 287 acres, Villa del Mare features 5 bedrooms, a separate guesthouse, cabana with full kitchen, seven-car garage, pool/spa and a hand-carved outdoor fireplace made from Santa Barbara sandstone. Villa della Costa boasts an antique roof composed of tile from Spain and Portugal, custom hand-hewn walnut floors throughout, an elevator that leads to the media/entertainment floors on the lower level, and a separate private master suite with patio and spa. The grand scale and proportions of the residences and the compound itself reveal a lifestyle of comfort, style and grace, "strategically designed," as the agent puts it, "to impress the most discerning buyer with the highest standards."



El Rancho Tajiguas
Gaviota Coast, CA
\$110,000,000

Represented by Randy Solakian
& Deanna Solakian
Listing Agent & Co-Listing Agent
Coldwell Banker Residential Brokerage
Randy@MontecitoEstates.com
Deanna@MontecitoEstates.com
R. 805.565.2208 | D. 805.565.2264



BEVERLY HILLS, CALIFORNIA

This Beverly Hills Tuscan compound is sited on over 10.5 acres, commanding unobstructed canyon and mountain views. Features a double-gated entry, 2 swimming pools, reflecting/wading pool, pool house and cabana, tennis court/pavilion, bocce court, lavish gardens, a golf course, and 40-plus vehicle parking.

8 bedrooms, 14 baths | Price upon request

Represented by: Joyce Rey, Stephen Apelian & Timothy Di Prizito | J. 310.285.7529 | S. 310.281.4584 | T. 310.266.2777
 JoyceRey.com | StephenApelian.com | TimothyDiPrizito.com | Coldwell Banker Residential Brokerage

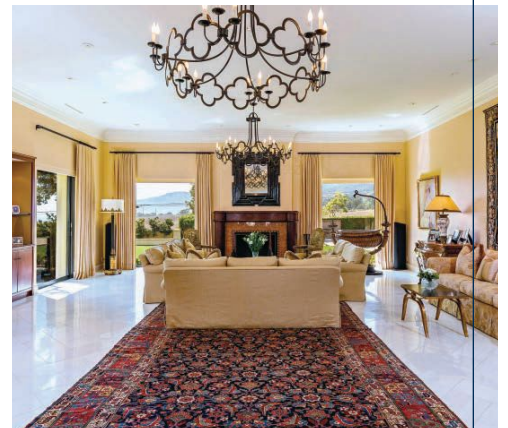


BEVERLY HILLS, CALIFORNIA

An estate of splendor and majesty in the flats of Beverly Hills, designed for impressive entertaining and extravagant comfort. Resonates with Moorish influences, lush natural light, and attention to beauty and livability. Upstairs, there are 5 en suite bedrooms. The enchanting grounds include a 1-bedroom guesthouse, pool with fountains and Jacuzzi, sunken fire pit, verdant lawns, and mature olive trees and giant timber bamboo. A residence of rare vision and fully realized beauty.

6 bedrooms, 7 baths | \$18,750,000

Represented by: Joyce Rey & Arlene Rutenberg | J. 310.285.7529 | A. 310.345.3331 | ArleneRutenberg.com | JoyceRey.com | Coldwell Banker Residential Brokerage



MALIBU, CALIFORNIA

Villa Jardin — situated on approximately 7 ocean-view acres, this spectacular Malibu Park Estate is being offered for the first time. The meticulously cared for, 1-story villa offers timeless elegance. The main home features a formal living room, large dining room, gourmet cook's kitchen, breakfast room, media room, main bedroom suite with a gym and more. A separate casita, pool, spa, tennis court, and lush gardens add to the expanse of this extraordinary property.

5 bedrooms, 8 baths | \$18,000,000

Represented by: Ellen Francisco | T. 310.589.2464 | www.ellenfrancisco.com | ellen@malibuonline.com | Coldwell Banker Residential Brokerage



NEWPORT BEACH, CALIFORNIA

Nestled between the beach and the bay with approximately 90 feet of frontage across 3 lots, 1813 East Bay was designed by renowned architect Robert Sinclair, built by Patterson Custom Homes, and finished by Blackband Design. This home has a prestigious pedigree that represents innovative design and quality construction.

5 bedrooms, 8 baths | \$44,995,000
 Represented by: Tim Smith | T. 949.478.2295 | CalRE# 01346878
 tim@timsmithgroup.com | Coldwell Banker Residential Brokerage



LAGUNA BEACH, CALIFORNIA

Gracefully tucked away on 6 hillside acres in Laguna Beach, this sprawling Malibu-style compound offers unrivaled privacy, breathtaking views, and tranquility to capture the very best of Southern California living. Classic architectural elements abound, resulting in a style reminiscent of early California and the Mediterranean.

4 bedrooms, 6 baths | \$9,995,000
 Represented by: Tim Smith | T. 949.478.2295 | CalRE# 01346878
 tim@timsmithgroup.com | Coldwell Banker Residential Brokerage



IRVINE, CALIFORNIA

Reminiscent of time-honored Italian villas with a contemporary twist, this prodigious retreat reflects the merging of inspired architecture and modern amenities in a setting of complete peace and privacy. Views of rolling hills and color-soaked sunsets! Designed by Richard Krantz and brought to life by Rodeo Homes.

5 bedrooms, 8 baths | \$8,995,000
 Represented by: Tim Smith | T. 949.478.2295 | CalRE# 01346878
 tim@timsmithgroup.com | Coldwell Banker Residential Brokerage



HUNTINGTON BEACH, CALIFORNIA

This gorgeous, remodeled lagoon end unit sits on one of the best locations in Seagate. With an extra-large back deck, amazing privacy and a boat dock in the Harbour at the tip of Bimini, this home is ready for the most discerning buyer. The dock has attached racks for recreational equipment and offers exceptional holiday boat parade views.

4 bedrooms, 3 baths | \$1,385,000
 Represented by: Cristi Ulrich | T. 714.454.9763 | CalRE# 01140294
 cristi@timsmithgroup.com | Coldwell Banker Residential Brokerage



SANTA MONICA, CALIFORNIA

Exceptional penthouse in Santa Monica's most exclusive building on Ocean Avenue. Live in luxury, tranquility and elegance. Exquisite ocean views from a spacious terrace. Tremendous natural light. Extensive upgrades throughout. Featuring a spectacular building rooftop with expansive ocean/city views, pool, spa, and barbecues.

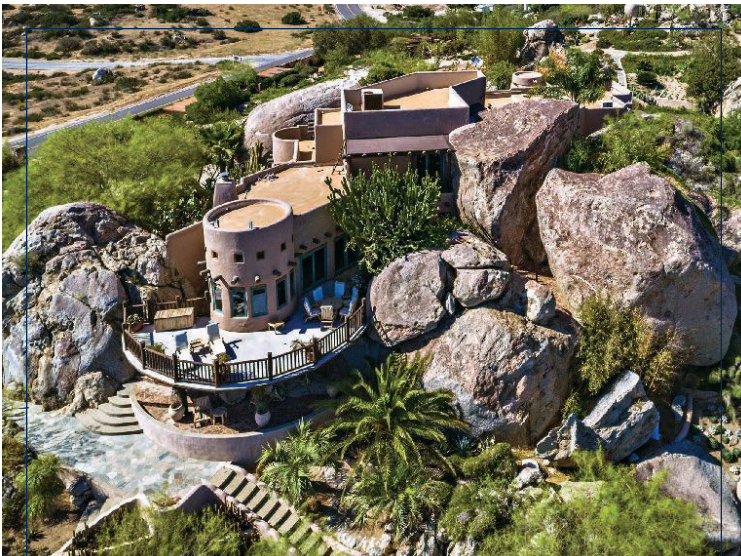
2 bedrooms, 2 full and 1 half baths | \$3,998,000
 Represented by: Julie Lovett | CalRE# 00803205 | T. 310.899.3514
 jlovett333@gmail.com | Coldwell Banker Residential Brokerage



WESTLAKE VILLAGE, CALIFORNIA

Magnificent Mediterranean compound in gated North-Ranch Estates on 3+ acres with views, pool house and casita. Courtyard entry, grand foyer, great room, huge dining room, chef's kitchen, sumptuous master suite. Beam ceilings, wood floors and skylights throughout. Home theater, elevator, 4-car garage, lagoon pool with water slides. 1090VistaRidge.com

7 bedrooms, 8 full and 2 half baths | \$5,995,000
 Represented by: Judy Ross-Bunnage & Kevin Cordasco | CalRE# 00862428
 CalRE# 00969966 | Coldwell Banker Residential Brokerage



RIVERSIDE COUNTY, CALIFORNIA

Unique in design and view, this 5-acre residence is the perfect blend of architecture, zen and nature. As a 2nd home or primary residence this property will reduce stress and enhance the quality of life for its new owner. Perched atop a rocky promontory, the views can be enjoyed from inside the home and any of the 7 integrated patios and 4 balconies.

3 bedrooms, 3 baths | \$1,700,000
 Represented by: Barbara Walker | CalRE# 01219294 | T. 951.285.4040
 walker.walker@verizon.net | Coldwell Banker Residential Brokerage



NEWPORT BEACH, CALIFORNIA

Lido Sands is one of the true hidden jewels in Newport Beach. Architectural enjoyment throughout! Immaculate and amazing, with 7 bedrooms and 5 baths with a multigenerational suite. Three blocks to world-class surfing beaches, shopping, restaurants, and the California lifestyle.

7 bedrooms, 5 baths | \$2,800,000
 Represented by: Brett Wyland | CalDRE #01083782
 T. 949.726.4730 | www.camoves.com | brettwyland@juno.com
 Coldwell Banker Residential Brokerage



NAPA VALLEY, CALIFORNIA

Gorgeous Howard Backen-designed residence perfectly sited on a spectacular 40±-acre parcel with exceptional views, privacy, and close-in access. Rich interiors punctuated with limestone and beautiful walnut detail offer an impressive list of amenities. Charming guesthouse with a kitchen, fabulous pool house, and bocce court. Prestigious neighborhood.

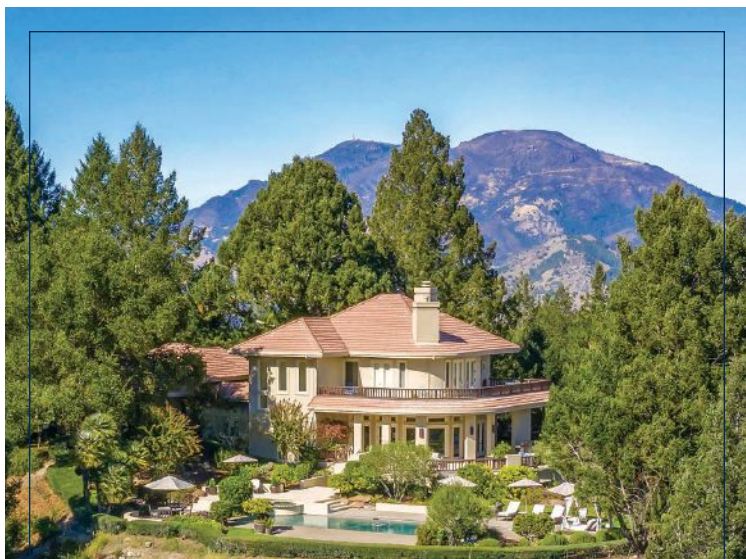
4 bedrooms, 4 full and 1 half baths | \$14,000,000
 Represented by: Cyd Greer | Coldwell Banker Brokers of the Valley
 T. 707.322.6825 | www.NapaValleyDreamEstate.com



NAPA VALLEY, CALIFORNIA

Classic Napa Valley estate, located on the west end of Zinfandel Lane, is blanketed by surrounding vineyards and the absolute privacy of its own lush park-like setting. The 3.6±-acre parcel enjoys a premium Cabernet and Merlot vineyard, a Meadowood resort-style main residence, fabulous guesthouse, bocce court, pool and a professional telescope observatory.

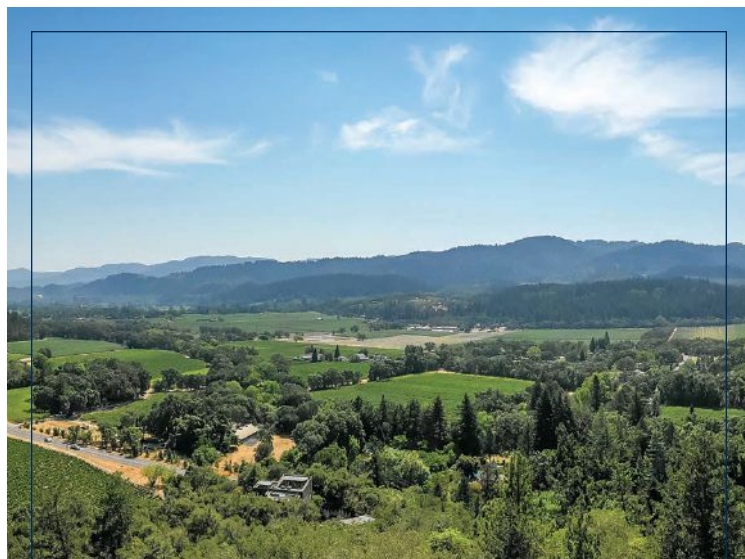
4 bedrooms, 4 full and 1 half baths | \$7,250,000
 Represented by: Cyd Greer | Coldwell Banker Brokers of the Valley
 T. 707.322.6825 | www.HeavenlyNapaValley.com



NAPA VALLEY, CALIFORNIA

Along a pleasant country lane, just minutes from Calistoga lies a magical site where this artfully remodeled estate residence showcases expansive limestone patios, handsome European oak floors, open beam ceilings, and a 5,500-bottle wine cellar. Enjoy show-stopping views of Diamond Mountain's hillside vineyards and the valley floor in the distance.

4 bedrooms, 5 full and 1 half baths | \$6,995,000
 Represented by: Cyd Greer | Coldwell Banker Brokers of the Valley
 T. 707.322.6825 | www.ResortLivingNapaValley.com



NAPA VALLEY, CALIFORNIA

This private hillside property rests on its own knoll just minutes away from downtown St. Helena. Designed by Pfau Long Architecture, this modern residence enjoys stunning panoramic views, gorgeous polished concrete floors, and walls of glass that seamlessly connect the indoors to the site's exceptional natural surroundings.

2 bedrooms, 2 full and 1 half baths | \$6,500,000
 Represented by: Cyd Greer | Coldwell Banker Brokers of the Valley
 T. 707.322.6825 | www.NapaValleyModernRetreat.com



SOUTH LAKE TAHOE, CALIFORNIA

As you enter this 4,337-square-foot, custom designed Tahoe Keys home, the beauty of Lake Tahoe will surround you. With 3 levels of decks, enjoy gorgeous 360-degree views of the lake, meadow, Mount Tallac, Heavenly Ski Resort and the wide waterway with 100 feet of water frontage and a boat dock that can accommodate 3 boats.

5 bedrooms, 3 full and 1 partial baths | \$2,480,000
 Represented by: Madeleine R. Gutierrez | T. 530.545.1029
 maddyg@cbmckinney.com | Coldwell Banker McKinney & Associates



PALM SPRINGS, CALIFORNIA

Revel in this resort-like setting. There is travertine flooring throughout the L-shaped floor plan, complemented by large windows for plenty of natural light and new carpet. Each room offers a TV and speakers, patio seating areas, and views of mountains. The backyard offers a saltwater pool, spa and serene waterfall. The covered patio is ideal for entertainment.

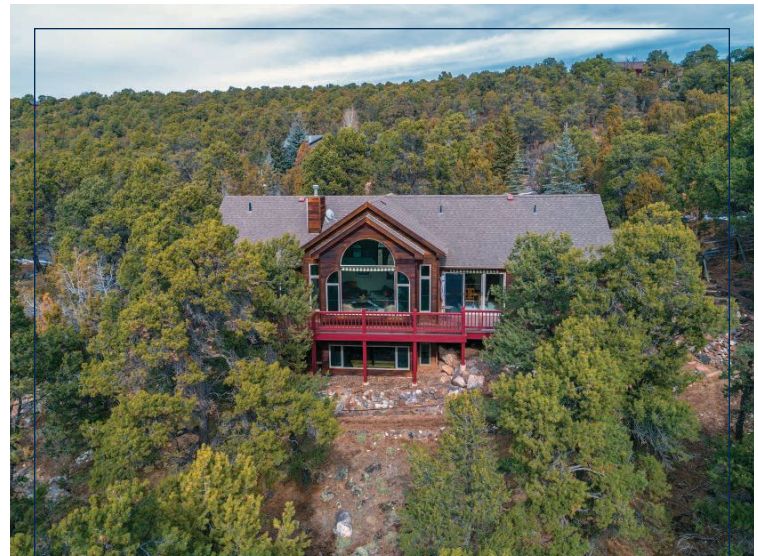
4 bedrooms, 4 full and 1 half baths | \$1,640,000
 Represented by: Lucio Bernal | O. 760.325.4500 | C. 310.383.2466
 Lucio.Bernal@camoves.com | Coldwell Banker Residential Brokerage



POWELL BUTTE, OREGON

World-class resort living at Brasada Ranch! This custom, single-level home was built by one of the region's premier builders and showcases quality throughout. Featuring hardwood floors, 19th century beams, natural stone accents and mountain views. Multiple patios create an additional 1,500 square feet of outdoor living, complete with a covered barbecue island.

3 bedrooms, 3 full and 1 half baths | \$1,149,000
 Represented by: David D. Gilmore | T. 541.371.2309
 david@bendproperty.com | Coldwell Banker Morris Real Estate



GLENWOOD SPRINGS, COLORADO

Enjoy both the privacy of the woods and stunning views of Mount Sopris from this beautiful home located in gated Elk Springs. This 2-acre lot provides the ultimate privacy. A large master suite with fireplace, massive windows in the great room, lower-level with a walk-out basement, and an oversized garage await your visit.

3 bedrooms, 2 full and 1 half baths | Price upon request
 Represented by: Becky Ciani | T. 970.309.1027
 becky@masonmorse.com | Coldwell Banker Mason Morse



PARADISE VALLEY, ARIZONA

This 9,000-square-foot estate titled “Eagle’s Nest” sits on approximately 7 acres and was designed by Lash McDaniel to incorporate the preserved ridgeline of Mummy Mountain into a one-of-a-kind architectural build. The estate took 5 years to complete and showcases panoramic views of Paradise Valley and the McDowell and Superstition Mountains.

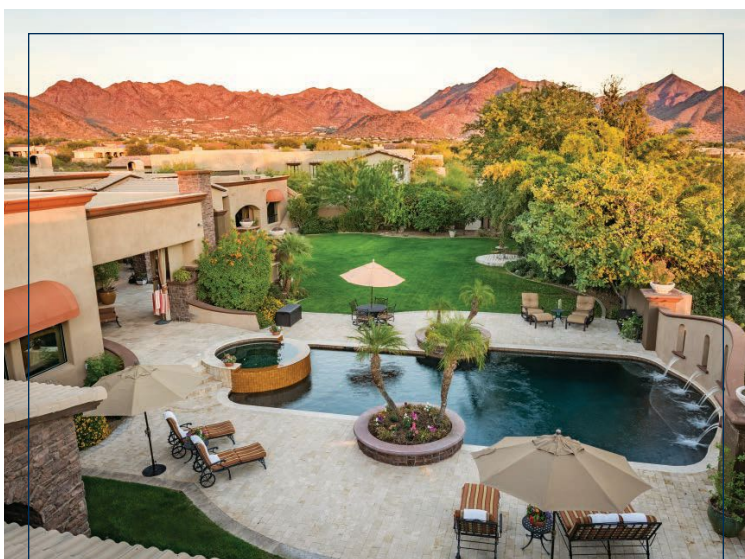
4 bedrooms, 5 full and 3 half baths | \$7,750,000
 Represented by: Wendy Walker | wendy@wwfineproperties.com
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



PARADISE VALLEY, ARIZONA

The greatest views in Phoenix await you in this majestic architectural Contemporary in the mountains of guard-gated Clearwater Hills. The retracting glass walls, an Olympic-size lap pool, 6-car garage and panoramic views of Downtown Phoenix, Camelback and Superstition Mountains highlight this unmatched private luxury retreat.

5 bedrooms, 5 full and 2 half baths | \$5,990,000
 Represented by: Wendy Walker | wendy@wwfineproperties.com
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



SCOTTSDALE, ARIZONA

An entertainer’s paradise in North Scottsdale’s Pima Acres with a magnificent McDowell Mountain backdrop and perfectly designed resort-style backyard. The property also boasts a pool, spa, fountains, fire features and 2 rooftop viewing decks on a 1-plus-acre private lot.

5 bedrooms, 6 full and 2 half baths | \$3,395,000
 Represented by: Wendy Walker | wendy@wwfineproperties.com
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



PARADISE VALLEY, ARIZONA

Enjoy views of Camelback Mountain and Praying Monk from this warm, inviting home on an elevated lot. Its light-filled, expansive floor plan boasts a chef’s kitchen and spacious master suite. The grassy backyard, covered patio, putting green and spectacular stone waterfall that flow into the pool provide an indoor/outdoor lifestyle that is truly picturesque.

5 bedrooms, 4 full and 1 half baths | \$2,375,000
 Represented by: Wendy Walker | wendy@wwfineproperties.com
 T. 602.468.8888 | Coldwell Banker Residential Brokerage



PARK CITY, UTAH

It only takes moments to fall in love with the many images of mountains and moods of the wild in this immaculately updated Park City home. Grand, open spaces in the family rooms and floor-to-ceiling windows offer a connection to the outside. Unique details catch your eye from the fireplace and sliding doors to the modern light fixtures throughout. Enjoy an elegant blend of modern and mountain finishes!

6 bedrooms, 6 baths | \$2,997,800
 Represented by: Lana Harris | T. 435.640.8717 | TeamSchlopy.com
 Lana@TeamSchlopy.com | Coldwell Banker Residential Brokerage



PARK CITY, UTAH

This rare ski villa in Portico is the ideal property for entertaining or maximization of investment with an impressive rental history. Two townhomes were combined to make this 6-bedroom, 5-full-bath home capable of sleeping 16 people comfortably with a 4-car garage. Superior finishes throughout. Quick access to downtown shops/restaurants.

6 bedrooms, 5 baths | \$2,000,000
 Represented by: Kevin Crockett | T. 435.640.3412 | TeamSchlopy.com
 Kevin@TeamSchlopy.com | Coldwell Banker Residential Brokerage



PARK CITY, UTAH

Live on the top floor looking out at the entire Deer Valley Resort mountain and beyond from this Grand Lodge penthouse located in Empire Pass. This one-of-a-kind property is perched directly over the northside chair lift with views of the ski runs from the spacious deck. The design has a European/Modern style. Featuring a stone, floor-to-ceiling gas fireplace.

4 bedrooms, 5 baths | \$2,750,000
 Represented by: Lana Harris | T. 435.640.8717 | TeamSchlopy.com
 Lana@TeamSchlopy.com | Coldwell Banker Residential Brokerage

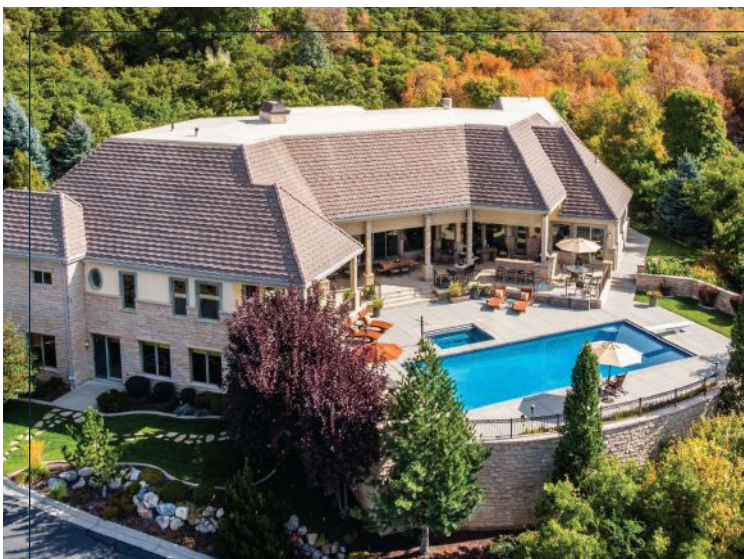


HOLLADAY, UTAH

This modern Contemporary estate sits on 2.03 acres in the heart of Holladay. Extra-large windows and rooms bring the outdoors inside, and provide spectacular, unobstructed mountain views. Other features include a private, extra-large master suite, office and private deck, a 7-car garage, and gourmet kitchen with top-of-the-line appliances. Separate quarters include a kitchenette, bath and living area.

5 bedrooms, 13 baths | \$7,500,000

Represented by: Shelly Tripp | T. 801.573.6400 | Shelly.Tripp@UtahHomes.com
PepperwoodRealEstate.com | Coldwell Banker Residential Brokerage



OGDEN, UTAH

Extraordinary secluded estate on the foothills of the beautiful Wasatch Mountains. This elegant home has spectacular panoramic views, grand living areas, a luxurious master suite, gourmet kitchen, English-style pub, and gorgeous pool/spa. The timeless architectural design and exquisite custom finishes are impressive. Located only minutes away from world-class skiing, and the SLC International Airport.

4 bedrooms, 7 baths | \$2,545,000

Represented by: Nadine Jensen | T. 801.540.6683 | Jensen.Move@gmail.com
Coldwell Banker Residential Brokerage





SPOKANE, WASHINGTON

A stunning mansion with significant Spokane history. The Cannon House, listed in the Spokane and National Historic Registry, has been extensively remodeled with over \$900,000 invested since 2000. Includes a new kitchen, carriage house apartment/office, wraparound driveway, new master bath, heating and cooling systems, whole-house audio, and a brand new heated driveway. This home is as comfortable and functional as it is stately and beautiful.

6 bedrooms, 6 baths | \$1,250,000

Represented by: Joel Elgee | T. 509.868.5264 | joel@joelge.com | www.joelge.com | Coldwell Banker Scneidmiller Realty



LAKE GENEVA, WISCONSIN

Once-in-a-lifetime opportunity to live in and appreciate one of Lake Geneva's premier newer estates, located on 3.5 manicured acres with 210 feet of lake frontage in a sought-after, walk-to-town location. Comfort and elegance merge in the thoughtful design and beautiful appointments that your family will enjoy every day or you can entertain in luxuriant style. Enjoy the stunning great room, stately library, formal dining room, cozy family room, and access to the expansive veranda.

13 bedrooms, 13 full and 3 half baths | \$14,500,000

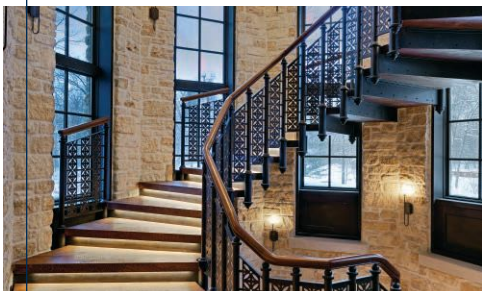
Represented by: Anne DuBray | T. 847.657.3747 | anne.dubray@cbexchange.com | Coldwell Banker Residential Brokerage



CHICAGO, ILLINOIS

888 South Michigan Avenue — Luxury meets harmony in this ideally located, full-floor penthouse with breathtaking views of the Chicago lakefront and Cultural Mile. This exceptional condo is steps from museums, music venues, restaurants, yacht clubs, parks, gardens and bike paths. A perfect home for creating new memories, hosting parties, or meeting with clients.

4 bedrooms, 4 full and 1 half baths | \$3,975,000
 Represented by: Melinda Jakovich-Lagrange
 T. 312.953.3425 | Coldwell Banker Residential Brokerage



ORONO, MINNESOTA

Huntington Manor is the realized vision of architect James McNeal, and masonry artist Luke Busker's dream to create a solid stone work of art. An estate home rooted in classical architecture with a unique steampunk twist. This landmark sits on 4.5 lush acres and announces its presence with thoroughly local integrity. Hand-fabricated stone, ironwork and custom white oak adorn every surface, creating a home that will stand the test of time.

6 bedrooms, 7 baths | \$9,950,000
 Represented by: Drew Hueler | T. 612.701.3124 | GAHueler@cbburnet.com | Coldwell Banker Burnet



MACATAWA, MICHIGAN

The Owl's Nest, the historic flagship cottage at Macatawa Park, is being offered for the first time in over 4 decades. Enjoy the most beautiful beach along Lake Michigan with Big Red in your front yard. This cottage has all the classic charm of a world-class, historical resort. Enjoy a magnificent front porch, 2 staircases, fabulous original woodwork, a large attic space, and parking for 4 vehicles. Don't miss your chance to own a part of Michigan history.

6 bedrooms, 4 baths | \$1,989,989

Represented by: Michigan Homes and Cottages | O. 616.594.0749 | MichiganHomesAndCottages.com | Coldwell Banker Residential Brokerage



HOLLAND, MICHIGAN

Experience this incomparable Holland home, rich in character and extraordinary details. Step into your exclusive oasis, beaming with regal flare and amenities ideal for entertaining. An exquisite living room with a wood-burning fireplace sets a comfortable mood, while the adjacent kitchen allows for your culinary talents to be displayed. Minutes from Lake Macatawa and a short distance from Downtown Holland, this delightful home is your timeless escape.

5 bedrooms, 5 baths | \$1,295,000

Represented by: Michigan Homes and Cottages | O. 616.594.0749 | MichiganHomesAndCottages.com | Coldwell Banker Residential Brokerage



Tulips and Trends

BY CAMILLA MCLAUGHLIN

ALONG WITH CHERRY BLOSSOMS AND TULIPS, SPRING BRINGS A CROP OF HOME DESIGN TREND FORECASTS, OFTEN INCUBATED BY MID-WINTER'S DESIGN SHOWS.

“Great design taps into the emotions that make a house a home,” observed Don Ruthoff, principal at Dahlin Group Architecture, introducing homes and designers meriting top honors in the National Association of Home Builders’ Best in American Living Awards (BALA) in February. This annual event, held in conjunction with Design and Construction Week, showcases current design trends and top homes nationally and regionally.

While they serve as indicators of what’s hot and what’s not, trends can be tricky, especially when applied to higher priced properties. If anything, affluent homeowners shy away from the notion of trends, but still want homes to be current, elegant, comfortable and, most importantly, exclusively theirs. “A color or trend becomes viral instantly, and suddenly you see it everywhere,” says San Francisco designer Jay Jeffers. “My clients don’t want this. They want their home to feel uniquely their own. We may use currently popular colors and fabrics, but in the end,

each home is very special.”

Even more influential than the color of the day or the newest smart gizmo are changing attitudes among the affluent toward house and home. “I think now there is an increased emphasis on the home. People are into design and their home,” says designer Shawn Henderson, who is a member of the AD100. “Some people want more of a trophy home, but the majority want to feel good. They want their home to feel pretty and function well and be sort of an extension of them.”

“People want to LOVE their home. They want comfort and convenience, but do not want to sacrifice chic,” says Jeffers.

Few are also willing to compromise on comfort. Home has become a place to decompress, a refuge for family and friends ideally adaptable to a range of activities and quite often ages. “Families especially do not want a home that is too precious. We have many clients who entertain frequently — both small and large events for charities and such — but then they may also be hosting 30 six-year-olds. Their homes must be able to function and survive with all these options,” shares Jeffers.

Finding the Balance

For designers, the challenge becomes creating interiors that are of the moment, but with an overall style that lasts well beyond the moment. “There is a lot of focus on creating very personalized interiors that also have lasting qualities. So, while we might incorporate something that is a trend right now, we’re also thinking about, you know, we don’t want this to look dated in two, three years, right? So, it’s a balancing act really,” observes Anelle Gandelman with Manhattan design firm A-List Interiors.

“Right now, we’re starting to see a lot of things from the ‘80s return,” she says. “Brass is coming back, but not the polished, shiny yellow brass of the 1980s. This is more refined, a little more subtle, darker antique brass.”

Hints of brass and gold could be spied at design shows as recently as a couple of years ago; this year, brushed and satin bronze and gold along with oil rubbed bronze and even black dominated exhibits. Although featured usage was faucets and hardware, shiny warm accents are turning up in furniture and lighting. It’s all part of a design evolution toward warmer finishes, which Gandelma expects to be more than a transitory influence on interiors. “We don’t think of this as an overnight one. I think it’s going to stay a bit longer.”

The New Modern

As the ongoing shift toward contemporary architecture continues, a new modern aesthetic is taking shape. Instead of a composition of hard-edged, white linear forms, modern elevations today appear as an overlay of shapes and forms



PHOTO COURTESY OF CALIFORNIA FAUCETS

Modern brass has warmth and dimension and also conveys a timeless feeling as seen in these satin brass faucets from California Faucets.

defined by disparate materials and textures such as stone and brick or even a single stone applied in varied directions. Defining spaces using mixed materials is a growing practice, according to BALA judges. Outside In, a modernist home in Paradise Valley, Arizona, from Bedbrock Developers, took top BALA honors this year. Architect Drewett Works and Ownby Design employed textural components, such as Negra Canta stone, to define spaces and also echo the surrounding landscape. An indoor/outdoor synergy continues to be an essential, organizing factor. Not only are visual connections strong, but entire living areas, which can be seen in Outside In, open to outdoor spaces with little

or no transition between the two. Disappearing doors, few thresholds and using the same flooring inside and out brings spaces together. Even on the smallest of lots, developers and architects are finding ways to incorporate outdoor living, often making best use of side yards.

Contemporary has become the most popular architectural style, but mid-century modern and modern farmhouse are still “incredibly popular across the country,” according to judges, in new homes, but also renovations that bring out a home’s original character.

Black window frames are another highlighted trend. Available in almost all price points, equally

NAHB’s New American Remodel 2019 showed outdoor connections, from great room and kitchen to covered outdoor rooms to pool and patios in a central courtyard.



PHOTO © JEFFREY A. DAVIS PHOTOGRAPHY, INC.

adaptable and transformative for interiors and exteriors, they easily could be viewed as design's latest Swiss army knife. They inject an industrial sensibility to some spaces, particularly kitchens, while seemingly elevating the overall design of others. No matter the style, contemporary to traditional, they appear apropos. "Black metal windows have been hot for a few years, and I don't see that going away in the near future. The black metal looks great in a more traditional house," says Phil Kean, whose eponymous Winter Park, Florida, architecture-design-build firm was named "the best custom home builder in the U.S." last year by Home Builder Digest. Kean has also designed and constructed more than one New American Home for NAHB. Using the example of a traditional Georgian-style home, he says, "Put big black windows in it and do white brick and it has a fresh feeling, and it almost seems contemporary."

Brass and gold accents are only one indication of the ways in which interiors are being revamped. Bouclé, a nubby wool fabric, prevalent in the 1980s, was very much in evidence at this year's Maison et Objet in Paris. "It was basically on all the furniture." Says Gendelman. "Things are getting slowly warmed and layered," says Ariella Duker, Gandelman's partner at A-List Interiors.

Vintage and Color

Instead of the sterile, monochromatic look recently in vogue, shapes are organic with more curves. Texture continues to be important, but color is back in a big way. Expect to see neutrals continue to edge into warm tans, beiges and creams.

"We have always used neutrals as a foundation for the home to create flow. We still use quite a bit of gray, but both in my office and in the design world we are starting to see warm grays and taupe and brown as the neutral foundation," says Jeffers, whose recent book "Be Bold" tackles color and other aspects of bespoke interiors. "Color seems to be back with a big bang! Emerald greens, fuchsias, periwinkles, aubergines. Strong, demanding color is everywhere."

Henderson sees growing enthusiasm for vintage pieces, which he says, are fetching super-high numbers at auctions. "They add a lot to the warmth and start to make a place feel more relatable, more comfortable. It's a level of warmth and nostalgia that is hard to achieve when everything is fresh out of the box."

Antique pieces are even finding a place in the kitchen, where they inject authenticity and personalization. "The kitchen continues to be the social hub, the center of the home with multiple activity centers and open plans with delineated spaces," said designer and educator Mary Jo Peterson, speaking to designers and architects at the national kitchen and bath show.

Also, adds Henderson, the demand for vintage and color is an indication that "people are becoming more confident in their expression of their homes."



PHOTO ©EMILY GILBERT PHOTOGRAPHY, COURTESY A-LIST INTERIORS



PHOTO ©MATTHEW MILLMAN PHOTOGRAPHY

Above, there is nothing dated or dowdy in this traditional scheme in which shades of blue contrast with yellow accents.

Left, the ceiling becomes artistry here with a dramatic color echoed in the chairs.

Technology

Technology took center stage in Las Vegas during Design and Construction Week. The biggest change for tech, according to technologist Ryan Herd, owner of 1 Sound Choice, is the way things are being integrated and further “knitted together.” Increasingly, smart responses in the home are enhanced with predictive behavior so when one arrives home or voices a command, a series of events such as turning down or off lights, setting temperatures, turning on/off security systems ensues. These smart scenarios have been predicted for years, but the “knitting together” is making the process consumer friendly and intuitive. No longer considered an amenity for upscale properties, technology is expected, especially to control shades, temperature, music, security and many other functions.

Regarding technology, Jeffers sounds a note of caution for clients. “Maintaining a certain threshold of technology is important. It’s easy to have smart everything these days. My clients don’t want a refrigerator that tells them to order milk, but they do want to be able to easily adjust lighting and music throughout the home. It is easy to go crazy, especially in the Bay Area, but the technology changes so fast you’ll be obsolete in a year. My advice: other than speakers and keypads, keep everything else out of the walls! An iPad® in your wall instantly dates your home.”

What’s New and Next

New this year? Wellness tech, in a whole-house system that integrates with a home’s overall smart system, demonstrated in a concept house in Henderson, Nevada, designed by KB Home. Darwin, a smart system developed by wellness pioneer Delos, continuously monitors air and water quality via sensors built into walls. Rather than simply observing, Darwin responds to changes, adjusting air quality even in a single room. Owners are alerted to water leaks and can respond remotely via tablet or smart phone. Several other manufacturers, including Moen, introduced products that address water leaks.

Function has become as important as looking good for consumers, a desire Beverly Hills designer Christopher Grubb says he first saw at shows in Europe as early as 2017. “It took this long for Americans to catch up with the Europeans,” he adds. As soon as clients experience organizers in drawers and behind cabinets, he says they want more. “What happens with organization is it helps people focus on need. It’s not so much taking away; rather, organization makes someone more conscious of, ‘Do I need this?’”

Double islands, multiple pantries, and secondary kitchens are enhancing functionality of kitchens and expanding the role of this space as a social hub. It’s not uncommon to find flush doors on cabinets open to a place for countertop appliances and an additional work space. “Using tall bi-fold doors to



PHOTO COURTESY OF TASK LIGHTING

Well-conceived storage from Hardware Resources, below, and lighting such as the lighted closet rod in the laundry room from Task Lighting, above, expand functionality.

hide a work station is a huge trend,” says Jennifer Gilmer, founder of Jennifer Gilmer Kitchen and Bath in Chevy Chase, Maryland. “I saw this at the Eurocucina show in Italy over three years ago and am glad to see this idea finally catching on.” Also, she says, the nice thing about this strategy is it helps eliminate wall cabinets. Phil Kean takes the concept a step farther with cabinets that open to hidden pantries and even hidden rooms.

What’s on the horizon for home? Wet bars, wine bars, even smoothie bars are in demand almost everywhere, say designers. Also, look for “Amazon® rooms” (per Kean) as architects strategize ways to secure deliveries without compromising overall home security. Storage and more storage in all the right places will continue to enhance function, making a home truly in sync with an individual’s lifestyle.



PHOTO COURTESY OF HARDWARE RESOURCES

Rustic beams and an oak counter salvaged from the original 1850 house connect the centuries here. The oversized island ensures this room is the hub of the home.



PHOTO ©EMILY GILBERT PHOTOGRAPHY

SUPER YACHTS OF THE FUTURE

WHERE IS SUPERYACHT DESIGN GOING NEXT?
THINK BIGGER, GREENER AND MORE
CONNECTED TO WATER.

BY ALYSON PITARRE



Earlier this year, Latvian-based firm Latitude Yachts debuted its largest and boldest superyacht concept yet: a 751-foot-long floating entertainment hub called Valkyrie. If built, it would shatter the current superyacht record, which stands at 591 feet. Designed to be open to the public, the Valkyrie could house 52 guests in 26 cabins with 92 crewmembers in 46 cabins. Valkyrie represents not just another pie-in-the-sky idea from an ambitious designer; it serves as a bellwether for where the superyachting world is going. And it is going big. Add an increase in water sports activities and modern touches like glass-oriented designs and eco-friendly features,

“Yacht owners are getting younger, and there are a lot more people who can afford the products. The world is changing, and the interest in yachting is growing.” — Daniel Ziriakus, chief operating officer for Northrop & Johnson

and you’re beginning to formulate a picture of the future superyacht.

“Consumers are driving these changes,” says Daniel Ziriakus, chief operating officer for Northrop & Johnson. “Yacht owners are getting younger, and there are a lot more people who can afford the products. The world is changing, and the interest in yachting is growing.”

Homes & Estates recently spoke to Ziriakus, along with Richard Lambert, head of sales for Burgess Yachts, to uncover the major superyacht trends steering the yachting world in 2019 and beyond.

1. Connectivity to Water

“The use of yachts is changing,” says Lambert. “There is an increased desire to be closer to the water and have the experience of more interaction with the ocean and what it has to offer.” Expect this trend to bear out in amenities like beach clubs and nemo lounges, which are typically situated closer to the water as opposed to higher on the sundeck. “The experience of being onboard is also changing, with the younger clientele being more focused toward water sports activities,” adds Lambert.

Ziriakus agrees, noting that the main point of design exploration will be “the interior vs. exterior of a superyacht, and how to marry them both in the most effective way.” Deck spaces will get much larger, and many of these new yachts will play with the gamut of water toys offered onboard. “When it comes to toys, it’s pretty much up to the owner’s liking,” he says. “Inflatables are popular, and we have seen some yachts with slides and little floating islands that you pump up. In terms of power toys, there’s the traditional jet skis, but you can also have your own under-water sea pod, jet surfboards, electric scooters for land exploration and even jet-powered flyboards that shoot you 10 feet in the air as you hover above water.”

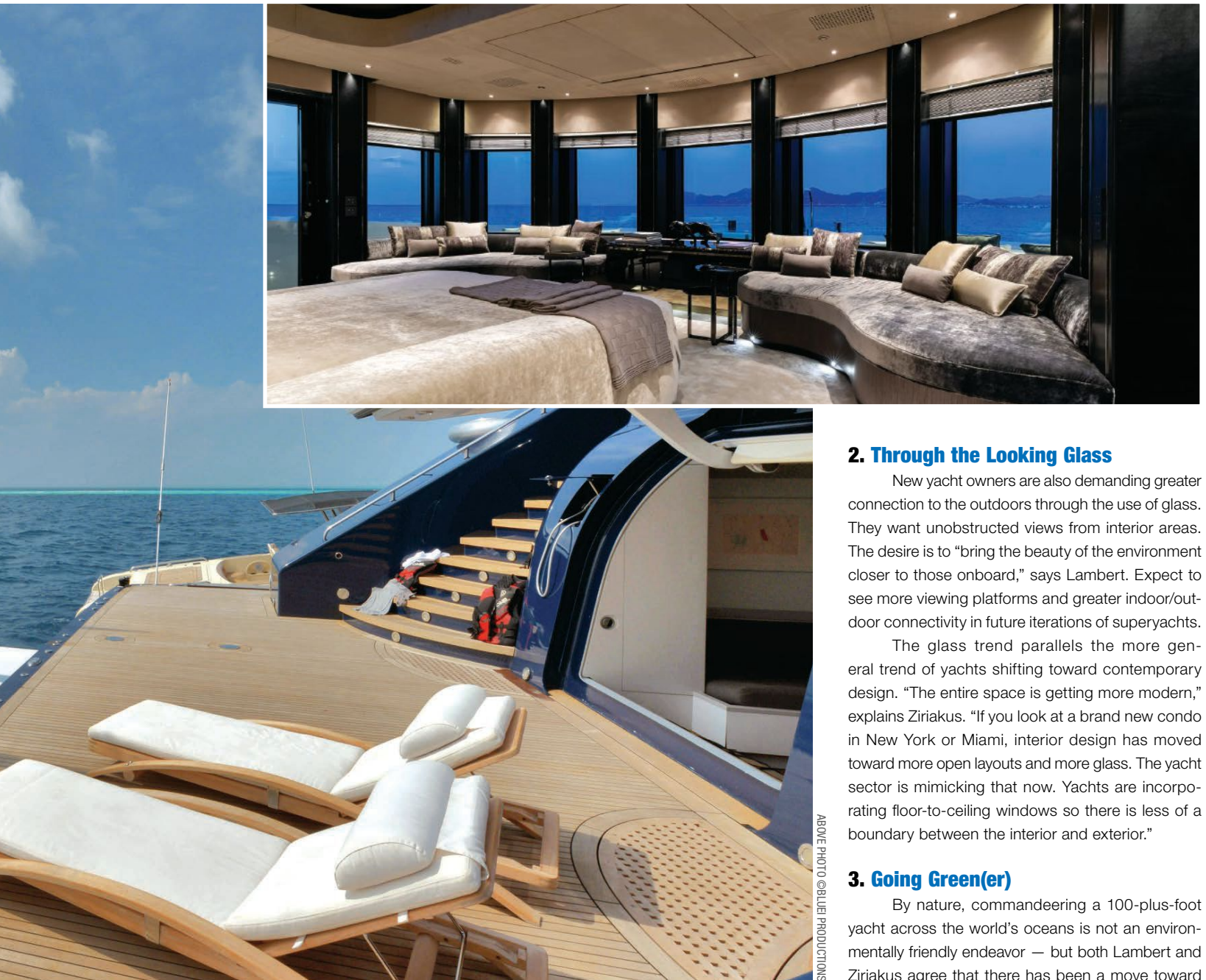
This trend is really being driven by younger clients, points out Lambert, “who are looking toward more experience-based use of yachts with watersports and multigenerational cruising” opportunities.



PHOTO ©BURGESS-VISUALBANK.CO.UK

The swim platform on the 68-meter Triple Seven yacht sits low for easier access to the water.

The award-winning SOLO yacht features large windows and frameless glass panels throughout to minimize the separation between indoors and out.



2. Through the Looking Glass

New yacht owners are also demanding greater connection to the outdoors through the use of glass. They want unobstructed views from interior areas. The desire is to “bring the beauty of the environment closer to those onboard,” says Lambert. Expect to see more viewing platforms and greater indoor/outdoor connectivity in future iterations of superyachts.

The glass trend parallels the more general trend of yachts shifting toward contemporary design. “The entire space is getting more modern,” explains Ziriakus. “If you look at a brand new condo in New York or Miami, interior design has moved toward more open layouts and more glass. The yacht sector is mimicking that now. Yachts are incorporating floor-to-ceiling windows so there is less of a boundary between the interior and exterior.”

3. Going Green(er)

By nature, commandeering a 100-plus-foot yacht across the world’s oceans is not an environmentally friendly endeavor — but both Lambert and Ziriakus agree that there has been a move toward

ABOVE PHOTO © BLUEI PRODUCTIONS

Free-flowing indoor/outdoor lounge spaces and private sun decks in the SOLO create a harmonious layout.



PHOTO © BLUIE PRODUCTIONS

greener technologies and conservation onboard in recent years. Lambert points to incremental changes happening in the interiors that are designed to reduce impact on the environment. Filtered water taps are now bringing fresh still or sparkling water to refillable bottles to reduce the amount of plastic being used onboard. The recycling of heat from exhausts into heating water is becoming more commonly adopted on many ships. There are also better filtration systems. Some yacht owners are adding solar panels. “These measures are aside from the propulsion system changes that we are seeing being adopted in yachting,” Lambert says.

When it comes to propulsion systems, technological advancements in electric engines have gained momentum in recent years.

“The developments in the yachting world can be compared to the developments happening in the automobile market,” says Ziriakus. “If F1 racers can be hybrids, then why not superyachts? Some yachts are already going hybrid diesel-electric or have fully electric engines. More and more yards are moving into this field as well. Sometimes the hybrid systems can drop fuel consumption by about 20 to 25 percent.”

Oceanco's Black Pearl, which won a prize for Best Naval Architecture for Sailing Yachts in the 2019 Boat International Design & Innovation Awards, is one example. The 350-foot, three-masted sailing yacht reportedly has a hybrid diesel-electric system and waste heat recovery, making it one of the most fuel-efficient superyachts ever — capable of traversing the Atlantic without burning any fuel.

Northrop & Johnson also charters a 236-

foot superyacht called SOLO by Tankoa Yachts — winner of the 2018 RINA award at the Monaco Yacht Show, which honors superyachts that have been constructed to environmental standards. Also hailed as one of the most efficient yachts ever built, SOLO is equipped with main engines that have emissions-reducing Eco Spray SCR (selective catalytic reduction), a CO₂ monitoring system, HUG soot burners to eliminate any black smoke stain on the sides of the hull, and more.

“SOLO is so efficient that at a speed of 10 knots, she only burns 195 liters per hour with one generator running, giving her a range of 7,000 nm, enough to get from Monte Carlo to Cape Town with-

out stopping,” says Ziriakus.

At some point, Ziriakus expects to see all-electric yachts surpass traditional fuel in terms of power: “It might be 20 to 30 years away, but you are going to see such high-efficiency batteries powering yachts as well as cars.”

In addition to advancements in propulsion systems, the design of the yachts themselves is increasingly focused on maximizing fuel efficiency. “A bigger focus is also given to the shape of the hulls in order to become more efficient, meaning less power is needed to move the vessel forward,” notes Ziriakus.

4. Smart Yachts

Following the trends in the residential market, yachts are becoming fully automated. In fact, home automation provider Crestron has been making a splash at major yachting shows over the last few years. Crestron control systems can now manage everything from security and lighting to motorized blinds and shades created specifically for superyachts and to audio and entertainment, among other technologies. They also integrate with onboard navigation, communications and environmental control systems, with control options spanning from touchscreens to recently launched Horizon keypads and Alexa voice control. Crestron's DM NVX™ Series also offers one of the most secure, high-quality and space-saving AV-over-IP solution on the market for streaming content from movies to TV.

“Automation is a big deal,” says Ziriakus. “Everyone wants to control everything from their iPad or iPhone, and the boats are adapting very quickly as Wi-Fi capabilities continue to improve.”



The 106.7-meter Black Pearl, the largest sailing yacht in the world, reportedly boasts a hybrid diesel-electric system that can reach 17.5 knots under power.

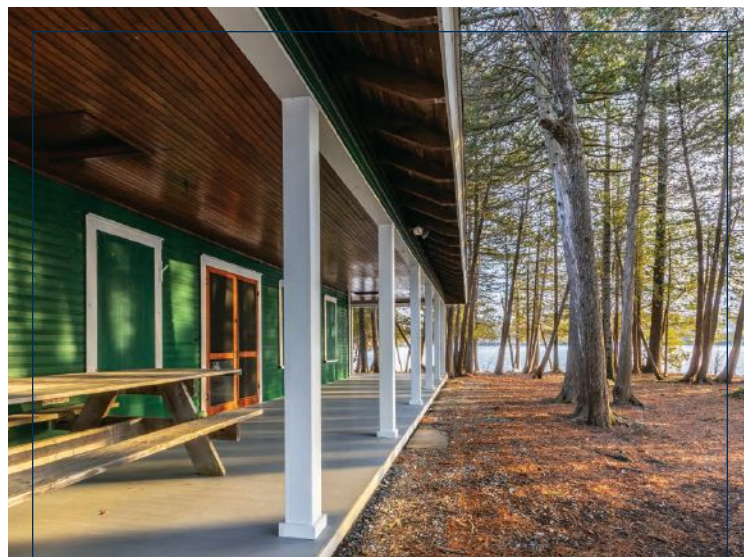
WIKIMEDIA COMMONS / KEES TORN



LINCOLN, VERMONT

Nestled among the Green Mountains is a private mountain retreat with a spectacular main house with 24-foot cathedral ceilings, a guest house, and a rustic cabin in the woods, all sitting on 24 acres with mountain views, open fields, a pond, woods and streams. Located near 2 major ski resorts and less than an hour from Burlington International Airport.

4 bedrooms, 8 baths | \$4,995,000
 Represented by: Brian Boardman | T. 802.846.9510
 BrianBoardmanVT.com | Coldwell Banker Hickok & Boardman Realty



SOUTH HERO, VERMONT

Never before on the market! Lake Champlain compound with 1,279 feet of shoreline and a sandy beach. Surrounded by water on 3 sides featuring 2 year-round houses, the original 20th century summer cottage, a bunk house, boat house and docks. An exquisite sanctuary with unparalleled serenity, breathtaking sunsets and Adirondack Mountain views.

9 bedrooms, 4 full and 1 half baths | \$4,900,000
 Represented by: Edie Brodsky | T. 802.846.9532
 EdieBrodsky.com | Coldwell Banker Hickok & Boardman Realty



COLCHESTER, VERMONT

This custom-built Contemporary home with 200 feet of direct Lake Champlain sandy beach and shoreline is in a desirable neighborhood. The gourmet kitchen, family room with a fireplace, living room, office and private master suite all enjoy amazing views and sunsets. This lakeshore home will exceed expectations.

3 bedrooms, 3 baths | \$3,100,000
 Represented by: Carol Audette | T. 802.846.8800
 LipkinAudette.com | Coldwell Banker Hickok & Boardman Realty



FERRISBURGH, VERMONT

This year-round Lake Champlain home is surrounded by 1 acre of natural beauty and 264 feet of lake shore. Enjoy lake views from the kitchen, living room, dining room, sunroom and master bedroom. Spectacular lakeside gazebo perched over the stone seawall. Floating dock system with boat lift. Close to the renowned Basin Harbor Club.

4 bedrooms, 3 baths | Price upon request
 Represented by: Michael Johnston | T. 802.846.9518
 JohnstonVT.com | Coldwell Banker Hickok & Boardman Realty



STOWE, VERMONT

This legendary property was designed and custom crafted for discerning buyers. Distinguished by exceptional features and breathtaking views of Mt. Mansfield and Stowe. Perfect for a weekend getaway or year-round country home. Every room provides opportunities for relaxation.

4 bedrooms, 6 baths | \$2,750,000
 Represented by: Meg Kauffman | T. 802.318.6034
 MegKauffman@CarlsonRealEstateStowe.com
 Coldwell Banker Carlson Real Estate



STOWE, VERMONT

This luxury cabin at Spruce Peak is a winning combination of convenience and the ultimate 4-season Stowe lifestyle. Resort living here features an endless amount of adventure and amenities, including the best skiing in the east. There is something for everyone at this world-class resort.

4 bedrooms, 5 baths | \$1,999,000
 Represented by: Meg Kauffman | T. 802.318.6034
 MegKauffman@CarlsonRealEstateStowe.com
 Coldwell Banker Carlson Real Estate



STOWE, VERMONT

Luxury in focus. Stone and wood are the centerpieces of this handcrafted home constructed from a barn that dates back over 200 years. Moved to Stowe and resurrected as a sanctuary created to promote serenity and overall wellbeing. The intangible amenities abound with easy access to Stowe Village, hiking, biking trails, views and privacy.

3 bedrooms, 4 baths | \$1,875,000
 Represented by: The Smith Macdonald Group | T. 802.375.5009
 info@stowere.com | Coldwell Banker Carlson Real Estate



STOWE, VERMONT

Wake to views of Vermont's first light as it touches the tip of Mt. Mansfield, highlighting the ski slopes of Stowe Mt. Resort in hues of purple and pink. A home for hosting, generations can gather to enjoy this private setting. This estate-quality property awaits a new generation of memories.

4 bedrooms, 4 baths | \$1,549,000
 Represented by: The Smith Macdonald Group | T. 802.375.5009
 info@stowere.com | Coldwell Banker Carlson Real Estate



MARTHA'S VINEYARD, MASSACHUSETTS

The Captain Dexter House, circa 1843, is set in the heart of the seaside village of Vineyard Haven on the island of Martha's Vineyard. The careful preservation of the original architectural details were maintained, while bringing the home into the present century. The European-style kitchen features top-of-the-line appliances. Harbor views add to the charm of this lovely historic home. Walk to the ferry, shops, restaurants and theater.

7 bedrooms, 6 full and 1 half baths | \$2,100,000

Represented by: Judith E. Federowicz | T. 508.693.6866 ext. 104 | judy@mvlandmarks.com | Coldwell Banker Landmarks Real Estate



BOSTON, MASSACHUSETTS

The Penthouse Collection at The Boulevard offers extraordinary living in the most unique homes in Boston's Financial District and Waterfront neighborhoods. This corner duplex offers approximately 4,054 square feet of contemporary living space, an open concept kitchen with custom cabinetry and top-of-the-line appliances, panoramic views, private roof deck, and 2 parking spaces. The building offers concierge, a fitness center, club room, pet spa, and private storage.

3+ bedrooms, 3 full and 1 half baths | \$5,990,000

Represented by: Ricardo Rodriguez | T. 617.796.6084 | Ricardo.Rodriguez@nemoves.com.com | Coldwell Banker Residential Brokerage - Back Bay



CONCORD, MASSACHUSETTS

Architectural masterpiece on 23.5 acres, provides privacy, gardens, a waterfall, koi pond, and a pool in the style of a reflecting pond with fountain. Woodlands have trails for walking, riding and cross-country skiing. The 10,395-square-foot home fully integrates smart-house technology.

6 bedrooms, 7 full and 1 half baths | \$12,500,000
 Represented by: Jonathan P. Radford | Sales Associate
 C. 617.335.1010 | Jonathan@JonathanRadford.com
 Coldwell Banker Residential Brokerage



WESTON, MASSACHUSETTS

Magnificent 7-acre compound in a coveted location offers a 7-bedroom main residence, 2-bedroom guest/carriage house and a pool. Masterfully restored and renovated, it has a cathedral great room, luxurious master wing, billiards room, and porches viewing the park-like grounds.

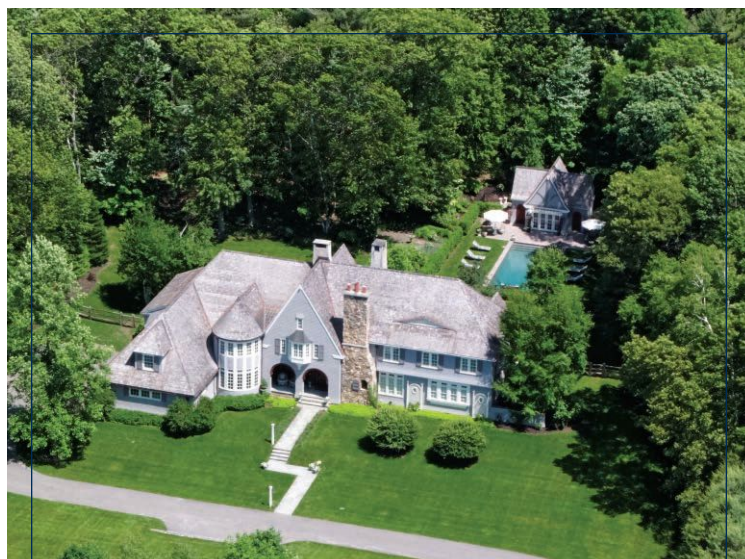
7 bedrooms, 6 full and 2 half baths | \$10,950,000
 Represented by: Deena Powell & Elly Pendergast | Sales Associates
 D. 781.718.6555 | E. 781.718.5152 | Deena.Powell@NEMoves.com
 EllyPendergast@gmail.com | Coldwell Banker Residential Brokerage



BOSTON, MASSACHUSETTS

Meticulously restored 7-floor townhome has an elevator, master suite floor-through, au pair suite with private entry, 6 fireplaces, elegant library, stunning kitchen, family room with full bar, fitness facility, heated driveway with 2 parking spaces, and roof deck with 360° city views.

5 bedrooms, 5 full and 2 half baths | \$11,000,000
 Represented by: Ricardo Rodriguez | Sales Associate
 C. 617.796.6084 | Ricardo.Rodriguez@NEMoves.com
 Coldwell Banker Residential Brokerage



WESTON, MASSACHUSETTS

This magnificent, custom stone and shingle residence is a brilliant blend of luxury, serenity and functionality. Discover a post and beam cathedral great room with fireplace, chef's kitchen, cherry-paneled study, media room and gym. Sunroom overlooks 3 acres with a pool and pool house.

5 bedrooms, 4 full and 2 half baths | \$4,995,000
 Represented by: Kathryn Alphas Richlen & Michael Harper | Sales
 Assocs. | K. 781.507.1650 | M. 617.480.3938 | Harper.Michael@ME.com
 Kathryn.Richlen@NEMoves.com | Coldwell Banker Residential Brokerage



DUXBURY, MASSACHUSETTS

Beachfront property on 1.45 acres has 190' of rare frontage on Duxbury Bay. Walls of glass showcase panoramic water views throughout 7,349 square feet. Gourmet kitchen, seamless dining and living rooms plus a 1st-floor guest suite. There's a stunning master wing, patios and a pool.

6 bedrooms, 4 full and 2 half baths | \$5,750,000
 Represented by: Reggie Irving | Sales Associate
 C. 508.523.0943 | Reggie.Irving@NEMoves.com
 Coldwell Banker Residential Brokerage



WEST NEWTON, MASSACHUSETTS

Sprawling West Newton Hill home designed for grand entertaining has a grand foyer opening to a formal living room with fireplace and patio access, 1st-floor guest suite/office, dream chef's kitchen, butler's pantry and a breakfast room. The master has a double walk-in closet.

5 bedrooms, 6 full and 2 half baths | \$4,580,000
 Represented by: Deborah M. Gordon & Kami D. Gray | Sales Associates
 D. 617.974.0404 | K. 617.838.9996 | Deborah.Gordon@NEMoves.com
 KamiDylan@gmail.com | Coldwell Banker Residential Brokerage



NEWTON, MASSACHUSETTS

Exceptional Tudor home, set on 2/3 of an acre bordering Brae Burn Country Club, offers elegant living/dining rooms, generous family room, updated kitchen/breakfast room, office, sunroom and spectacular golf course views from the wraparound terrace and pool. Finished lower level.

5 to 6 bedrooms, 5 full and 1 half baths | \$3,795,000
 Represented by: Joan Barsamian | Sales Associate
 C. 617.913.0332 | O. 617.969.2447 | Joan.Barsamian@NEMoves.com
 Coldwell Banker Residential Brokerage



HOPKINTON, MASSACHUSETTS

Breathtaking, architecturally designed residence on 5.28 acres has distant winter views of Lake Whitehall. Discover exceptional custom millwork, exquisite paneling, elegant rooms, 5 en suite bedrooms, a chef's kitchen and fireplaced family room. Lower-level pub and indoor pool.

5 bedrooms, 6 full and 2 half baths | \$4,125,000
 Represented by: Judy Boland | Sales Associate
 C. 978.407.0146 | Judy.Boland@NEMoves.com
 Coldwell Banker Residential Brokerage



WELLESLEY, MASSACHUSETTS

Sleek, new 5,500-square-foot home on a cul-de-sac in Peirce Estates has an open floor plan with oversized windows, exposed beams, optional 1st- or 2nd-floor master suite, eat-in kitchen, 2 offices, 5 to 6 bedrooms, 6 full baths, loft, gym, media room, wine cellar, and 3-car garage.

5 to 6 bedrooms, 6 full baths | \$3,375,000
 Represented by: Melissa Dailey | Sales Associate
 C. 617.699.3922 | Melissa.Dailey@NEMoves.com
 Coldwell Banker Residential Brokerage



NEWTON, MASSACHUSETTS

Incredible architectural craftsmanship in this new 6,900-plus-square-foot Contemporary Colonial. The main level features formal rooms, an office/bedroom with full bath, chef's kitchen, and a vaulted family room with patio access. Elevator plus exquisite master suite with spa-like bath.

6 bedrooms, 6 baths | \$3,348,000
 Represented by: Jeff Groper | Sales Associate
 C. 617.240.8000 | Jeff.Groper@NEMoves.com
 Coldwell Banker Residential Brokerage



WELLESLEY, MASSACHUSETTS

Breathtaking Peirce Estates property set on lush, private grounds with gardens, stone walls, deck, and patio. Brimming with sophistication and effortless flow, this home offers 13 rooms, elegant living/dining rooms, chef's kitchen, sunporch, guest wing, 5 fireplaces, and a 3-car garage.

6 bedrooms, 4 full and 1 half baths | \$2,995,000
 Represented by: Marcey Hunter & Melissa Dailey | Sales Associates
 MH. 617.633.4407 | MD. 617.699.3922 | Marcey.Hunter@NEMoves.com
 Melissa.Dailey@NEMoves.com | Coldwell Banker Residential Brokerage



BROOKLINE, MASSACHUSETTS

Enjoy spectacular water views of Reservoir Park from this 1-level contemporary home with incredible updates, open spaces, generous windows, vibration/soundproof floors, a sunroom, custom Poggenpohl kitchen, office/den, lower-level recreation, and unique garage. Easy access.

3+ bedrooms, 4 full and 1 half baths | \$2,980,000
 Represented by: Deborah M. Gordon | Sales Associate
 C. 617.974.0404 | Deborah.Gordon@NEMoves.com
 Coldwell Banker Residential Brokerage



ARLINGTON, MASSACHUSETTS

Beautiful Spy Pond waterfront set on a half acre with gorgeous water views throughout 4 levels. Discover formal rooms, a library/media room, kitchen with breakfast area, and screened-in porch. Enjoy a master suite with a fireplace, deck and spa tub, and a custom dance studio.

5 bedrooms, 3 full and 1 half baths | \$2,950,000
 Represented by: Lynne Lowenstein & Ana Gomes Ramalho
 Sales Assocs. | Lynne.Lowenstein@NEMoves.com | L. 781.603.6260
 A. 781.296.7336 | Coldwell Banker Residential Brokerage



LEXINGTON, MASSACHUSETTS

Stunning new farmhouse estate overlooking the 23-acre Chiesa Farm has exquisite finish work, French doors, 3 fireplaces, huge windows, porches, patio and master suite with balcony and spa-like bath. Third-floor game room and guest retreat; lower-level gym and media room.

6 to 7 bedrooms, 8 full and 1 half baths | \$2,939,000
 Represented by: Elizabeth Crampton | Sales Associate
 C. 781.389.4400 | EGCrampton@aol.com
 Coldwell Banker Residential Brokerage



LINCOLN, MASSACHUSETTS

A gracious floor plan spans 3 levels with exquisite details in this custom Shingle-style home. Architect design showcases attention to symmetry, high ceilings, and large windows, maximizing harmony, comfort and livability. Chef's kitchen, 2-story great room, wrap deck and covered porch.

5 bedrooms, 5 full and 2 half baths | \$2,850,000
 Represented by: Karen Paradise & Vivien Tao | Sales Associates
 K. 508.259.4495 | V. 978.764.8579 | KarenParadise1@gmail.com
 Vivien.Tao@NEMoves.com | Coldwell Banker Residential Brokerage



LEXINGTON, MASSACHUSETTS

Sophisticated, 8,872-square-foot Colonial home with superb renovations. Grand foyer leads to formal rooms and chef's kitchen/family room. Fireplaced master suite with office, 3+ family bedrooms, expanded 3rd floor, and screened porch with kitchen overlooking the lush grounds.

5 bedrooms, 7 full and 1 half baths | \$2,450,000
 Represented by: Brigitte Senkler & Peggy Dowcett | Broker Sales
 Assoc. & Sales Assoc. | B. 508.935.7496 | P. 978.302.3988
 Brigitte.Senkler@NEMoves.com | Coldwell Banker Residential Brokerage



CHESTNUT HILL, MASSACHUSETTS

Beautiful 1939 Shingle-style Colonial home on 1.2 acres offers spacious rooms, 3 fireplaces, a solarium, and an open kitchen with quartz counters and heated bamboo floors. Four bedrooms include a tranquil master with fireplace. Slate roof, moldings, hardwoods, built-ins and patio.

4 bedrooms, 3 full and 1 half baths | \$2,595,000
 Represented by: Jamie Genser & Laura Haughton | Sales Associates
 J. 617.515.5152 | L. 617.899.5770 | Jamie.Genser@NEMoves.com
 Coldwell Banker Residential Brokerage



WELLESLEY, MASSACHUSETTS

Rarely available Shingle-style home in Wellesley Farms. High ceilings and expansive windows illuminate a wonderful floor plan. The eat-in kitchen/family room affords an effortless flow from the living room to the bluestone patio. Enjoy 5 bedrooms, recreation, and a 3-car garage.

5 bedrooms, 5 full and 2 half baths | \$2,495,000
 Represented by: Melissa Dailey | Sales Associate
 C. 617.699.3922 | Melissa.Dailey@NEMoves.com
 Coldwell Banker Residential Brokerage



NEEDHAM, MASSACHUSETTS

Elegant stucco and stone estate set in enclave of homes along the Charles River. Well-designed spaces with elaborate millwork feature formal living and dining rooms with shared bar, cathedral family room with river views, and Tuscan-inspired chef's kitchen with breakfast room.

4 bedrooms, 4 full and 1 half baths | \$2,500,000
 Represented by: Petrini | Bell Team (Lisa Bell)
 C. 508.479.3344 | Lisa.Bell@NEMoves.com
 Coldwell Banker Residential Brokerage



NEWTON, MASSACHUSETTS

Exquisite residence in the heart of Waban Center. Completely renovated and expanded with a welcoming foyer leading to elegant rooms with fireplaces, library with built-ins, family room opening to a bluestone terrace, chef's kitchen, and lower-level gym, playroom and wine cellar.

5 bedrooms, 4 full and 1 half baths | \$2,425,000
 Represented by: Joan Barsamian
 C. 617.913.0332 | Joan.Barsamian@NEMoves.com
 Coldwell Banker Residential Brokerage



GROTON, MASSACHUSETTS

Spectacular countryside property set amid 42+ acres of white-fenced pastures, pine forests, and hills overlooking Mt. Wachusett. This original 1830s farmhouse, a much-admired equestrian estate, offers 10 rooms, 4 fireplaces, 2 tennis courts, a pool, dressage ring, and 20-stall barn.

4 bedrooms, 3 baths | \$2,250,000
 Represented by: Brigitte Senkler & Peggy Dowcett
 Broker Sales Assoc. & Sales Assoc. | Brigitte.Senkler@NEMoves.com
 C. 508.935.7496 | Coldwell Banker Residential Brokerage



MARBLEHEAD, MASSACHUSETTS

Private 1.3-acre country estate with guesthouse is set atop the granite ledges of Marblehead Neck. Brimming with sophistication, 4 fireplaces and hardwoods, this 6-bedroom Colonial offers a chef's kitchen, cathedral great room, sunroom, and living room with deck and harbor views.

6 bedrooms, 5 full and 2 half baths | \$2,195,000
 Represented by: Rit Pierce | Sales Associate
 C. 339.440.1444 | Rit.Pierce@NEMoves.com
 Coldwell Banker Residential Brokerage



NEEDHAM, MASSACHUSETTS

Custom stone and stucco home on 1 acre showcases luxurious amenities for today's lifestyle. Open floor plan with exceptional detail, gourmet kitchen and elevator. The 1st-floor master suite has a fireplace, private deck, closet with island, and spa-like bath. The 2nd floor hosts 3 bedrooms plus a family room. Enjoy a game room, gym and in-ground pool.

4 bedrooms, 5 full and 2 half baths | \$2,699,000
 Represented by: Donna Scott | Sales Associate | C. 781.254.1490
 Donna.Scott@NEMoves.com | Coldwell Banker Residential Brokerage



WAYLAND, MASSACHUSETTS

Beautifully updated custom home set on 2.7 acres at the end of a cul-de-sac. Open rooms showcase exceptional detail at every turn. Entertain in the updated chef's kitchen, home theater or spacious living room with patio doors. First- or 2nd-floor master options. Minutes to I-95.

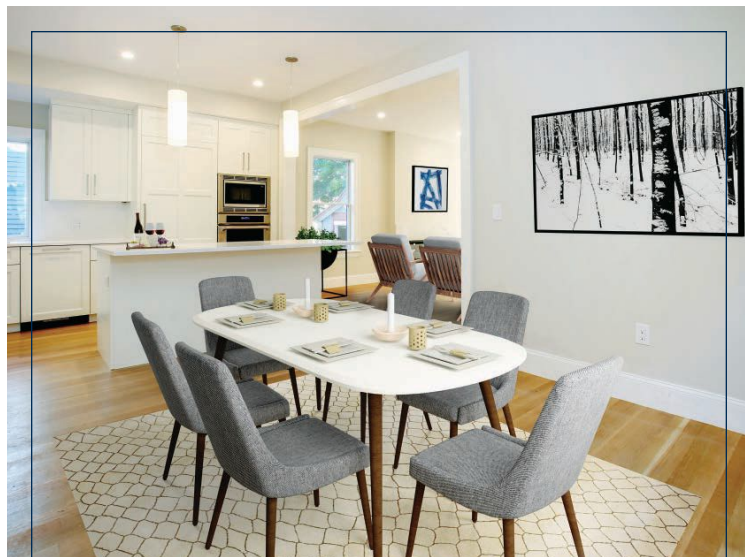
5 bedrooms, 6 full and 2 half baths | \$2,150,000
 Represented by: Jerry Swirsky | Real Estate Broker
 C. 508.889.6205 | Jerry.Swirsky@NEMoves.com
 Coldwell Banker Residential Brokerage



LYNNFIELD, MASSACHUSETTS

Stunning Colonial home, set on 1.48 acres in a desirable estate neighborhood, offers gorgeous formal rooms, a 2-story foyer, custom chef's kitchen with breakfast room, sunroom, fireplaces, and a 1st-floor master suite. Lower-level game room, movie theater, gym and wine room.

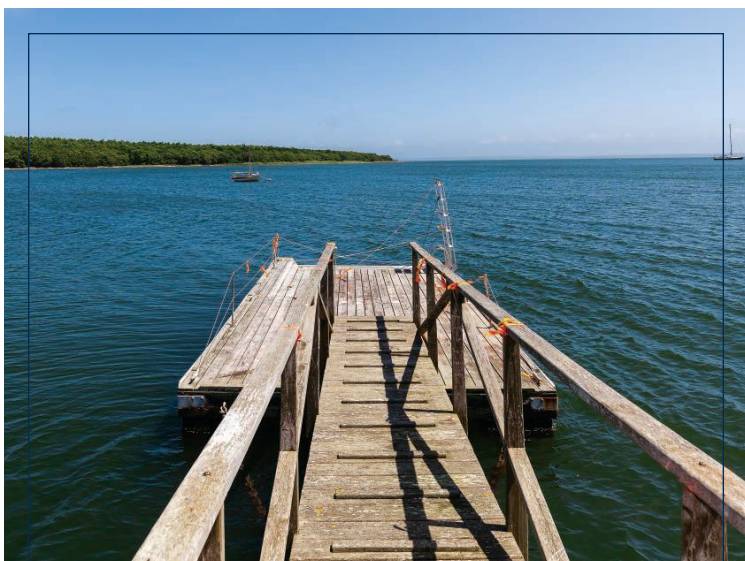
5 bedrooms, 4 full and 1 half baths | \$1,999,000
 Represented by: Louise Touchette | Sales Associate
 C. 617.605.0555 | Louise.Touchette@NEMoves.com
 Coldwell Banker Residential Brokerage



BROOKLINE, MASSACHUSETTS

Premier custom townhome finished to the highest specifications. This 3,083-square-foot unit features a stunning designer kitchen that opens to the dining/living area with fireplace and high ceilings. Impressive master with custom bath. Two parking spaces, and electric vehicle hookup.

4 bedrooms, 4 full and 1 baths | \$1,950,000
 Represented by: Patrice Clunan & Jeannie Carlyn | Sales Associates
 P. 617.365.8586 | J. 617.308.7890 | RJPSells@aol.com
 Coldwell Banker Residential Brokerage



MARION, MASSACHUSETTS

Secluded waterfront set on 3.01 acres in Piney Point. Recently updated, this 2,600-square-foot contemporary home is in outstanding, move-in condition. Expansive water views out to Buzzard's Bay with a deck and private dock. Association clubhouse, beach and deep-water dock.

4 bedrooms, 3 baths | \$1,900,000
 Represented by: MaryAnn Hayes | Broker Sales Associate
 C. 508.982.7558 | MaryAnn.Hayes@NEMoves.com
 Coldwell Banker Residential Brokerage



GILFORD, NEW HAMPSHIRE

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

5 bedrooms, 7 full and 3 half baths | \$9,500,000
 Represented by: Susan C. Bradley | Sales Associate
 C. 603.493.2873 | O. 603.581.2810 | Susan.Bradley@NEMoves.com
 Coldwell Banker Residential Brokerage



BEDFORD, NEW HAMPSHIRE

Enjoy stunning architecture and breathtaking views from this renovated property with floor-to-ceiling windows, built-ins, coffered ceilings, and dark hardwoods. Spectacular chef's kitchen. Four bedrooms include a spa-like master wing. Lower-level theater. Wraparound deck and pool.

4 bedrooms, 4 full and 1 half baths | \$1,999,990
 Represented by: Cheryl Zarella & Associates | Sales Associate
 C. 603.714.5647 | O. 603.471.0777 | Cheryl.Zarella@NEMoves.com
 Coldwell Banker Residential Brokerage



BEDFORD, NEW HAMPSHIRE

Spectacular Georgian Colonial home on 2.6 acres in Randolph Woods has a 2-story foyer leading to 15 well-appointed rooms. Enjoy a chef's kitchen, dramatic family room, screened porch, luxurious master, finished lower level with guest suite and beautifully landscaped grounds.

5 bedrooms, 3 full and 2 half baths | \$1,197,000
 Represented by: Stephen Thompson | Broker Sales Associate
 C. 603.809.2949 | O. 603.471.0777 | Stephen.Thompson@NEMoves.com
 Coldwell Banker Residential Brokerage



NEWPORT, RHODE ISLAND

This new, fully furnished 6-unit property in Newport's sought-after Limited Business District provides versatility in its tasteful design. Rent as 6 individual units, half of the property, or the entire building. Located on Thames Street, steps from beaches, harbor, restaurants and shopping.

12 bedrooms, 12 baths | \$3,595,000
 Represented by: Lianne Morrison | Sales Associate
 C. 401.849.3339 | O. 401.845.6900 | Lisa@TheNewportGroupRI.com
 Coldwell Banker Residential Brokerage



TIVERTON, RHODE ISLAND

Stunning waterfront estate is nestled off a quiet cul-de-sac on 3+ acres overlooking the Sakonnet River. With exceptional sunsets and unobstructed water views from every room, this custom home includes 250+ feet of coastal frontage with private beach and deep-water mooring.

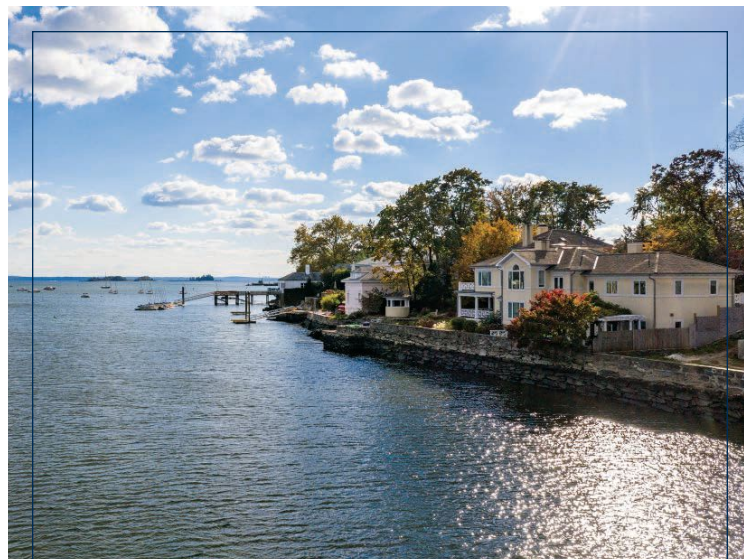
4 bedrooms, 3 full and 2 half baths | \$2,999,000
 Represented by: Karen LeBlanc | Sales Associate
 C. 401.533.4888 | O. 401.845.6900 | Karen.LeBlanc@NEMoves.com
 Coldwell Banker Residential Brokerage



GREENWICH, CONNECTICUT

Exquisite stone Georgian, by renowned Gardiner and Larson Homes, on 5 acres. Rich paneling, archways, antique fireplaces, a step-down living room, Art Deco glass solarium and chef's kitchen overlooking gardens. Master with 24k custom accents and 2 baths. Sundecks off bedrooms.

6 bedrooms, 7 full and 2 half baths | \$12,750,000
 Represented by: Tamar Lurie, Jen Danzi & Laurie Smith
 C. 203.536.6953 | LurieTamar@gmail.com
 Coldwell Banker Residential Brokerage



GREENWICH, CONNECTICUT

Magnificent water views of Smith Cove and L.I. Sound! Stunning downtown property with a private shoreline, floating dock and gazebo. Beautiful entertaining on main/upper levels with 2 living rooms/fireplaces, library, formal dining room and eat-in kitchen. Legal office space with entry.

6 bedrooms, 6 full and 2 half baths | \$6,950,000
 Represented by: Tamar Lurie, Jen Danzi & Laurie Smith
 C. 203.536.6953 | LurieTamar@gmail.com
 Coldwell Banker Residential Brokerage



WESTPORT, CONNECTICUT

Spectacular direct waterfront home has unparalleled L.I. Sound views, classic contemporary design by Roger Bartels Architects, and renovations to include all the latest luxuries. Water views in a 2-story entry, wraparound veranda, pool/spa, deep-water dock and private beach.

5 bedrooms, 4 full and 1 half baths | \$6,900,000
 Represented by: Darlene Letersky | Associate Broker
 C. 203.227.8787 | Darlene@FineHomesUSA.com
 Coldwell Banker Residential Brokerage



WESTON, CONNECTICUT

Lavish 10.01-acre estate bordering a 62-acre nature preserve has gorgeous river views. Dramatic entry, grand salon, fountain garden, chef's kitchen, 6 suites, home theater, wine cellar, handcarved bar, walkout lower level to stone patio/pool/spa and pool house. 679' of direct waterfront.

6 bedrooms, 8 full and 4 half baths | \$5,995,000
 Represented by: Joni Usdan & Emily Gordon | Sales Associates
 C. 203.216.7654 | O. 203.451.6432 | Joni@JoniHomes.com
 EGordon3@optonline.net | Coldwell Banker Residential Brokerage



NEW CANAAN, CONNECTICUT

An architecturally significant home on 7.25 acres displays a blend of elegant refinement and the finest craftsmanship. Capturing the splendor of nature and professionally manicured grounds from almost every room, this bright home presents an unparalleled aesthetic of grace.

8 bedrooms, 8 full and 3 half baths | \$5,995,000
 Represented by: Arlene Bubbico | Sales Associate
 C. 203.984.2327 | Arlene.Bubbico@ColdwellBankerMoves.com
 Coldwell Banker Residential Brokerage



GREENWICH, CONNECTICUT

Gorgeous 2015 renovation in a lovely Georgian Contemporary home on 1.88 acres with velvety lawns, 2 terrace levels, sparkling pool, sun-filled rooms, 5 fireplaces, 11' ceilings, art lighting, St. Charles/NY Kitchen/family room, sensual master and 5 en suites. Lower-level theater/media.

6 bedrooms, 7 full and 3 half baths | \$5,993,000
 Represented by: Cecilia Nino | Sales Associate
 C. 203.979.3747 | CeciliaNino@mac.com
 Coldwell Banker Residential Brokerage



BRANFORD, CONNECTICUT

Private Stony Creek Waterfront Compound. Remodeled in 2013 to a 5-bedroom main house. Granite boathouse with fireplace, Venetian plaster walls, wine cellar, screened porch, studio plus apartment in 3-car garage, magnificent stonework, gunite pool, 2 docks and beach.

5 bedrooms, 5 full and 1 half baths | \$4,500,000
 Represented by: Joe Piscitelli | Sales Associate
 C. 203.982.3511 | Joe.Piscitelli@ColdwellBankerMoves.com
 Coldwell Banker Residential Brokerage



WESTPORT, CONNECTICUT

Sculptural arches, 10' ceilings, French doors, and casement windows define this custom, Shingle-style French manor on 1.54 acres. Formal reception hall anchored by a grand curved staircase. High-end cook's kitchen opens to 19' barrel-ceiling great room. Gunite pool and waterfall.

5 bedrooms, 5 full and 3 half baths | \$4,295,000
 Represented by: Emily Gordon | Sales Associate
 C. 203.451.6432 | Emily.Gordon@ColdwellBankerMoves.com
 Coldwell Banker Residential Brokerage



WESTON, CONNECTICUT

Hidden gem in Weston. Spectacular waterfront property on Crystal Lake. Guesthouse, pool house, 147 feet of direct water frontage and a private dock. Great location on Weston/Westport border. Just 60 minutes from NYC and close to all that Weston and Westport have to offer.

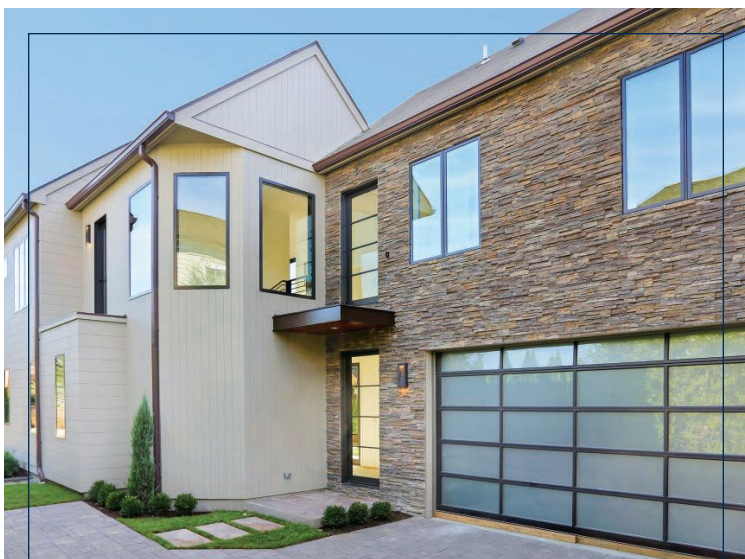
6 bedrooms, 5 full and 2 half baths | \$4,350,000
 Represented by: Cindy Saul & Barbara Vinograd | Sales Associates
 C. 203.610.0596 | B. 203.913.1138 | CindyS716@aol.com
 BarbaraVinograd@gmail.com | Coldwell Banker Residential Brokerage



GUILFORD, CONNECTICUT

Exquisite Mediterranean estate is an entertainer's dream! Grand entry, open-concept gourmet kitchen, and 1st-floor master with office, reading room and onyx bath. Elevator to gym, family room and theater. Heated 5-car garage. In Sachem's Head, on 5.67 acres with a barn and pool.

5 bedrooms, 8 full and 2 half baths | \$3,999,000
 Represented by: Lauren Freedman | Sales Associate
 C. 203.889.8336 | Lauren.Freedman@CBMoves.com
 Coldwell Banker Residential Brokerage



GREENWICH, CONNECTICUT

Classical, modern, new townhome combines cosmopolitan ambience and European style, 4,500 square feet, open floor plan with elevator, gourmet kitchen, linear gas fireplace, patio with spa, media room, theater room, wine room and 2-car garage. Walk to town. Concierge services.

4 bedrooms, 4 full and 1 half baths | \$3,975,000
 Represented by: Denise Rosato & Peter Rosato | Sales Assoc. & Broker Sales Assoc. | C. 203.829.7441 | O. 203.536.0671
 Denise.Rosato@CBMoves.com | Coldwell Banker Residential Brokerage



MADISON, CONNECTICUT

Exquisitely finished main house, 750-square-foot guesthouse and cabana on 1.62 acres with beachfront. Spacious flowing rooms, a state-of-the-art kitchen, endless waterfront views, master suite with deck. Privacy on wonderful direct waterfront, with long beach and shoreline.

5 bedrooms, 6 full and 3 half baths | \$3,900,000
 Represented by: Susan Wagner | Sales Associate
 C. 203.444.7403 | Susan.Wagner@ColdwellBankerMoves.com
 Coldwell Banker Residential Brokerage



GREENWICH, CONNECTICUT

A Chieftans' original builder's 15-room home has lovely formal rooms, paneled library, gourmet kitchen, oversized family room, theater, gym and wine cellar. Sweeping lawns, large stone terrace and private views on 1.31 acres in picturesque association with 24-hour manned security.

4 bedrooms, 6 full and 4 half baths | \$3,695,000
 Represented by: Denise Rosato & Peter Rosato | Sales Assoc. & Broker Sales Assoc. | C. 203.829.7441 | O. 203.536.0671
 Denise.Rosato@CBMMoves.com | Coldwell Banker Residential Brokerage



GREENWICH, CONNECTICUT

Located in coveted Milbrook neighborhood, stroll to Greenwich Avenue, train, schools and Milbrook Club. This spectacular Tudor has well-designed gourmet eat-in kitchen, cathedral ceiling in family room, and private wing with 2nd master suite. Join Milbrook Association or Club.

5 bedrooms, 5 full and 1 half baths | \$3,250,000
 Represented by: Nora Giovati | Sales Associate
 C. 203.940.3123 | Nora.Giovati@CBMMoves.com
 Coldwell Banker Residential Brokerage



GREENWICH, CONNECTICUT

Classic Colonial in the Belle Haven peninsula has sun-filled interiors, a kitchen, library, formal dining room and family room with fireplace. In-law suite/au-pair suite with kitchen, bath, private entry and is wheelchair accessible. This .69-acre home is close to Greenwich Avenue and train.

5 bedrooms, 4 full and 1 half baths | \$2,899,999
 Represented by: Dorothy Salisbury | Sales Associate
 C. 203.536.8904 | Dorothy.Salisbury@CBMove.com
 Coldwell Banker Residential Brokerage



BRANFORD, CONNECTICUT

With its 2 wraparound porches and outdoor dining area, no expense was spared in creating this masterpiece. A flexible interior reveals a large family room with fireplace, eat-in country kitchen, versatile 3rd floor, Stony Creek dock and beach. Easily retrofitted for year-round use.

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

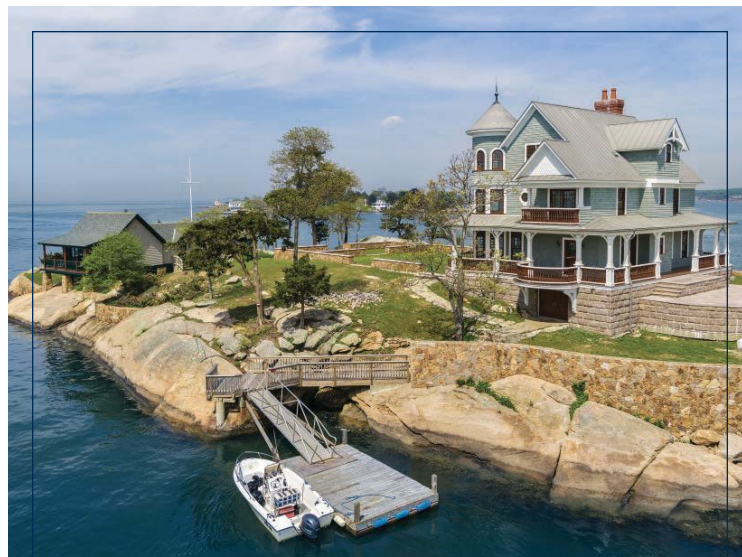


GREENWICH, CONNECTICUT

Sited on 1 acre at the end of a quiet lane is this stately 6,750-square-foot Colonial taken down to studs and rebuilt in 2001. Elegant scale, formal rooms, an office, family room with dramatic fireplace, gourmet kitchen/breakfast room and a guest suite. Serene gardens. Close to town.

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

Represented by: Joanne Tambascio | Sales Associate
C. 203.253.4629 | Joanne.Tambascio@CBMoves.com
Coldwell Banker Residential Brokerage

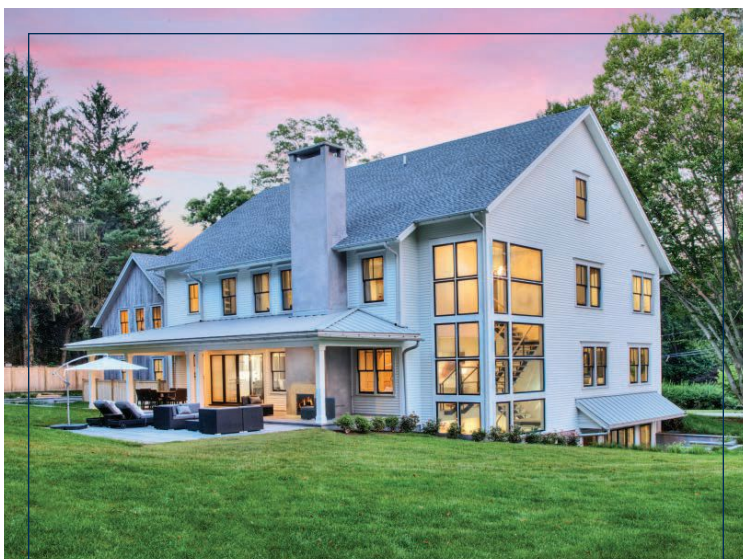


BRANFORD, CONNECTICUT

This Victorian gem of the Thimble Islands has panoramic views, a wrap-around porch, high ceilings, hardwoods, bay windows and country kitchen. Detached event house has cathedral ceilings, exposed beams, hardwoods, a deck, kitchen and bath. Stone walls, dock and beach.

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

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



WESTPORT, CONNECTICUT

Distinctive modern farmhouse of original design, by premier Westport builders, located on a picturesque, level acre on a central cul-de-sac. Innovative use of stone, steel, glass and hardwoods inside and out, high-tech systems, and light-filled floor plan. 11BurrFarmsRoad.com

5 bedrooms, 4 full and 2 half baths | \$2,985,000

Represented by: Joni Usdan | Sales Associate
C. 203.216.7654 | Joni@JoniHomes.com
Coldwell Banker Residential Brokerage



NEW CANAAN, CONNECTICUT

Country estate meticulously renovated features a custom-designed chef's kitchen, master suite with new marble bath, carriage barn with full bath and heated garages, gorgeous pool/spa, outdoor gas grill, exterior fireplace, apple/pear orchard, historic barn and garages for 5 cars.

6 bedrooms, 6 full and 1 half baths | \$2,750,000

Represented by: Marsha Charles & Holly Slattery | Sales Associates
M. 203.904.4663 | Marsha.Charles@ColdwellBankerMoves.com
H. 203.722.2139 | Coldwell Banker Residential Brokerage



WATERFORD, CONNECTICUT

Enjoy 180-degree L.I. Sound views from a Shingle-style home with chef's kitchen, tailored millwork, natural sunlight and deck with outdoor fireplace. Great room with stone fireplace, 2 offices, and 1st/2nd-floor master suite options. Direct waterfront with beach steps from the door!

4 bedrooms, 3 full and 1 half baths | \$2,700,000
 Represented by: Tammy Tinnerello & Maddy Mattson | Sales Assocs.
 T. 860.867.6120 | Tammy.Tinnerello@ColdwellBankerMoves.com
 M. 860.575.4344 | Coldwell Banker Residential Brokerage



RIDGEFIELD, CONNECTICUT

Entering by motor court, one is greeted by a spacious foyer with curved stairwell. Kitchen, with its brick-surfaced barrel ceiling, leads to a beamed family room with fireplace. A main-floor master enjoys nearly 1,000 square feet. Two landscaped acres include a patio with fireplace.

4 bedrooms, 3 full and 3 half baths | \$2,500,000
 Represented by: Jack Baldaserini | Sales Associate
 C. 203.788.4040 | Jack.Baldaserini@ColdwellBankerMoves.com
 Coldwell Banker Residential Brokerage



MADISON, CONNECTICUT

Rebuilt 2011 waterfront home on beautiful L.I. Sound has a sandy beach and Tuxis Island views. Fully FEMA/CAM compliant with 2,800+ square feet, flowing rooms, a great room/kitchen with fireplace, porch, master suite with spa and balcony, and 3rd-floor bonus room with full bath.

4 bedrooms, 3 full and 1 half baths | \$2,495,000
 Represented by: The Walz Team & Lorey Walz | Sales Associates
 WT. 203.619.4029 | LW. 203.996.7209 | Lorey.Walz@CBMMoves.com
 Meig.Walz@CBMMoves.com | Coldwell Banker Residential Brokerage



GUILFORD, CONNECTICUT

Old Quarry—Set on a dramatic waterfront peninsula with extensive L.I. Sound frontage and panoramic views to the Thimble Islands. Discover a vaulted living room, office, family room, greenhouse with hot tub, eat-in granite kitchen, lpe deck, pool, and permitted dock/boat ramp.

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



AVON, CONNECTICUT

Dazzling views, a koi pond, 2 waterfalls and pool inspire this beautiful stone/cedar home with Brazilian cherry floors and 5 fireplaces. Paneled library with adjacent craft room. Magnificent chef's kitchen/butler's pantry. Epic lower-level theater, bar, gym and game rooms.

5 bedrooms, 6 full and 1 half baths | \$2,200,000
 Represented by: Penny Woodford | Sales Associate
 C. 860.558.4326 | Penny.Woodford@CBMMoves.com
 Coldwell Banker Residential Brokerage



NEW FAIRFIELD, CONNECTICUT

Candlewood Lake oasis on Candlewood Isle offers the ideal getaway with vaulted great room with stone inlaid ceiling, exposed beams and soaring stone fireplace, chef's kitchen, master with balcony, mahogany porch, stone terraces, outdoor fireplace, dock, beach and views!

3 bedrooms, 4 full and 1 half baths | \$2,195,000
 Represented by: Barbara Sivba | Broker Sales Associate
 C. 203.667.4336 | FirstInSales@aol.com
 Coldwell Banker Residential Brokerage



MADISON, CONNECTICUT

Spectacular estate with gorgeous pool on the most beautiful street in Madison—in walking distance to village/beach. Artfully updated circa-1824 Colonial home has modern amenities, a remodeled kitchen, family room/stone fireplace addition, guest apartment, and 1.19 acres.

6 bedrooms, 5 full and 1 half baths | \$2,149,000
 Represented by: Catharina Lynch | Sales Associate
 C. 203.627.2331 | Catharina.Lynch@CBMMoves.com
 Coldwell Banker Residential Brokerage



OLD LYME, CONNECTICUT

CT River views from a beautiful Hamptons-style Colonial featuring a spacious 1st-floor master wing, grand terrace with heated pool and large kitchen with adjoining family room. Enjoy 4 bedrooms, 3 baths and a sitting room upstairs, plus a 3-bay garage, media/gym and wine room.

5 bedrooms, 4 full and 2 half baths | \$1,950,000
 Represented by: Joe Rhodes & Judy Schaaf | Sales Associates
 JR. 860.227.0921 | JS. 860.227.3688 | Joe.Rhodes@CBMMoves.com
 Judy.Schaaf@CBMMoves.com | Coldwell Banker Residential Brokerage



RIDGEFIELD, CONNECTICUT

Quality new construction by Pelham Homes on 3.11 acres in nation's #1 safest small town! Enjoy a beautiful open flow; amazing great room with fireplace, beams and vaulted ceiling; gourmet stainless kitchen; French doors to outdoor spaces; 1st- and 2nd-floor masters; and a bonus room.

4 bedrooms, 4 full and 1 half baths | \$1,879,000
 Represented by: Carol Hanlon | Sales Associate
 C. 203.240.1233 | Carol.Hanlon@ColdwellBankerMoves.com
 Coldwell Banker Residential Brokerage



BROOKFIELD, CONNECTICUT

Enjoy west exposure and expansive lake views, rolling lawn to lake, gardens, stone terraces, a lakeside gazebo and dock at this unique, level lakefront oasis. Vaulted great room with custom pine ceiling, chef's kitchen with 2 islands, 3 fireplaces, a main-level master suite and more.

3 bedrooms, 2 full and 2 half baths | \$1,849,000
 Represented by: Barbara Sivba | Broker Sales Associate
 C. 203.667.4336 | FirstInSales@aol.com
 Coldwell Banker Residential Brokerage



FAIRFIELD, CONNECTICUT

Amazing Nantucket-style home directly across from beach has deeded L.I. Sound access ways and water views. Entertainer's dream home with turret-style rooms, several balconies, inlaid compass floor, 2 offices, grand master, 3-car garage and backyard/terrace with room for a pool!

4 bedrooms, 5 full and 1 half baths | \$1,799,000
 Represented by: Stacey Kane DiDio | Sales Associate
 C. 203.913.9253 | Stacey.Didio@ColdwellBankerMoves.com
 Coldwell Banker Residential Brokerage



NEW FAIRFIELD, CONNECTICUT

Idyllic Candlewood Lake retreat with wide lake views, Wagner pool, wrap deck, and a dock. A desirable open plan showcases a vaulted great room with exposed beams, wide plank floors, soaring stone fireplace and doors to an expansive sunroom. Separate guest cottage. A rare find.

5 bedrooms, 4 baths | \$1,495,000
 Represented by: Barbara Sivba | Broker Sales Associate
 C. 203.667.4336 | FirstInSales@aol.com
 Coldwell Banker Residential Brokerage



BRANFORD, CONNECTICUT

This 2006 architectural gem with L.I. Sound views has it all! Beautiful landscaping, exquisite custom millwork, dramatic cathedral ceilings, elegant living/dining room, a gourmet kitchen, lovely study, and 1st-floor master. Above flood zone, includes personal beach, close to marinas.

4 bedrooms, 2 full and 1 half baths | \$1,399,000
 Represented by: Cathy Lynch | Sales Associate
 C. 203.627.2331 | Catharina.Lynch@CBMMoves.com
 Coldwell Banker Residential Brokerage



NEW MILFORD, CONNECTICUT

Iconic stone and cedar waterfront home in Candlewood Lake Club with western exposure, lake views, exceptional updates, vaulted great room with exposed beams, renovated kitchen, turreted entertaining areas, hot tub, terraces, newer dock and lakeside cabana. Club amenities.

3 bedrooms, 2 baths | \$1,225,000
 Represented by: Barbara Sibva | Broker Sales Associate
 C. 203.667.4336 | FirstInSales@aol.com
 Coldwell Banker Residential Brokerage



PURCHASE, NEW YORK

Modern, sophisticated home has a positive energy, custom details, an open floor plan, Italian closets, LED lighting, media system, imported faucets, mosaic/marble tiles, Leicht kitchen cabinetry and a full-house generator. Truly impressive lifestyle on 2.5 secluded acres with a pool.

6 bedrooms, 6 baths | \$4,499,000
 Represented by: Debra Strati-Padawer | Associate Real Estate Broker
 C. 914.419.0101 | O. 914.967.0059 | Debra.Padawer@CBMMoves.com
 Coldwell Banker Residential Brokerage



RYE, NEW YORK

Fabulous direct waterfront Contemporary on private Forest Cove and Milton Point cul-de-sac offers panoramic views of the L.I. Sound! Open floor plan and sliding doors leading to an elegant terrace. State-of-the-art Sub-Zero kitchen anchors formal rooms. Picturesque in all seasons!

4 bedrooms, 4 baths | \$4,250,000
 Represented by: Viviane Megalli | Real Estate Salesperson
 C. 914.645.3240 | O. 914.967.0059 | VivianeMegalli@hotmail.com
 Coldwell Banker Residential Brokerage

POWER PLAYER

BY MARLENE RIDGWAY

THIS EXPANSIVE HOME AND PROPERTY STRETCH TOWARD THE LONG ISLAND SOUND, PROVIDING GORGEOUS VIEWS AND AN OVERALL SENSE OF OPENNESS.

88 Old House Lane is a “grand and lavish structure,” says Sabreen Qaiyum, sales associate for Coldwell Banker Residential Brokerage Long Island. “The dramatic, geometric design is particularly striking when lit in the evening.”

The newly constructed home was designed by Stuart Narofsky to create a chic home with an emphasis on contemporary style. Complementing his designs are flawless interiors by Jennifer Rusch and furnishings mainly by Roche Bobois, according to Qaiyum. The undeniably modern feel is ideal for entertaining and also offers the highest sense of relaxation. Easy, walk-on access to the beach and expansive outdoor spaces, including a bar and deck space, are perfect for long, leisurely afternoons with family and friends.

“The atmosphere of the home is both welcoming and warm, while maintaining an elite and luxurious aura. This is achieved by the combination of art, technology and design features located throughout,” says Qaiyum. Although the home is large — a multi-level of 15,000



PHOTOS COURTESY OF EDBERGS MARKETING



square feet — the open spaces are inviting and comfortable. The floor-to-ceiling windows, rare works of art, and the 50-foot indoor pool will entice guests and encourage them to stay awhile.

Qaiyum highlights the tea area — a serene sitting area bathed in light — describing it as being “perfectly integrated with the other spaces within the home.... The smokeless fireplace with hand-painted decorative rocks is most inviting and engenders an amazingly relaxing and contemplative experience.”

Already standing out among other homes for its individual style, 88 Old House Lane’s impressive integration of technology is award-winning. “The house is silver-level LEED certified for sustainability, making it one of the largest homes in the U.S. to achieve such an honor. Prestigious awards include the “Ceramics of Italy” honorable mention award, “Sustainable House of the Year” award from the AIA, as well as the HOUZZ “Best of Design” award,” according to Qaiyum. Smart home technology and eco-friendly systems such as geothermal heating and cooling, photovoltaic panels, and a sedum-

covered organic roof make this home one of a kind.

Additionally, iPads are embedded in the walls throughout the grand home. Technology such as this will allow homeowners to control all entertainment features, LED lighting, thermostat, shades and the home-wide audio system with ease and convenience. Everything seems to be at your fingertips. Entertaining guests is simple with the lavish billiards room, wet bar, wine cellar, and more. The rooftop tee box, another unique feature, allows for 90-yard drives to the lush backyard golf green.

Truly at the height of luxury, the property features a celebrity-style helipad, its own spa, easy access to luxury shopping, and a spattering of inspiring statues. Qaiyum also notes that “the wonders of New York City are just 40 minutes away.”

Listed at \$28 million, prospective buyers would be considered “power players,” according to Qaiyum. “88 Old House Land is for a buyer who understands that their property is worth more than that to them and that their ownership will set them apart from others.”



Sands Point, NY
 \$28,800,000
 8 bedrooms, 9 full and 4 partial baths

Represented by:
 Coldwell Banker Residential Brokerage
 Sabreen Qaiyum, Sales Associate
 Gloria Li, Sales Associate
 sabreen.qaiyum@cbmoves.com
 SQ: 631.745.4441
 GL: 917.502.9211



WESTHAMPTON BEACH, NEW YORK

Boater's paradise! Enjoy this waterfront home with expansive views and a private dock that can easily accommodate a 35-foot-plus boat. The main house is set about 300 feet from the road. All floors are accessible by elevator. The 1st-floor includes an office/den, junior suite, formal dining room, eat-in kitchen and a sun-drenched breakfast room. The 2nd-floor includes a master suite plus 3 additional bedrooms. The full basement offers plenty of storage and the pool house includes a kitchenette.

5 bedrooms, 6 full and 1 half baths | \$4,999,990
 Represented by: Kimberly Cammarata
 T. 631.433.9992 | Coldwell Banker M&D Good Life
kimberly.cammarata@coldwellbanker.com

WESTHAMPTON BEACH, NEW YORK

This home features a recently renovated kitchen and baths with water views. The open living room/kitchen/dining area leads out to the 2nd-floor deck, boasting a new patio surrounding the heated pool with plenty of outdoor space for entertaining. Located around the block from Rogers Beach and Main Street.

5 bedrooms, 3 baths | \$1,799,990
 Represented by: Kimberly Cammarata
 T. 631.433.9992 | Coldwell Banker M&D Good Life
kimberly.cammarata@coldwellbanker.com



QUOGUE, NEW YORK

Pristine living in Quogue! Enjoy this completely renovated, 1-level Contemporary with an open living room, kitchen and dining area. Featuring tremendous natural light with a plethora of sliders and windows throughout the living area. Featuring a private pool area with hot tub and outdoor bar. Quogue schools and Quogue beach rights.

3 bedrooms, 2 full and 1 half baths | \$1,075,000
 Represented by: Kimberly Cammarata
 T. 631.433.9992 | Coldwell Banker M&D Good Life
kimberly.cammarata@coldwellbanker.com





PURCHASE, NEW YORK

Magnificent Purchase Estates, 1.15 acres within a Jack Nicklaus Signature Golf Course and a pristine custom home 35 minutes from NYC! Exquisite detail, balconies, marble entry, French doors, sunken dining room, kitchen with glass dining room and views of gardens and pool!

7 bedrooms, 7 full and 1 half baths | \$3,395,000
 Represented by: Debra Strati-Padawer | Associate Real Estate Broker
 C. 914.419.0101 | O. 914.967.0059 | Debra.Padawer@CBMoves.com
 Coldwell Banker Residential Brokerage



IRVINGTON, NEW YORK

Beautiful masterpiece set on 1.76 acres with Irvington schools in Ardsley Park. This home showcases magnificent details and exceptional property. Two-story entry with quarter-sewn oak walls, 14 rooms, 5 fireplaces, a chef's kitchen, sunroom and family room. www.1BelmontDr.com

6 bedrooms, 5 full and 1 half baths | \$2,195,000
 Represented by: Therese Militana Valvano | Associate Real Estate Broker
 C. 914.715.2715 | O. 914.693.5476 | TValvano@CBMoves.com
 Coldwell Banker Residential Brokerage



IRVINGTON, NEW YORK

Treasured 1856 Gothic Revival is a beautifully restored/updated 4-story home with detailed moldings, parquet floors, 6 fireplaces, new heating systems and new 75-year roofs. Wonderful kitchen and baths showcasing refined modern style. Carriage house/studio. Walk to village/train.

6 bedrooms, 5 full and 3 half baths | \$2,200,000
 Represented by: Rebekah FioRito | Sales Associate
 C. 914.523.5951 | O. 914.693.5476 | Becky.FioRito@CBMoves.com
 Coldwell Banker Residential Brokerage



MOUNT KISCO, NEW YORK

Exquisite 4 acres located at highest point on Taylor Road. Natural views, impressive circular drive, a gunite pool/pool house, perennial gardens and so much privacy! Spacious rooms, wide center hall, front-to-back living room with fireplace, a clean-line Klaff kitchen and lovely porch.

4 bedrooms, 4 baths | \$1,899,000
 Represented by: Joyce Espy & Frances Kerrigan | Broker Sales Assoc. & Real Estate Salesperson | Joyce.Espy@ColdwellBankerMoves.com
 C. 914.400.6708 | O. 914.232.7000 | Coldwell Banker Residential Brokerage



RYE, NEW YORK

Spectacular sprawling ranch home on 3.38 cul-de-sac acres has beautiful specimen plantings, a gorgeous pool and a tennis court. Single-story lifestyle has excellent flow, spacious entry, dramatic living room with fireplace, incredible theater, wine cellar and terraces to enjoy the setting.

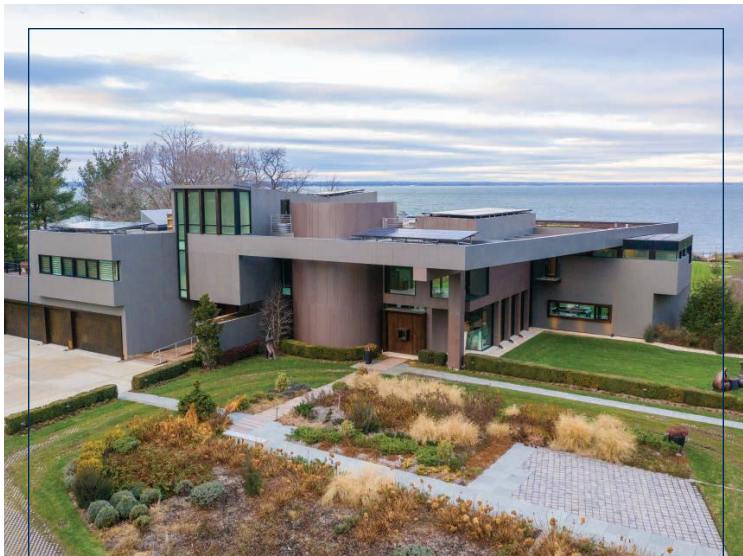
4 bedrooms, 5 full and 1 half baths | \$1,795,000
 Represented by: Rye Office | Associate Real Estate Broker
 O. 914.967.0059 | Sula.Pearlman@CBMMoves.com
 Coldwell Banker Residential Brokerage



DOBBS FERRY, NEW YORK

Spectacular 13-room custom Contemporary Colonial has winter Hudson River views, a 2-story entry, elegant dining and living room with fireplace, porch, open family room/chef's kitchen with patio, master suite, media/playroom and guest/hanny suite. www.54ParkwayDr.com

5 bedrooms, 3 full and 1 half baths | \$1,495,000
 Represented by: Therese Militana Valvano | Associate Real Estate Broker
 C. 914.715.2715 | TValvano@ColdwellBankerMoves.com
 O. 914.693.5476 | Coldwell Banker Residential Brokerage



SANDS POINT, NEW YORK

Post-Modern, 15,000-square-foot new construction is a LEED-certified smart home with geothermal, solar and reclaimed sustainable resources. Dazzling architecture, floating staircase, 2 chef's kitchens, elevator, and indoor pool. On 3.7 acres with private beach, golf and L.I. Sound views!

8 bedrooms, 9 full and 4 half baths | \$28,800,000
 Represented by: Sabreen Qaiyum & Gloria Li | Sales Associates
 C. 631.745.4441 | Sabreen.Qaiyum@CBMMoves.com
 O. 516.864.8100 | Coldwell Banker Residential Brokerage



NISSEQUOGUE, NEW YORK

This majestic 4.8-acre horse property with 9-stall barn, corral and pad-dock will be your equestrian paradise, close to beaches and hiking trails. Enjoy an airy stucco estate with formal areas for stylish entertaining, a 27' chef's dream center-island kitchen, hardwoods, patio and heated pool.

6 bedrooms, 3 full and 1 half baths | \$1,499,000
 Represented by: Cynthia Toledo & Karin Kendricks | RE Salesperson & Broker Sales Assoc. | Karin.Hendricks@ColdwellBankerMoves.com
 C. 631.721.3826 | O. 631.863.9800 | Coldwell Banker Residential Brokerage



SADDLE RIVER, NEW JERSEY

Through privacy gates you'll find the ultimate in luxurious living in this premier Chestnut Ridge estate, completely redesigned to cater to elegant entertaining and personal relaxation. Banquet-sized formal areas, designer kitchen, owner's suite with spa bath, wine bar, pool and more!

6 bedrooms, 8 full and 2 half baths | \$7,448,000
 Represented by: Michele Kolsky-Assatly | Sales Associate
 C. 201.310.6136 | O. 201.461.5000 | MicheleKolsky@hotmail.com
 Coldwell Banker Residential Brokerage



ENGLEWOOD CLIFFS, NEW JERSEY

Within minutes of NYC, this majestic estate sits on 1 1/3 acres, offers unsurpassed design for entertaining on a grand scale as well as the perfect space to get cozy with family and friends. Highlights include a solarium overlooking the Central Park-like backyard, patios and gardens.

6 bedrooms, 7 full and 2 half baths | \$5,488,800
 Represented by: Joshua M. Baris | Sales Associate
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com
 Coldwell Banker Residential Brokerage



WESTFIELD, NEW JERSEY

Modern conveniences perfectly balance the old world craftsmanship of this magnificent turn-of-the-century Georgian Colonial, including 2 buildable lots. Fall in love with grand space for entertaining, a newer designer kitchen, 3 fireplaces, owner's suite, porches, elevator and a wine cellar.

6 bedrooms, 5 full and 2 half baths | \$5,000,000
 Represented by: Frank D. Isoldi | Broker Sales Associate
 C. 908.787.5990 | O. 908.233.5555 | FrankIsoldi@gmail.com
 Coldwell Banker Residential Brokerage



CRESSKILL, NEW JERSEY

A breathtaking 2-story great room with custom stone wall and fireplace is one of the highlights of this magnificent Tamcrest Estates home with sweeping views of the Ramapo Mountains and glorious sunsets. Enjoy a grand staircase, gourmet kitchen, pool, spa, cabana and more!

7 bedrooms, 8 full and 2 half baths | \$4,888,000
 Represented by: Joshua M. Baris | Sales Associate
 C. 201.741.4999 | O. 201.461.5000 | Josh@NJLux.com
 Coldwell Banker Residential Brokerage



CRESSKILL, NEW JERSEY

This magnificent Mediterranean villa on lush manicured grounds offers everything you'd expect, including a grand entry with half-bridle staircase, extensive millwork, gourmet kitchen, walls of windows, spa baths, workout level with party kitchen, entertainer's patio and resort-style pool.

7 bedrooms, 8 full and 2 half baths | \$3,500,000
 Represented by: Michele Kolsky Assatly | Sales Associate
 C. 201.310.6163 | O. 201.461.5000 | MicheleKolsky@hotmail.com
 Coldwell Banker Residential Brokerage



CRESSKILL, NEW JERSEY

A resort lifestyle with majestic sunset views awaits in this elegant manor estate set high atop the cliffs of the sought-after Tammybrook Hills section. Grand features include a sweeping double bridal staircase, 10' ceilings, a chef's kitchen, library, 5+ fireplaces, pool, tennis court and more!

6 bedrooms, 6 full and 3 half baths | \$3,488,000
 Represented by: Joshua M. Baris | Sales Associate
 C. 201.741.4999 | O. 201.461.5000 | Josh.NJLux.com
 Coldwell Banker Residential Brokerage



TENAFLY, NEW JERSEY

This custom 7-bedroom, 7-full- and 1-half-bath luxury estate is a private oasis on sought-after East Hill. Featuring an open floor plan, state-of-the-art amenities and attention to every detail, spaces include a great room, formal dining room, gourmet kitchen and deluxe master suite.

7 bedrooms, 7 full and 1 half baths | \$3,188,888
 Represented by: Joshua M. Baris | Sales Associate
 C. 201.741.4999 | O. 201.461.5000 | Josh.NJLux.com
 Coldwell Banker Residential Brokerage



FRANKLIN LAKES, NEW JERSEY

Captivating builder's home with custom upgrades boasts soaring ceilings, open floor plan, chef's gourmet kitchen and stunning family room with views. The vast walkout lower level has a state-of-the-art fitness facility and resort setting with sauna and spa plus pool with waterfalls.

5 bedrooms, 5 full and 1 half baths | \$2,648,000
 Represented by: Joshua M. Baris | Sales Associate
 C. 201.741.4999 | O. 201.461.5000 | Josh.NJLux.com
 Coldwell Banker Residential Brokerage



WESTFIELD, NEW JERSEY

Dramatic architecture, walls of windows and stunning millwork, paneling and moldings adorn this custom-built Colonial on lush grounds overlooking Echo Lake Country Club. Enjoy the classic design complemented by modern amenities, with a chef's kitchen, spa-inspired baths and more.

6 bedrooms, 4 full and 3 half baths | \$2,199,000
 Represented by: Kimberley Haley | Sales Associate
 C. 908.377.7174 | O. 908.233.5555 | Kim@KimHaley.com
 Coldwell Banker Residential Brokerage



UPPER SADDLE RIVER, NEW JERSEY

Imported Italian appointments and custom woodwork complement the chic open concept of this stunning Hampton-style Colonial. Relish opulent entertainment space, a designer kitchen, French doors to a deck, spa-inspired master bath, finished lower level and a covered patio.

5 bedrooms, 4 full and 1 half baths | \$2,150,000
 Represented by: Kimberly Fleak | Broker Associate
 C. 917.932.3558 | O. 201.891.6700 | Kimberly.Fleak@CBMoves.com
 Coldwell Banker Residential Brokerage



MORRIS TOWNSHIP, NEW JERSEY

Nestled on 4+ glorious acres, welcome to this grand Colonial with pond, dock, beach, pool, hot tub and authentic log cottage. Basking in natural light, enjoy entertaining from the custom gourmet kitchen, family room and well-designed lower level. Private in-law apartment with elevator.

6 bedrooms, 6 full and 3 half baths | \$2,145,000
 Represented by: Debra "Debbie" Woerner | Sales Associate
 C. 973.500.3032 | O. 973.635.8200 | Debbie@DebbieWoerner.com
 Coldwell Banker Residential Brokerage



BERNARDSVILLE, NEW JERSEY

Set on a private road, this exquisite home is set on 6.4 acres. European-inspired throughout, it's a unique blend of Provence architectural features and English-style charm, with a gourmet kitchen, custom baths, and walk-out lower level with theater and access to a patio and pool.

6 bedrooms, 6 full and 2 half baths | \$2,099,000
 Represented by: Flor de Maria Thomas | Sales Associate
 C. 973.214.7553 | O. 973.543.3907 | FlorThomas@ColdwellBanker.com
 Coldwell Banker Residential Brokerage



KINNELON, NEW JERSEY

Palatial oasis where grandeur blends with everyday opulence. Gorgeous entertaining spaces include a foyer with hand-forged wrought iron staircase bridge, magnificent sunken family room with built-ins, opulent formal living space, and a chic European kitchen with Brazilian sycamore.

5 bedrooms, 5 full and 2 half baths | \$1,990,000
 Represented by: Lisa Masterson | Sales Associate
 C. 973.417.2301 | O. 973.838.9300 | KinnelonRealEstate@gmail.com
 Coldwell Banker Residential Brokerage



CRESSKILL, NEW JERSEY

This magnificent center-hall Colonial awaits all your luxury lifestyle needs in Tammybrook Hills! Palatial marble entry columns and steps lead to formal areas for entertaining, an oversized modern kitchen, fireplaces, solarium, deck, full walk-out basement, pool and cabana.

6 bedrooms, 5 full and 1 half baths | \$1,688,888
 Represented by: Joshua M. Baris | Sales Associate
 C. 201.741.4999 | O. 201.461.5000 | Josh.NJLux.com
 Coldwell Banker Residential Brokerage



ROCKLEIGH, NEW JERSEY

This magnificent Dutch Colonial estate on 2 park-like acres offers 6 bedrooms and 7 full and 1 half baths. Impeccably appointed interiors include a spectacular great room, 3 master suites and a large gourmet kitchen. A private elevator plus tranquil grounds and pool with hot tub.

6 bedrooms, 7 full and 1 half baths | \$1,988,000
 Represented by: Joshua M. Baris | Sales Associate
 C. 201.741.4999 | O. 201.461.5000 | Josh.NJLux.com
 Coldwell Banker Residential Brokerage



BASKING RIDGE, NEW JERSEY

This gorgeous Colonial with finished lower level is set on 6 acres and professionally landscaped. Thoughtfully designed with a chef's kitchen, stunning family room with views and open floor plan ideal for entertaining. Enjoy a gorgeous master, handsome study and locale close to NYC.

5 bedrooms, 4 full and 2 half baths | \$1,699,000
 Represented by: Kelly Peterpaul & Marie Young | Sales Associates
 C. 908.410.6777 | O. 908.766.0808 | Kelly.Peterpaul@gmail.com
 Marie@MarieYoung.net | Coldwell Banker Residential Brokerage



OCEANPORT, NEW JERSEY

Captivating home boasts riverfront double dock creating an ultimate waterfront experience. Everything you love about the water is accessible: boating, sailing, kayaking and fishing. Entertaining is delightful from a mahogany wraparound porch, gourmet kitchen and tiered-rear patio.

5 bedrooms, 3 full and 1 half baths | \$1,595,000
 Represented by: Elizabeth O'Reilly | Sales Associate
 C. 732.456.4476 | O. 732.842.3200 | Elizabeth.OReilly@CBMMoves.com
 Coldwell Banker Residential Brokerage



STILLWATER, NEW JERSEY

Immerse yourself in this nature-inspired modern log cabin with stunning deck, patio and extraordinary views of the serene equestrian property with barn, stalls and indoor round pen. Highlights include a 1,200-lb travertine marble soaking tub, soaring fireplace, chef's kitchen and more!

5 bedrooms, 3 full and 1 half baths | \$1,499,000
 Represented by: Denise Kevil & Michael Bisk | Sales Assoc. & Broker
 Sales Assoc. | C. 973.534.6398 | DennyK.Kevil@gmail.com
 O. 973.729.6111 | Coldwell Banker Residential Brokerage



TENAFLY, NEW JERSEY

This zen-like oasis is a personal retreat with spacious open floor plan illuminated by plenty of windows and skylights, double-sided fireplace, chic Italian designer kitchen, banquet-sized rooms and bright, spacious lower level. On a serene park-like setting with creek and mature trees.

5 bedrooms, 4 full and 1 half baths | \$1,475,000
 Represented by: Rain Du Rosenfeld | Sales Associate
 C. 201.375.8300 | O. 201.461.5000 | RainRealtor@gmail.com
 Coldwell Banker Residential Brokerage



SPARTA, NEW JERSEY

Enter the covered portico of this stunning Colonial and step back in time to the fine craftsmanship and charm of yesteryear, beautifully updated with sought-after modern features. Enjoy 4 fireplaces, a chef's kitchen, spa-like baths and stone patio—perfect for private home or B&B.

6 bedrooms, 5 full and 2 half baths | \$1,100,000
 Represented by: Denise "Denny" Kevil & Genevieve Kevil | Sales Assocs.
 C. 973.534.6398 | O.973.729.6111 | Genevieve.Kevil@CBMMoves.com
 DennyK.Kevil@gmail.com | Coldwell Banker Residential Brokerage



GWYNEDD VALLEY, PENNSYLVANIA

Magnificent, luxurious Mediterranean-designed estate offers everything you'd desire with smart home technology, a chef's kitchen, bedroom suites with spa-like baths, office, theater, golf simulator, wine cellar, and an outdoor oasis with fireplace and kitchen. Close to major cities!

5 bedrooms, 6 full and 2 half baths | \$4,550,000
 Represented by: David J. Caracausa | Associate Broker
 C. 215.699.2600 | O. 267.368.7222 | Davidc@cbprem.com
 Coldwell Banker Preferred



LOWER GWYNEDD, PENNSYLVANIA

This beautifully preserved, updated European-style manor home is steeped in history and will be one of your "favorite things," with Mercer tile, multiple fireplaces, curved floating staircase, extensive woodwork, arched doorways, chef's kitchen, luxury baths, patio, gardens and pool.

5 bedrooms, 4 full and 1 half baths | \$2,495,000
 Represented by: Nicole Miller-Desantis | Sales Associate
 C. 215.850.1305 | O. 215.641.2727 | NDesantis@CBPref.com
 Coldwell Banker Preferred



HAVERFORD, PENNSYLVANIA

In the heart of the Main Line, this luxurious European-style carriage home has every imaginable upgrade: Brazilian cherrywood floors, custom millwork, spectacular kitchen, elevator, walk-out basement leading to an entertaining oasis, plunge pool, spiral staircase to upper deck and more.

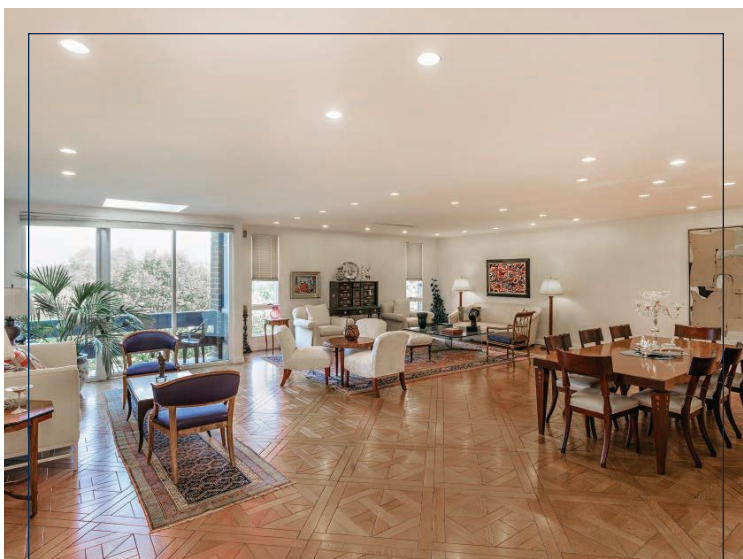
3 bedrooms, 3 full and 1 half baths | \$1,495,000
 Represented by: Leigh Anne Ambrose | Sales Associate
 C. 301.461.2580 | O. 610.975.5900 | LAmbrose@CBPref.com
 Coldwell Banker Preferred



SQUIRREL HILL, PENNSYLVANIA

Just blocks from great dining and shopping on Forbes Avenue is this completely remodeled 6-bedroom home. Features include an open floor plan, 1st-floor family room, den, 2 powder rooms, laundry/mudroom, and master suite with a spa-like bath with walk-in closet. Move-in ready.

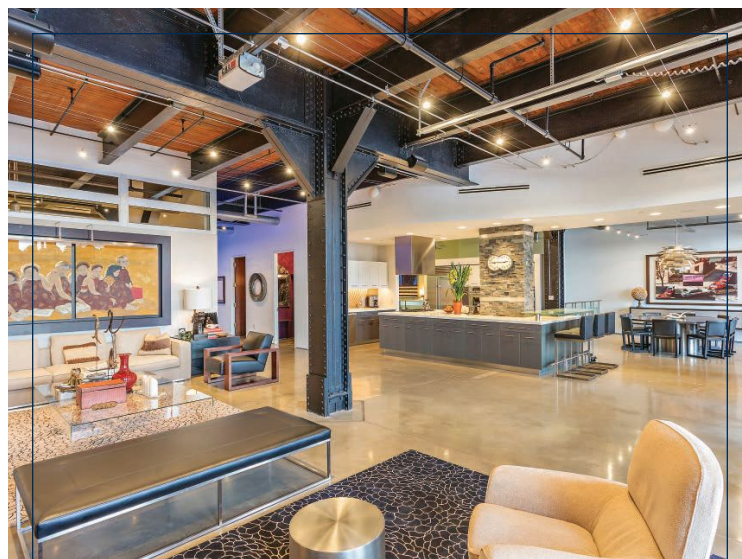
6 bedrooms, 4 full and 2 half baths | \$1,849,000
 Represented by: Cindy Ingram & Kenneth Clever | Broker Sales Assoc. & Sales Assoc. | C. 412.818.5810 | O. 412.363.2000
 PGHRealtors@CS.com | Coldwell Banker Real Estate Services



SHADYSIDE, PENNSYLVANIA

Embrace this chance to live in a desirable condo building near wonderful dining and shopping. This extra-large unit plus a half-unit create almost 4,500 square feet of opulent living, with 3 bedrooms, a chef's kitchen, patterned oak floors and a large balcony with breathtaking views.

3 bedrooms, 3 full and 1 half baths | \$1,750,000
 Represented by: Cindy Ingram & Ken Clever | Sales Associates
 C. 412.818.5810 | O. 412.363.4000 | PGHRealtors@CS.com
 Ken.Clever@verizon.net | Coldwell Banker Real Estate Services



PITTSBURGH, PENNSYLVANIA

Modern Hip Strip District loft with downtown views! Enjoy 4,600 square feet, 2 balconies, open-concept elegance, polished concrete floors, 13.5-foot ceilings, industrial beams, LED/Lutron lighting, Sonos Sound and a chef's kitchen. Parking for up to 3 cars (2 indoors).

2-3 bedrooms, 2 full and 1 half baths | \$1,750,000
 Represented by: Susie Silversmith | Sales Associate
 C. 412.260.7000 | Susie.Silversmith@PittsburghMoves.com
 O. 412.521.2222 | Coldwell Banker Real Estate Services



NEVILLEWOOD, PENNSYLVANIA

This incredible custom home with finished lower level enjoys a peaceful, private setting on a cul-de-sac in the sought-after Nevillewood neighborhood. Well-planned for entertaining, it has a family room with built-ins, chef's kitchen, stunning banquet-sized dining room and a 4-car garage.

4 bedrooms, 4 full and 1 half baths | \$1,089,000
 Represented by: Maria Lane | Sales Associate | C. 724.554.8771
 O. 412.833.5405 | Maria.Lane@PittsburghMoves.com
 Coldwell Banker Real Estate Services



EXPORT, PENNSYLVANIA

Surrounded by 2.4 landscaped acres with views, this spectacular home offers 5,400 square feet and 3 floors of luxury. The dramatic 2-story foyer opens to a flowing floor plan ideal for entertaining with a gourmet kitchen, stunning great room and lower level with gym, wine cellar and more.

5 bedrooms, 4 full and 1 half baths | \$1,000,000
 Represented by: Pamela Stamper & Cheryl Harchuck | Sales Associates
 C. 412.496.4988 | O. 724.327.0123
 Pamela.Stamper@comcast.net | Coldwell Banker Real Estate Services



GLOUCESTER, VIRGINIA

This 40-acre private waterfront estate is situated on a knoll overlooking the scenic York River. Minutes from Colonial Williamsburg, this home is a short sail to the Chesapeake Bay and the Atlantic Ocean. Being sold fully furnished. The property includes a stable, multi-car garage, infinity pool and pier. Contemporary residence features 180-degree views of the water that extends 2 miles across, 3 miles down and 10 miles up the York River.

6 bedrooms, 9 baths | \$5,880,000

Represented by: Kathy Chambers | T. 757.876.3279 | www.KathyChambersRealtor.com | Coldwell Banker Traditions



ARNOLD, MARYLAND

Minutes from downtown Annapolis, this stunning home is located in a water privileged community with a marina. With 5,600 square feet of living area, which includes a 2-story great room off the modern kitchen, this home is wonderful for entertaining. Features include marble and hardwood floors, a large master bedroom, extensive crown molding, fabulous movie theater room, deluxe mirrored exercise room, a 3-car garage, and beautiful mature trees and landscaping.

6 bedrooms, 4 baths | \$1,349,000

Represented by: Karen J. Elliott | D. 443.699.4305 | O. 410.263.8686 | www.ColdwellBankerLuxury.com | Coldwell Banker Residential Brokerage



MARIETTA, GEORGIA

Exquisite custom-built brick and stone home nestled on a private, wooded natural estate of approximately 1.8 acres at the base of Kennesaw Mountain within walking distance to the park and trails. Enjoy multiple outdoor entertainment areas with 4 porches, a pergola with an outdoor kitchen, artistic-designed pool/spa, a natural fire pit, sitting area, and a pool house.

5 bedrooms, 4 full and 2 half baths | \$2,000,000
 Represented by: Betsy Feder | betsy.feder@coldwellbankeratlanta.com
 C. 404.735.3155 | O. 770.429.0600 | Coldwell Banker Residential Brokerage



WATKINSVILLE, GEORGIA

Sited on a multi-acre lot in a gated community, this Frank Betz "Eastminister" plan features a formal dining room, vaulted great room with exposed beams and fireplace, keeping room, and gourmet kitchen over an unfinished basement. The covered porch is perfect for enjoying nature. This beautiful home located approximately 1 hour east of Atlanta is a must see.

5 bedrooms, 5 full and 1 half baths | Price upon request
 Represented by: Jennifer Westmoreland | jennifer@foryoueverymove.com
 O. 706.389.9953 | B. 706.543.4000 | Coldwell Banker Upchurch Realty



ANNAPOLIS, MARYLAND

Bold and beautiful in Historic Annapolis with water views of Spa Creek. Prime location with a private patio and wraparound front porch. Details unmatched, with the sophistication of New York living combined with the Annapolis lifestyle. Other features include a private master suite with sumptuous his and hers master baths, a 2-car garage and guest quarters.

4 bedrooms, 5 full and 1 half baths | \$2,799,999
 Represented by: Day Weitzman | T. 410.353.0721
Day@DayWeitzman.com | Coldwell Banker Residential Brokerage



WASHINGTON, D.C.

Sunniest tier at Grande Dame 2101. The foyer and gallery open to a grand-piano-sized living room with fireplace. Gourmet kitchen and butler's pantry. Light-filled sunroom with National Cathedral views. Study and office with several built-ins. Parking and storage convey.

5 bedrooms, 3 full baths | \$3,200,000
 Represented by: Marin Hagen & Sylvia Bergstrom
 C. 202.471.5256 | O. 202.333.6100 | MHagen@cbmove
 Coldwell Banker Residential Brokerage



BLUFFTON, SOUTH CAROLINA

Introducing Belfair, one of the finest Historic Estates in South Carolina. The grounds, once owned by Sir John Colleton, is a 17-plus-acre private equestrian peninsula, sheltered by majestic oak trees and bordered by the original old tabby sea wall. The centerpiece of the estate is the main home, a 14-room, Georgian-style home displaying a 2-story veranda sheltered behind solid limestone columns, preserved from the original manor. The soaring onyx-floored circular foyer is wrapped by a hand-carved solid walnut grand staircase and a hand-painted antique mappled ceiling.

7 bedrooms, 9 full and 4 half baths | \$6,500,000

Represented by: Thomas Kersey | T. 843.258.5597 | O. 843.705.2000 | thomasmarionkersey@gmail.com | Coldwell Banker Platinum Partners



TYBEE ISLAND, GEORGIA

This stunning home offers the ultimate in coastal living, from the beautiful foyer entrance and winding staircase to the views from most every room. The main level is open with a gourmet kitchen, butler's pantry, built-in bookcases, formal dining room and a garden room. From the top level, you can access the observation deck with stunning 365-degree views.

4 bedrooms, 4 full and 1 half baths | \$2,395,000

Represented by: Terry Jackson | T. 912.429.0578 | O. 912.352.1222
terryoftybee@aol.com | Coldwell Banker Platinum Partners

TYBEE ISLAND, GEORGIA

Neverending views of the Atlantic Ocean with amazing sunrises. This custom-built home has all of the architectural details that you desire. Features include ironwork, a high-end gourmet kitchen, a master suite to end all suites, and an elevator. The open floor plan offers amazing space for entertaining. This is the choice for the discerning buyer.

3 bedrooms, 3 full and 1 half baths | \$2,190,000

Represented by: Lyn McCuen | T. 912.224.0927 | O. 912.352.1222
Lyn@ColdwellBanker.com | Coldwell Banker Platinum Partners



RALEIGH, NORTH CAROLINA

Comfortable elegance in the heart of North Carolina. 10,000 square feet of living space with a 1st-floor master, Viking appliances, in-law retreat, and basement with media/exercise room. Outdoor oasis includes pool, spa, and screened porch. Car collector's dream home with 3-car attached garage, 1-car basement garage and 2,023-square-foot detached, 5-car luxury garage with 2 HVACs, climbing wall, wine room and bath. Gated community.

5 bedrooms, 7 full and 3 half baths | \$2,350,000
 Represented by: Kimberly Conroy | Associate Broker | T. 919.539.2860 | conroyk@hpw.com
 Coldwell Banker Howard Perry and Walston



WILMINGTON, NORTH CAROLINA

One of the most notable luxury estates in the South with an incredible history. Recent architectural changes have made a functional use out of all 10,000 square feet. Original details balance harmoniously with modern amenities. Home is located in the heart of Historic Downtown Wilmington and at the start of the Wilmington River Walk.

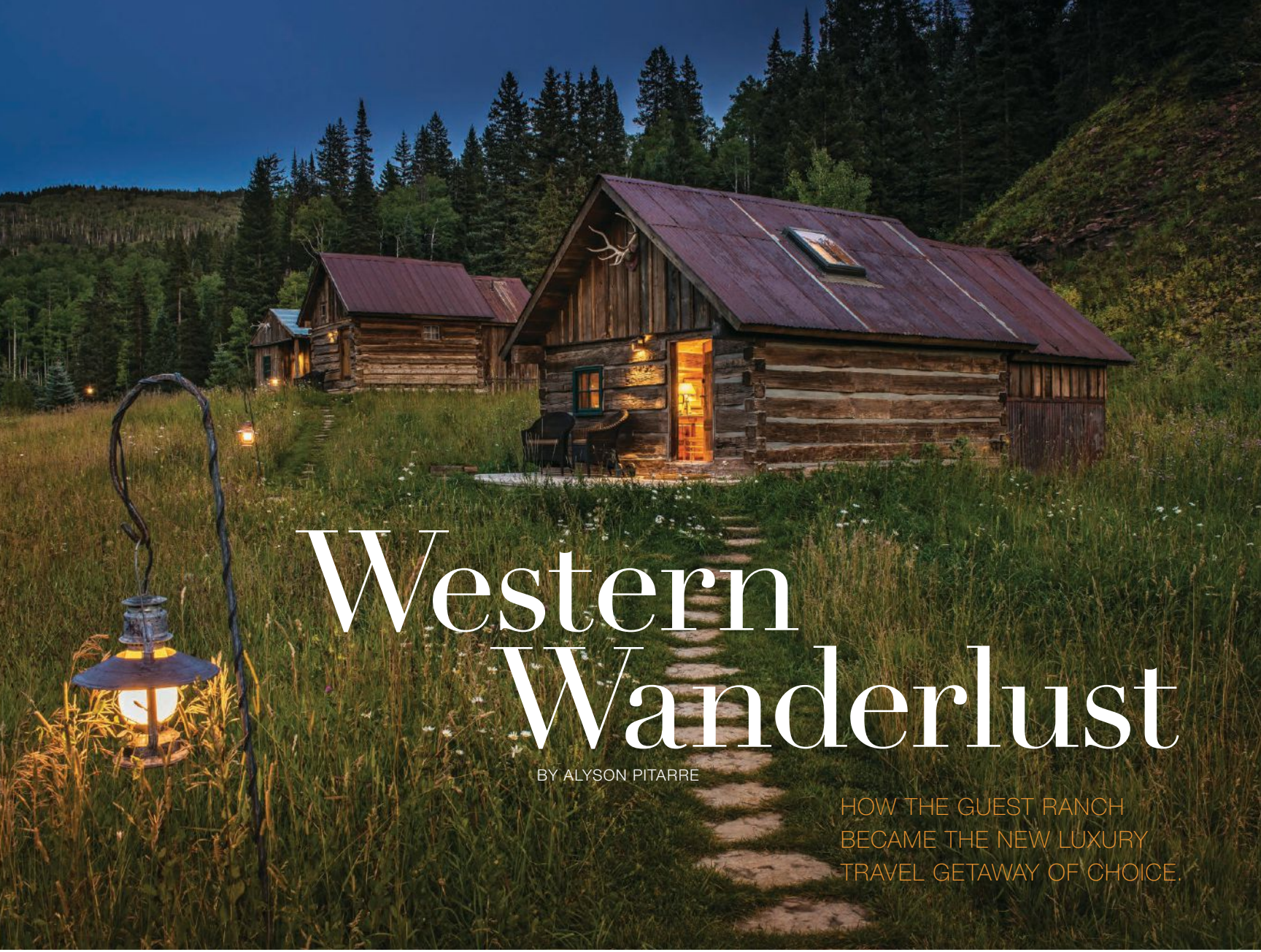
6 bedrooms, 6 full and 2 half baths | \$2,995,000
 Represented by: Jessica Edwards, The Carolinas Finest | T. 910.352.1043
 www.TheCarolinasFinest.com | Coldwell Banker Sea Coast Advantage



WILMINGTON, NORTH CAROLINA

This charming Southern home is located in one of the area's most treasured locations and is nestled in a natural setting with extensive landscaping. Over 5,100-plus feet with beautiful finishes and custom details. Fabulous location, just steps away from harborside restaurants, boutique shopping, Airlie Gardens and the Gray Gables Yacht Club.

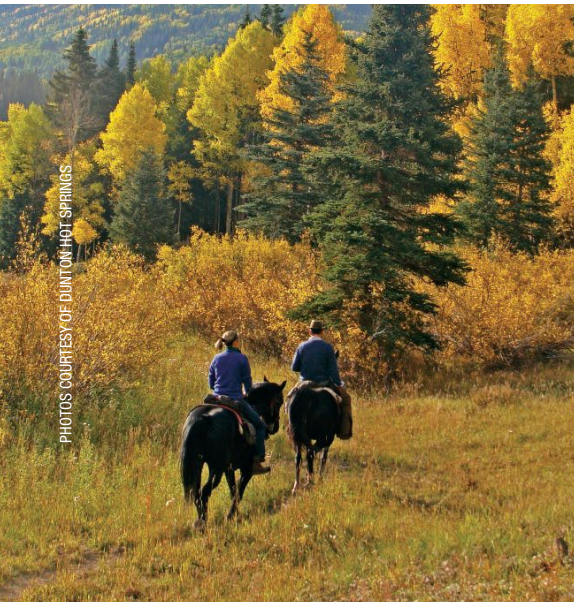
5 bedrooms, 5 full and 1 half baths | \$1,825,000
 Represented by: Jessica Edwards, The Carolinas Finest | T. 910.352.1043
 www.TheCarolinasFinest.com | Coldwell Banker Sea Coast Advantage



Western Wanderlust

BY ALYSON PITARRE

HOW THE GUEST RANCH BECAME THE NEW LUXURY TRAVEL GETAWAY OF CHOICE.



PHOTOS COURTESY OF DUNTON HOT SPRINGS

Move over, glamping, there's a new "it" travel experience in town. The guest ranch has become a preferred travel experience for the affluent. In the last few years, guest ranches that combine the spirit of the Old West with the pampering of a five-star resort have grown in popularity among supermodels, celebrities and well-to-do families alike who want to experience a frontier fantasyland of sorts. A certain Hollywood actress has been known to escape to Colorado's Dunton Hot Springs and Montana's Triple Creek Ranch for much-needed respite on the range; several supermodels have also shared their experiences of "roughin' it" at Montana's The Ranch at Rock Creek on Instagram.

So why are so many sophisticated travelers opting to swap out their Ferragamo heels for cowboy boots to vacation at these fancy-yet-pretension-free destinations?

"One of the reasons travelers are seeking out guest ranches like The Ranch at Rock Creek is because of the increasing emphasis on experiential travel," says Jon Martin, general manager. "Guests come to be immersed in the experience, not just to have a vacation. They connect with the natural wonders of our mountain ranges, the diversity of our ecosystem and the authentic Western adventure."

Travel experts agree. In addition to a greater interest in experiential travel, a growing emphasis on multigenerational family travel has been a major driver in the popularity of luxury guest ranches.

"Kids are busy with activities, both parents often work long days, and everyone is connected to their devices," explains Caroline Bach Wood, a Bozeman, Montana-based independent travel advisor with Travel Experts, a Virtuoso Agency. "I find my clients crave connection to each other and to the natural world. They come to me seeking unique



Dunton Hot Springs



CABIN PHOTOS COURTESY OF DUNTON HOT SPRINGS

BIKING PHOTO BY JACK RICHMOND

properties in the mountains with beautiful scenery and a full host of activities to keep everyone entertained while also offering the level of service and luxury they are accustomed to when they travel. This is where luxury ranches are often a perfect option.”

Adds Diana Traficante of Westlake Village, California-based en Route Travel, another Virtuoso Agency: “My clients are intrigued by the chance to enjoy an authentic Western experience and be active together, riding horses, fly fishing, hiking, biking and more. A luxury ranch experience gets everyone off the grid and off their devices, so they can get back to basics: family, fun and fresh air!”

If “family, fun and fresh air” sounds like a summer vacation made in heaven, then look no further. Here are five classic Western getaways that have mastered the art of “glampsteading.”

Colorado Dunton Hot Springs

Nestled between Telluride and Durango,

Dunton Hot Springs brings together the rustic charm of an 1885 mining camp-turned-ghost town with the romance of gussied-up accommodations such as rain showers, heated floors, luxurious linens, pampering massages, sensuous hot springs and a cell phone-free environment (although there is Wi-Fi) to create a destination that feels almost otherworldly.

The 1,500-acre resort is refreshingly intimate, offering only 13 homestead cabins clustered around “a life-worn saloon” that serves restaurant-quality food and wine. Between the property’s nine private miles of Dolores River teeming with trout, a majestic 35-foot waterfall, and numerous horseback-riding, hiking and mountain-biking trails, you feel as if your past life — in whatever city you came from — is just worlds away. While the resort offers a variety of day and overnight packages, the entire town or ranch can be rented exclusively for corporate retreats, family reunions and weddings.

Rates from \$1,000/night
www.duntonhotsprings.com

Montana Triple Creek Ranch

This adults-only, all-inclusive Relais & Châteaux property sits on 26,000 acres in the heart of the breathtaking Bitterroot Mountain range of the Montana Rockies and features all the trappings of Western elegance: awe-inspiring views, welcoming five-star service, privacy with only 23 cabins — many of which are outfitted with comfy pine-frame beds and outdoor hot tubs — plus an excellent restaurant and fine wine list at the lodge that would satisfy the most serious of epicureans.

If it’s Western ranch activities you seek, you’ll have plenty of choices — horseback riding, fly fishing, hiking, rafting, trap shooting, mountain biking, photo safaris and seasonal activities like a cattle drive in September, as well as dog sledding and skiing (both cross-country and downhill). If you want to take a break from the outdoor adventures, there are also artist’s workshops, wine-tasting events, massages and other activities.

Rates from \$950/night
www.triplecreekranch.com



The Ranch at Rock Creek



PHOTOS BY MICHAEL CHILCOAT

The Ranch at Rock Creek

Another all-inclusive Relais & Châteaux property, the Ranch at Rock Creek rests on 10 square miles outside Philipsburg, Montana. As the only Forbes Travel Guide Five-Star property in Montana and the world's first five-star luxury ranch, it has become a celebrity favorite for blending the adventures of the frontier with lavish amenities.

It's the kind of place where you can enjoy lemon ricotta blueberry pancakes for breakfast, go horseback riding, follow it up with a massage at the award-winning spa, and cap off the evening with a special tasting-menu dinner complete with grass-fed beef and wine in the dining lodge. Privacy and luxury are priorities at the ranch, with accommodations that range from lodge rooms and glamping tents to a historic barn and luxury homes. Some cabins even feature outdoor patios, where you can relax to the sounds of nearby Rock Creek in a private cedar soaking tub.

The property offers over 20 guided outdoor activities, including fly fishing on a Blue Ribbon trout

stream. Twice-daily ranch activities are part of the all-inclusive package. Rodeos are a weekly event during the summer. Each October, the ranch also hosts a special Autumn Harvest Weekend, with LeAnn Rimes headlining several local Montana bands. Affluent travelers have caught on. "We averaged 90-percent occupancy across all our holidays in 2018," says Martin. "We also saw a 67-percent increase in guests from January to May in 2018, as compared with the prior year."

Rates from \$900/night per person
www.theranchatrockcreek.com

Wyoming A Bar A Ranch

A Bar A Ranch does "Western elegant" as good as any other American guest ranch. Settled along the banks of the North Platte River, in the heart of southern Wyoming's Medicine Bow Mountains, the 1922-established property is one of the oldest guest ranches in the country, and at over 100,000 acres, it is also one of the largest.

Only open from June to September, A Bar A Ranch offers the standard summer outdoor activities like fly fishing and hiking, along with tennis, swimming and golf. After you work up your appetite for the day, you'll want to indulge in the chef's creative menu in the Double Rainbow Dining Lodge and enjoy wine from the A Bar A's famous wine cellar — which holds one of the largest selections of fine wines in the entire state of Wyoming. Afterward, don't miss a chance to socialize with your fellow guests in the Round Room, a 1920s historic lodge designed by Thomas Molesworth, or take a stroll in the the Western-style sculpture garden. Luxurious accommodations at the all-inclusive summer retreat include historic cabins and lodges designed to fit a variety of family sizes.

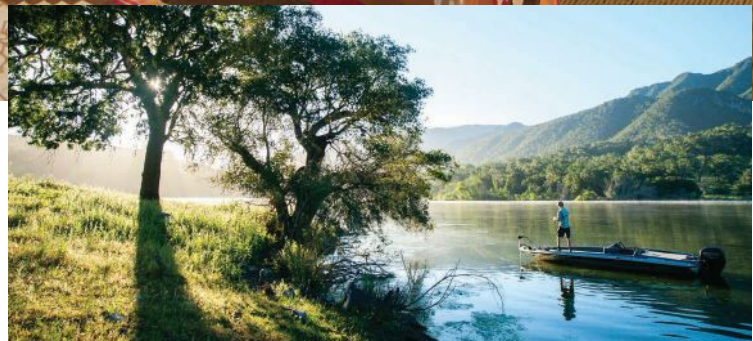
**Rates from \$555/night for adults,
 \$450/night for children (aged 6–11),
 \$340/night for children (aged 3–5)
 and no charge for children under 3**
www.abararanch.com





PHOTOS COURTESY OF ALISAL GUEST RANCH & RESORT

Alisal Guest Ranch & Resort



California

Alisal Guest Ranch & Resort

Drive 30 minutes north of Santa Barbara, and you'll find Alisal Guest Ranch & Resort's 50 miles of riding trails, 100-acre spring-fed lake, two 18-hole championship golf courses, tennis courts, pool, spa, Western-themed accommodations and fine dining tucked away in California's famed Santa Ynez Valley.

The ranch was once a celebrity haven; Doris Day was a past guest, and Clark Gable famously married Lady Silvia in Alisal's old library, according to the ranch's website. The ranch — which has been owned and operated by the same family for 75 years — caters primarily to multigenerational families today.

"Alisal has been proactive in adding guest activities and amenities that appeal to all members of the family, as there is a strong desire to reconnect with loved ones and truly unplug in today's fast-paced world," says Jim Jackson, the third-generation patriarch and chief operating officer of the ranch. "Alisal is a place to return to a simpler time, where

guests enjoy the unique and rare experiences our family-owned ranch has to offer. A few include our miles of hiking, horseback-riding and biking trails and an extensive list of equine programs for all experience levels."

There are sailboats and canoes, archery and air rifles, a ropes course and a spa with exercise facilities. But it's the ranch's unique traditions that are most memorable to those who have the opportunity to stay here. There are no televisions or telephones in the rooms. Guests enjoy the consistency of dining at the same table each night, and men are required to wear formal jackets to dinner. These are just some of the touches that inspire guests to return year after year.

"Alisal has experienced a great uptick in bookings in the last two years," adds Sherrie FitzGerald, director of marketing, attributing the growth partly to the economy and the upswing in California destination travel.

Rates from \$575/night
www.alisal.com



Revenge of the Worm

BY ROGER GRODY

DISTILLED FROM AGAVE BUT FREQUENTLY DISMISSED AS A LESS REFINED RELATIVE OF TEQUILA, MEZCAL HAS EMERGED AS A TRENDSETTING SPIRIT.

Long perceived as inferior to tequila, which is made from a particular species of agave in a specific region of Mexico, mezcal has its own unique personality and is enjoying newfound popularity in the U.S. Mezcal was once famous only for the gusanos (worms) that were traditionally deposited in the bottom of its bottles. Suddenly fashionable in American bars and restaurants, mezcal is getting new respect.

Tequila is technically a type of mezcal, but artisanal mezcals from Oaxaca and throughout Mexico are rapidly being discovered, appreciated for their diversity and nuance. Emma Janzen, a leading spirits journalist and author of the James Beard Award-nominated book, *Mezcal: The History, Craft & Cocktails of the World's Ultimate Artisanal Spirit*, explains that large industrial producers gave the spirit its "bottom shelf" or "rotgut" reputation. The best mezcals are traditionally produced in remote rural

areas and have only recently become widely available in the U.S.

“Mezcal is a spirit with a very distinct sense of place and is extremely terroir-driven,” says Janzen, who suggests that accounts for the diversity of flavors presented. She is concerned that large producers seeking to capitalize on mezcal’s newfound popularity may dilute its quality. “They’re more likely to view it as a commodity, without respecting the spirit as a cultural product,” she says.

Many mezcals have pronounced herbal qualities that showcase the essence of agave; some possess a minerality while others present notes of toffee, bittersweet chocolate and the earthiness found in full-bodied red wines. “Don’t just try one mezcal and say you don’t like mezcal,” states Janzen. “There’s an expression of mezcal for everybody,” she adds, noting this diversity is what initially attracted her to the spirit.

The most commonly cited quality in mezcal is a smokiness that results from the roasting of the agave, as opposed to the steaming that is traditional in the production of tequila. Mixologists have become enamored with mezcal and Janzen recommends pairing it with bright flavors like pineapple or citrus. “It also works really well with bitters, amaro or Campari, creating a marriage of dark, brooding flavors,” she says.

Mariena Mercer, head mixologist at The Cosmopolitan in Las Vegas, is also impressed with mezcal’s ability to enhance cocktails. “Mezcal has such a strong backbone of smoke and agave that it shines in mixed drinks,” she says, adding, “When used in a cocktail, mezcal always takes top billing.”

Mezcal is served throughout The Cosmopolitan, and supper club Rose. Rabbit. Lie. offers the cocktail “Through the Looking Glass,” a clarified milk punch of mezcal, tequila, cachaça, passionfruit, and spiced pineapple presented in a sexy porthole-shaped glass. The trendy hotel showcases a wide selection of mezcal at Ghost Donkey, a branch of a New York bar specializing in agave spirits. “Its collection is like a carefully curated library of mezcal, with each bottle telling a story,” says Mercer, reporting bartenders are pleased to assemble flights for exploration-minded customers.

Las Perlas in downtown Los Angeles — the dark funky spot bills itself as the nation’s first mezcal bar — opened in 2010 and later expanded to Austin. It offers more than 300 mezcals — three new shelves were recently installed to accommodate the growing collection — that are served in traditional clay copitas or veladoras (glass vessels originally used for prayer candles).

Bart Walsh, general manager at Las Perlas, reports that many tequila drinkers are converting to mezcal. “It’s such a unique spirit and as the tequila industry has become homogenized, people see that



“Through the Looking Glass,” a clarified milk punch of mezcal, tequila, cachaça, passionfruit, and spiced pineapple offered by Rose. Rabbit. Lie.

mezcal makers have a greater opportunity to express themselves,” he says. The bar’s most expensive one-ounce pour (\$52) is a limited release from Mezcales de Leyenda, made from a wild, high-elevation agave grown in a valley in the state of Tamaulipas. For those wanting to consume larger quantities, a bottle commands about \$500 in retail shops.

At Whisler’s in Austin, locals and visitors soak up the quirky atmosphere the city is famous for while enjoying craft cocktails. Upstairs is Mezcalería Tobalá, an intimate, candlelit speakeasy pouring more than 180 mezcals into copitas. “We pioneered the popularity of mezcal and we respect its cultural significance,” says mezcalería manager Sean Skvarka of the five-year-old bar.

In Baltimore, Clavel offers one of the best selections of mezcal on the East Coast, ideal for washing down huitlacoche or cochinita pibil tacos. Other notable mezcal bars include The Pastry War in Houston, Estereo in Chicago and Mezcalería Oaxaca in Seattle. A solid list of single-village mezcals can even be found in South Carolina, at Charleston’s Minero.

Yola Mescal — co-founder Yola Jimenez opened Mexico City’s renowned La Clandestina mezcalería — brings a progressive culture to the spirit, with centuries-old artisanal practices overseen



Derrumbes Zacatecas

PHOTO COURTESY OF SPECIALTY BRANDS

PHOTO COURTESY OF THE COSMOPOLITAN, LAS VEGAS / BACKGROUND PHOTO BY FOREST & KIM STARR

PHOTO COURTESY OF WHISKEYSISHERS.AUSTIN

An array of mezcal offered by Mezcalería Tobalá.



“Mezcal is a spirit with a very distinct sense of place and is extremely terroir-driven,” says Janzen, who suggests that accounts for the diversity of flavors presented.



PHOTO BY CHARLOTTE DAVES

by an all-female bottling facility staff. In addition to building a legacy of economic independence for Mexican women, co-founder and CEO Gina Correll Aglietti reports the company utilizes a slow-cooking process for agave that is never picked ahead of its time and is unadulterated by chemicals. “It fits into the trend of people seeking more rustic, naturally produced and honestly made products,” she suggests, noting that Yola features softer notes than many mezcals, yet is rich in flavor and viscosity.

\$150 bottles of mezcal are becoming common and the price of a beautifully packaged Olvido Divino Anejo, aged 30 years, can exceed \$1,000. But author Emma Janzen insists luxury is not always about price, and cites Banhez as a superior label available for about \$35. She also praises the pricier Real Minero, a venerable producer whose use of clay (as opposed to copper) stills creates what Janzen describes as a “rounder, deeper personality.” Derrumbes produces mezcals from regions like Zacatecas, Michoacán and San Luis Potosí, as well as Oaxaca, showcasing distinct terroir-driven flavor profiles.

And the legendary gusano? Although she cites rare exceptions to the rule, Janzen reports, “If you see a worm in the bottle, it’s usually an indication of poor quality.”



The Muraka at Conrad Maldives Rangali Island

PHOTO BY JUSTIN NICHOLAS



TRAVEL TREND: UNDERWATER HOTELS

LUXURY TRAVEL GOES
BEYOND THE SURFACE.

BY JAYMI NACIRI

Space may be the final frontier, but until leisure travel into the cosmos becomes a reality as envisioned by billionaire entrepreneurs like Elon Musk and Richard Branson, there's another surface to explore. The latest luxury travel trend has jetsetters going down under. Not to Australia; rather, they're headed into the depths of the ocean.

"If the mind can dream it, it can be built, and the latest phenomena to prove this are the underwater suites popping up across the globe," says Kirsty Cowie, Asia travel expert for luxury operator Scott Dunn Exceptional Travel. "Who wouldn't want to spend a night under the sea, in the largest aquarium in the world, watching the tropical fish as they drift off to sleep? It's the ultimate dream world!"

Venturing deep into the ocean's waters is not a new concept. Adventure lovers can go cage diving with sharks in South Africa, snorkel with stingrays in the Caribbean, do an underwater volcano dive in Indonesia, and even probe Caesarea, an underwater archaeological site in Israel. That still leaves the majority of the ocean untouched. "More than 80 percent of our ocean is unmapped, unobserved and unex-

plored," according to the National Ocean Service.

But that may be changing. Exotic travel today includes an exploration of the underneath via luxury accommodations, with resorts like Conrad Maldives Rangali Island and Atlantis The Palm pioneering these exclusive experiences.

"The latest trend reports indicate drivers for the next generation of travellers point to the longing for experiences vs. things," says Stefano Ruzza, general manager, Conrad Maldives Rangali Island. "Research has shown that today's travellers are more willing to invest in experiences, with travel destinations being the new mark of luxury. Global travellers are always searching for the next hot item in experiential and luxury travel. The underwater trend among luxury travellers is a natural extension of a unique Maldivian experience."

In the Maldives, globetrotters have plenty of land-based options, from the five-star Four Seasons Resort Maldives at Landaa Giraavaru to the family- and eco-friendly Soneva Jani. The Muraka offers something they don't: the opportunity to sleep with the fishes. This two-level hotel space — more like a two-story aquarium, really — is far from the only



The Muraka undersea bedroom

PHOTO BY JUSTIN NICHOLAS

underwater hotel accommodation available today, but it is the most ambitious.

The 600-ton steel, concrete and acrylic lower structure, which comprises the submerged portion of the villa, was constructed in Singapore and shipped in one piece to the resort before being connected to the upper, sea-level part of the suite and lowered to a depth of more than 16 feet below sea level in the middle of the Indian Ocean.

Curved acrylic panels enclose the suite, offering near-uninterrupted views of the seabed and a front-row seat to the dynamics of sea life from the luxe bath. Take the spiral staircase or private elevator up one floor, and you can gaze at the water through see-through walls, relax in the infinity pool or on one of the private decks, retire to one of two bedrooms or soak in the ocean-facing tub. It also has its own gym and a separate area for private security detail.

“The Muraka is driven by our inspiration to deliver innovative and transformative experiences to our global travellers,” says Ruzza. “The world’s first undersea residence encourages guests to explore the Maldives from an entirely new perspective below the surface of the sea. The Muraka marks our second venture in underwater architecture and technology, next to Ithaa Undersea Restaurant, which is



Manta Resort on Pemba Island, Underwater Room

PHOTO BY JESPER ANHEDE



Atlantis The Palm in Dubai,
Underwater Suite bedroom



A bathroom with a view
at Atlantis The Palm

celebrating its 14th anniversary. Through our rich history of being a trailblazer in innovative luxury hospitality, we are proud to remain at the forefront of cutting-edge design, technology and architecture.”

At Your Beck and Call

The full concierge experience comes with the territory when you stay in one of these undersea hotel rooms. For your \$50,000 a night at The Muraka, you get transportation by way of private seaplane and use of a speedboat during your stay, plus a butler and chef at your disposal. There’s also an on-call fitness trainer and spa treatments.

The 24/7 butler service is also integrated into the posh experience at Resorts World Sentosa’s (RWS) Ocean Suites in Singapore. More than a resort, RWS bills itself as a lifestyle destination, and it’s not hard to see why. A total of six hotels comprise the complex, with options for luxury travelers of all types; trekkers sans kids love the Michelin-starred dining, world-class ESPA spa and one of only two casinos in Singapore. The resort is especially coveted by families, however, with attractions including Universal Studios Singapore, Dolphin Island, Adventure Cove Waterpark and the S.E.A. Aquarium.

The 11 two-story townhomes of the Ocean Suites look right into that aquarium — the second-

largest in the world — through a 60-foot floor-to-ceiling acrylic panel. While the amount of viewing space here may be more limited than the completely immersive experience of The Muraka, guests have an astounding array of marine life to observe. Raise the viewing panel to see rays, manta rays and schools of fish, and the room lights dim — a theatrical touch worthy of Ocean Suites’ setting. Guests can also watch feeding time right from their room, with divers descending just outside their window. Upstairs are a living room, an additional bathroom, and a private outdoor deck and dip pool for those who’d prefer to be on the water, not under it.

Going Under in Dubai

The five-star Burj Al Arab Jumeirah is often the image people get of Dubai, courtesy of its iconic sail shape, but the largest and most highly populated city in the United Arab Emirates (UAE) is also the fourth most-visited place in the world, according to Mastercard’s Global Destination Cities Index. Thus, it has no shortage of jaw-dropping digs that attract luxury travelers from around the globe to explore the vast beaches, amenities like the Dubai Mall, the world’s second largest shopping mall, the Burj Khalifa, the tallest building on earth, and even an indoor ski resort at Ski Dubai.

The dual two-story underwater suites at Atlantis The Palm give jetsetters another reason to explore the city, from a whole new angle. “Today’s luxury travelers are increasingly more focused on seeking incredible experiences rather than material goods. They have been around the world and seen lots of high-end hotels and resorts; now they want something that goes above and beyond the regular,” says Timothy Kelly, executive vice president and managing director, Atlantis The Palm and The Royal Atlantis. “Many things make Atlantis The Palm an iconic entertainment destination resort, but one of the most awe-inspiring of those is the Ambassador Lagoon. Home to more than 65,000 marine animals, it is one of the world’s largest aquariums and provides a stunning backdrop for our underwater suites, Poseidon and Neptune.”

The floor-to-ceiling windows offer views into the Ambassador Lagoon, a 3-million-gallon aquarium. Guests of the two underwater suites at Atlantis The Palm also enjoy expansive second-floor living rooms, oversized balconies, dedicated 24-hour butler service and extravagant extras such as 24-karat-gold-flaked soap. This is one of the many Instagrammable features of the space, joining amenities such as the Aquaventure Waterpark; The Lost Chambers Aquarium; the new Wavehouse entertainment hub



The Floating Seahorse Signature Edition, underwater ownership opportunities in Dubai



Lounging with sea friends at The Floating Seahorse Signature Edition

PHOTOS COURTESY OF THE FLOATING SEAHORSE

with bowling, arcade games and live entertainment; celebrity chef restaurants like Nobu, Ronda Locatelli by Michelin-starred chef Giorgio Locatelli, and Gordon Ramsay's Bread Street Kitchen & Bar; the hotel's underwater restaurant, Ossiano; and its exclusive \$1,000 Shiseido Japanese Couple Ritual.

Instagram

The fact that Atlantis The Palm is one of the most Instagrammed hotels in the world isn't lost on Kelly, who counts the social site as largely providing the impetus for bookings of the underwater rooms. "Another reason behind the underwater trend among travelers is undeniably the Instagram factor," he says. "Photographs aren't simply to cherish memories anymore; they are for sharing your incredible experiences with family and friends in real time. Our underwater suites combine an awe-inspiring setting with the highest level of comfort and service."

Chasing the Instagram-worthy is a trend in

and of itself, says Cowie of Scott Dunn Travel. "It seems like in today's world, nothing is impossible when it comes to travel, and everyone is looking for those utterly Instagrammable, bragging-rights types of places around the world."

Nurturing Nature

There is an eco-friendly element to underwater hotels that also appeals to luxury travelers. Beyond providing the opportunity to get closer than ever to sea life without needing a towel, many of these accommodations are also engineered to be environmentally conscious.

The Muraka employs three marine biologists to monitor conditions and allow coral to flourish. The care and concern for the underwater environment is right there in the name. Muraka means "coral" in the local Maldivian Dhivehi language.

At the Manta Resort in Zanzibar, serenity is a priority, and so is conservation. The resort and its

in-demand underwater sea room are located on the remote and largely untouched Pemba Island in the Indian Ocean. "As we are nature lovers, we wanted to showcase the wonders of marine life by living in it, literally," says Jessica Saus, director of marketing and sales at the Manta Resort. "I think what sets us apart is that we are the forerunners of the concept and that conservation is at the heart of the concept."

Manta Resort has 18 rooms, including waterfront villas and garden rooms, but the underwater room is its prime offering. The three-level space has a landing deck for boats and comprises a lounge and bathroom. Upstairs is an outdoor lounge area for taking in the sights around the clock. One of the advantages to vacationing in such a sparsely populated setting: views of the Milky Way by night. Beneath the water, the Submariner Room is a floating bedroom space with a window into a living coral reef, where fish and more exotic species of sea life take up residence and coral thrives on the anchoring lines and around the structure.

Dining With the Fishes

Under, Europe's first submerged restaurant, was designed to take advantage of a similar phenomenon. Not only has the concrete structure been conceived as a sort of artificial reef with the ability to attract limpets and kelp, but it has also been outfitted with resources to aid marine biology research teams.

Located in Lindesnes, Norway, about five hours from Oslo, Under recently opened to much fanfare — and a six-month wait for a table. It offers a panoramic window affording views of sea animals from 16 feet below the surface, to go along with the \$430 seasonal, 18-course tasting menu (with wine; \$260 without).

The aptly named SEA at the Anantara Kihavah Villas in the Maldives also offers gourmet dining underwater, and it also boasts the world's first underwater wine cellar. Adventurous travelers seeking an underwater experience beyond one room or one meal can rent an exclusive submarine from Oliver's Travels that comes with a chef and personal butler. They can also take advantage of the \$215,000 romance package, which also incorporates a gourmet tasting menu. Or, they can have a treatment at the Lime Spa at Huvafen Fushi Resort in the Maldives, which features the world's first underwater spa.

Should none of these experiences be sufficient, there is this: The Floating Seahorse Signature Edition villas, a multimillion-dollar ownership opportunity at the Heart Of Europe, a collection of islands off the coast of Dubai. These bespoke floating residences offer three levels of ultra luxury spanning more than 4,000 square feet, with underwater master bedrooms and baths revealing a view of their own coral garden, plus rooftop Jacuzzi and terrace.

Leave it to Dubai to be over the top, even when under the water.

ON GUARD

BY ROGER GRODY

CELEBRITIES AND HIGH-NET-WORTH INDIVIDUALS DEMAND SECURITY IN AN UNSAFE WORLD, AND MANY TURN TO CAREFULLY CURATED AND TRAINED CANINES.

Security comes in many forms, from armed guards to bulletproof windows to technology that can monitor every corner of a sprawling estate. But among the most ancient forms of security are specially trained canines, offering their owners far more comfort than a fleet of drones. An elite group of specialists supply an exclusive clientele with animals of impeccable breeding and training.

South Carolina-based Harrison K-9, founded by Harrison Prather in 1975, provides home security dogs to high-net-worth individuals, professional athletes and entertainers with Grammys or Oscars on their shelves. The company deals exclusively with a refined bloodline of German Shepherds from Europe, resulting in exceptionally keen, agile and intelligent dogs free from some genetic issues facing Shepherds bred in the U.S.

November Holley, Harrison K-9's president, insists that a premium home security dog requires a different style of training than military or police dogs, and her company's animals are specifically bred and trained for family environments. "We don't want a soldier and we don't want a robot," states Holley, who adds,





COURTESY OF HARRISON K-9

“THE BELGIAN MALINOIS IS THE BEST DOG FOR PROTECTION BUT THEY’RE NOT SO GOOD WITH FAMILIES,” REPORTS RADER, INSISTING THE GERMAN SHEPHERD IS MORE GENTLE IN DOMESTIC SITUATIONS AND THAT HOME SECURITY IS IN ITS DNA.

“We focus primarily on providing a companion, but one that will be there for you when you need help.” Prices for Harrison K-9 pooches generally range from \$37,000 to \$47,000, but a dog of unrivaled pedigree named Julia was sold to a client for \$230,000.

Holley maintains her clients recognize local police departments are overburdened and feel the need for frontline security that is compatible with their children and other pets. Female German Shepherds are particularly well-suited to homes for which there is a perceived kidnapping threat, suggests Holley, who explains the dogs’ maternal instincts result in a natural tendency to hover near small family members.

During a rigorous three-month process, animals at Harrison K-9 are trained by both male and female staff — they sometimes even involve their children in these sessions — to encourage dogs to respond to handling skills rather than fear or intimidation. “Our dogs are trained in English, German and hand signals and understand that commands from a woman are just as important as those from a man,” explains Holley. She reports that commands in other languages (e.g. Spanish, Chinese, Japanese) are incorporated into training for bilingual households, illustrating the intelligence of these animals.

Former Navy SEAL and lifelong dog lover Mike Ritland founded Trikos International after serving 12 years as a U.S. Navy SEAL. His firm places dogs

with police departments, the U.S. Department of Homeland Security and the military. After an appearance on 60 Minutes in 2013 (Ritland is also a New York Times bestselling author), the former SEAL began receiving more requests for personal protection dogs, now the hallmark of his business.

The animals Trikos places in private homes require more intensive training than military or police dogs, as they must be acclimated to homes with pets, children and other distractions. Noting his wealthy clients are likely to spend as much for a single private jet trip or on a hand of blackjack in Las Vegas, Ritland believes the price tag of approximately \$100,000 is a bargain for family security.

He also suggests a dog, after properly bonding with its owner, represents the most reliable security system, offering early detection as well as both defensive and offensive measures. “You’re buying a 24/7 companion that can’t be bought or bribed, and unlike an electronic security system, it can’t be bypassed or defeated,” reports Ritland, adding, “The dog is also safer than a weapon that can be taken or used against you.”

In contrast to Harrison K-9, Trikos is not uncompromising when it comes to breeds, and deploys Dutch Shepherds and Belgian Malinois in addition to German Shepherds. While there are nuances to their respective temperaments, Ritland reports all can be trained to be superb protectors. “I don’t look at the

breed any more than I look at the race or gender of people I hire,” states Ritland, who quips, “To me, the breed is more like a paint job.”

Ritland or one of his trainers accompanies the dog from rural Cooper, Texas, to its destination, and does not return until the animal has fully adjusted to the household. “The entire training process takes four to seven months — sometimes even a year depending on the circumstances — and it’s finished when it’s finished,” states Ritland, who adds, “If you’re looking for a dog in a week, I’m not your guy.”

Located just outside Los Angeles, Wolfgang Expert Dog Training prepares home security dogs for celebrities, but customizes the program to suit any household’s needs. While he works with many breeds, founder and CEO Wolfgang Rader appreciates the skills of the dog most closely associated with his native Germany. “The Belgian Malinois is the best dog for protection but they’re not so good with families,” reports Rader, insisting the German Shepherd is more gentle in domestic situations and that home security is in its DNA.

The veteran trainer accommodates a range of security needs, explaining, “Some people just want a dog that barks along the fence, others need one that will attack in a life-threatening situation.” During a demanding four-week training course, Wolfgang Expert Dog Training can transform the family pet into a protective companion.

HARRISON K-9 WWW.HARRISONK9.COM

TRIKOS INTERNATIONAL WWW.TRIKOS.COM

WOLFGANG EXPERT DOG TRAINING WWW.GERMANK9EXPERT.COM



LARGO, FLORIDA

This magnificent, gated Tuscan-style estate is situated on a 4.5-acre lot with 247 feet of waterfront on the Intracoastal Waterway. The sweeping view and the incredible architectural design throughout this 17,599-square-foot home will take your breath away.

4 bedrooms, 5 full and 4 half baths | \$11,900,000
 Represented by: Martha Thorn, The Thorn Collection | C. 727.432.9019
 O. 727.581.9411 | Martha.Thorn@FloridaMoves.com | MarthaThorn.com
 Coldwell Banker Residential Real Estate



BELLEAIR SHORES, FLORIDA

This magnificent, gated, 5-bedroom, 7.5-bath Gulf-front custom estate boasts countless amenities. Elegant formal rooms combine with an open family room, wet bar and gourmet kitchen. A casual living room overlooks the pool, spa and sandy beaches.

5 bedrooms, 7 full and 1 half baths | \$5,995,000
 Represented by: Martha Thorn, The Thorn Collection | C. 727.432.9019
 O. 727.581.9411 | Martha.Thorn@FloridaMoves.com | MarthaThorn.com
 Coldwell Banker Residential Real Estate



PALM HARBOR, FLORIDA

Enjoy the Florida lifestyle in your gated waterfront masterpiece situated on a double lot in the sought-after Ozona golf-cart community. Encounter a balance of open spaces and elegant materials accentuating the picturesque views of the Gulf of Mexico.

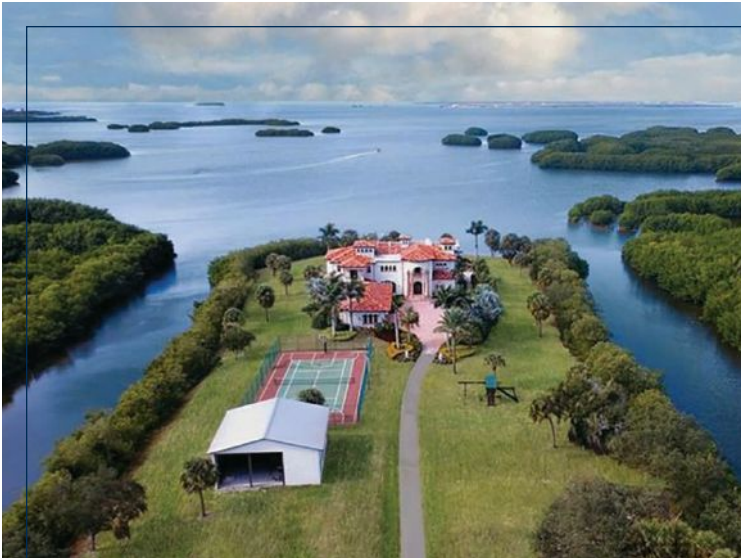
4 bedrooms, 4 full and 1 half baths | \$2,399,000
 Represented by: Martha Thorn, The Thorn Collection | C. 727.432.9019
 O. 727.581.9411 | Martha.Thorn@FloridaMoves.com | MarthaThorn.com
 Coldwell Banker Residential Real Estate



DADE CITY, FLORIDA

Elegance and style are present throughout this 4-bedroom, 4-bath, redesigned estate. Tampa Home Magazine featured the pool house with gym and heated saltwater pool/spa. It offers prestige and sophistication. Located in Lake Jovita, this home offers relaxation and privacy.

4 bedrooms, 5 full and 1 half baths | \$1,750,000
 Represented by: Martha Thorn, The Thorn Collection | C. 727.432.9019
 O. 727.581.9411 | Martha.Thorn@FloridaMoves.com | MarthaThorn.com
 Coldwell Banker Residential Real Estate



GIBSONTON, FLORIDA

The Victory Mansion is the largest waterfront Gulf access residential estate available in Tampa Bay. Enjoy unobstructed views of both downtown St. Pete and Tampa from your 160-acre private island oasis. This is truly a once-in-a-lifetime opportunity. Call today.

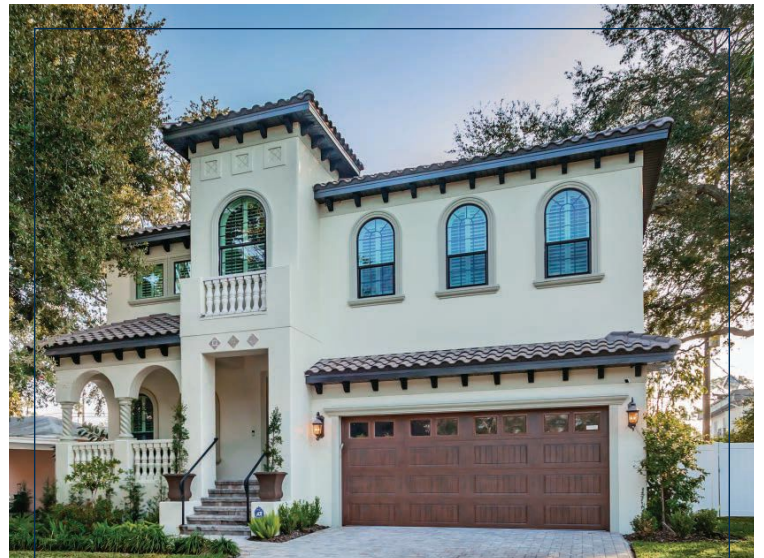
6 bedrooms, 6 full and 2 half baths | \$17,999,999
 Represented by: Donna Miller | C. 727.520.2737 | O. 727.381.2345
 donnaj.miller@floridamoves.com | Coldwell Banker Residential Real Estate



CLEARWATER BEACH, FLORIDA

Enjoy captivating, open water vistas of majestic Intracoastal waters from almost every room in the home. Spacious split bedroom plan with formal dining and living rooms, a large family room with vaulted ceiling, and kitchen with breakfast area and bar. Featuring designer baths, marble/wood flooring, an infinity pool, spa and dock. Near #1 beach in the U.S.

4 bedrooms, 3 baths | \$1,899,000
 Represented by: Joanne Hiller, Beach Island Group | T. 727.460.5721
 Joannehiller@gmail.com | Coldwell Banker Residential Real Estate



SOUTH TAMPA, FLORIDA

Charm and character describe this stunning residence. Exquisite Mediterranean architecture, ideally located in South Tampa's prestigious Plant High School district. A newer home with beautiful, high-quality finishes and upgrades. Great sense of space with wonderful, functional floor plan and extra high ceilings. Call for a private showing.

4 bedrooms, 3 full and 1 baths | \$1,099,000
 Represented by: Rachel Mascara | Rachel.Mascara@FloridaMoves.com
 T. 727.412.3036 | Coldwell Banker Residential Real Estate



TAMPA, FLORIDA

This waterfront retreat is privately gated and nestled amid a lush tropical landscape. Amenities include an elevator, theater room, handsomely appointed office, master wing with gym, nursery and patios. Outside, find the ample grounds with a pool, a dock and tranquil water views.

6 bedrooms, 7 full and 1 half baths | \$6,999,999
 Represented by: Mike Hughes & Jeff Shelton | C. 813.690.2811
 O. 813.286.6563 | Coldwell Banker Residential Real Estate
 Sales@HughesShelton.com | HughesShelton.com



TAMPA, FLORIDA

A waterfront Mediterranean retreat built by Alvarez Homes, this one-of-a-kind property offers luxury from top to bottom, with attention to detail throughout. Enjoy open bay views and Florida sunsets from many patios and balconies, all overlooking the pool and deep-water dock.

5 bedrooms, 5 full and 1 half baths | \$5,495,000
 Represented by: Mike Hughes & Jeff Shelton | C. 813.690.2811
 O. 813.286.6563 | Coldwell Banker Residential Real Estate
 Sales@HughesShelton.com | HughesShelton.com



TAMPA, FLORIDA

This timeless classic is an architectural jewel offering a pleasant surprise at every turn. A floating staircase, stunning library bridge, travertine wall and suspended wood-slat ceiling that extends to the exterior are among the many striking features at this deep-water canal location.

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



TAMPA, FLORIDA

Madison Homes' newest Beach Park pool home is in its completion phase at this prime waterfront location. The custom floor plan has an elevator, 24 x 30 great room, incredible gourmet kitchen with adjoining prep kitchen, lanai with outdoor kitchen and an enviable master suite.

5 bedrooms, 6 full and 1 half baths | \$3,250,000
 Represented by: Mike Hughes & Jeff Shelton | C. 813.690.2811
 O. 813.286.6563 | Coldwell Banker Residential Real Estate
 Sales@HughesShelton.com | HughesShelton.com



LARGO, FLORIDA

Built on a high bluff, this home offers underground private parking and leads down to a protected waterway with deep boat access, overlooking the Intracoastal. Built for the ultimate in entertaining, enjoy a wine cellar, entertaining bar, game/media room, private dock with a lift, an outdoor kitchen, infinity-edge pool, spa, lap pool and whole-home generator.

5 bedrooms, 5 full and 2 half baths | \$9,250,000
 Represented by: Jennifer Zales | T. 813.758.3443 | JenniferZales.com
 jennifer@jenniferzales.com | Coldwell Banker Residential Real Estate



TAMPA, FLORIDA

An Open Bay Splendor, under construction to exacting standards by Tulia Homes, this residence offers impressive Contemporary coastal design in the sought-after Beach Park waterfront community. Other features include exceptional outdoor living, a custom infinity pool and spa, outdoor kitchen, private dock/lift, custom chef's kitchen, and more.

6 bedrooms, 6 full and 2 half baths | \$6,950,000
 Represented by: Jennifer Zales | T. 813.758.3443 | JenniferZales.com
 jennifer@jenniferzales.com | Coldwell Banker Residential Real Estate



TAMPA, FLORIDA

In guard-gated Avila Golf and Country Club, boasting a stately gated entrance and refined appointments on 1.45 acres. Superior features include soaring ceilings, impressive architectural details, a full entertaining bar, media room, game room, wine cellar and gym. Multiple terraces span the width of the manor and overlook a lake, manicured lawn, and pool/spa.

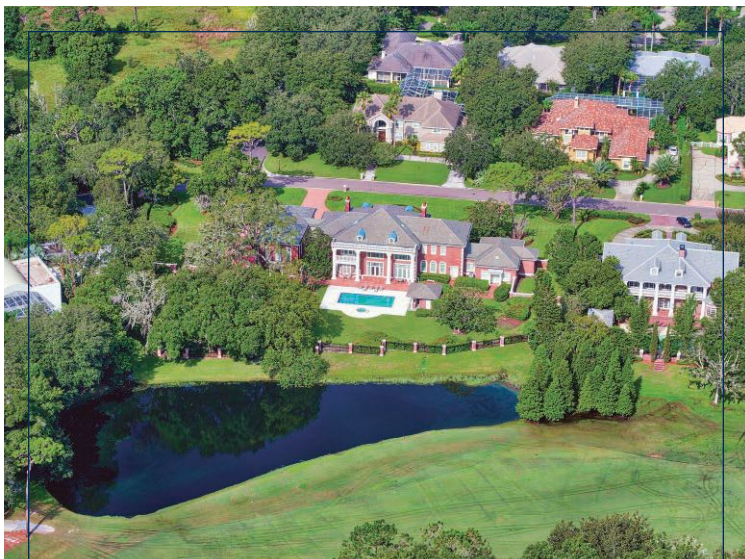
6 bedrooms, 5 full and 1 half baths | \$4,995,000
 Represented by: Jennifer Zales | T. 813.758.3443 | JenniferZales.com
 jennifer@jenniferzales.com | Coldwell Banker Residential Real Estate



TAMPA, FLORIDA

Secluded South Tampa waterfront on a rare 0.75-acre lot with 330-plus feet on Dundee Canal. Offering a private setting with light-filled living spaces, soaring ceilings and architectural details. Appointments include a chef's kitchen with top-of-the-line appliances and custom cabinetry, a 1st-floor master suite with 2 baths, a large office, private dock, and more.

5 bedrooms, 5 full and 2 half baths | \$2,395,000
 Represented by: Jennifer Zales | T. 813.758.3443 | JenniferZales.com
 jennifer@jenniferzales.com | Coldwell Banker Residential Real Estate



TAMPA, FLORIDA

Magnificent estate on 1.7 acres in the exclusive guard-gated Avila Golf and Country Club. Impressive architecture, solid brick construction and stately appointments throughout, manicured grounds, circular drive, heated pool/spa, cabana and outdoor kitchen. Offering a formal dining room, great room with soaring ceiling, kitchen with center island, and more.

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

Represented by: Jennifer Zales | T. 813.758.3443 | JenniferZales.com
jennifer@jenniferzales.com | Coldwell Banker Residential Real Estate

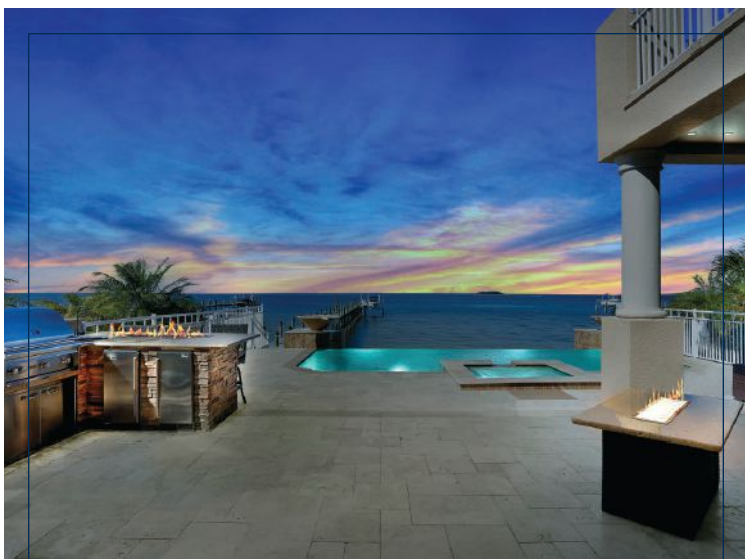


TAMPA, FLORIDA

Located in an enclave of 4 estate properties in the heart of gated Tampa Palms, boasting quality construction and finishes on just under 13 acres. Features include a grand foyer entry, travertine and hardwood flooring, a 1st-floor master, chef's kitchen with professional-grade appliances, terraces, outdoor kitchen, heated pool/spa and a cabana/guesthouse.

6 bedrooms, 6 full and 2 half baths | \$3,250,000

Represented by: Jennifer Zales | T. 813.758.3443 | JenniferZales.com
jennifer@jenniferzales.com | Coldwell Banker Residential Real Estate



APOLLO BEACH, FLORIDA

Gated Bay vista waterfront with open water and expansive views, private dock/lift, infinity-edge saltwater pool/spa, outdoor kitchen with bar, fire table and a stainless grill. Extensive upgrades throughout, soaring ceilings, a family room flowing into the kitchen, wine refrigeration, 1st-floor master, and 5th bedroom (bonus room/media/office) and full-home generator.

5 bedrooms, 3 baths | \$1,399,000

Represented by: Jennifer Zales | T. 813.758.3443 | JenniferZales.com
jennifer@jenniferzales.com | Coldwell Banker Residential Real Estate



APOLLO BEACH, FLORIDA

Sleek Contemporary architecture, impressive design and wide Tampa Bay views in gated Andalusia. Award-winning, beautifully designed plan with soaring ceilings, walls of windows, wood flooring, a Contemporary chef's kitchen, master retreat with spa-inspired bath, multiple terraces, lap pool/spa, 4-plus-car garage and impressive community amenities.

4 bedrooms, 5 full and 2 half baths | \$1,350,000

Represented by: Jennifer Zales | T. 813.758.3443 | JenniferZales.com
jennifer@jenniferzales.com | Coldwell Banker Residential Real Estate



SARASOTA, FLORIDA

This unique canal-front home offers remarkable charm and character, with upgrades and features throughout. Easy access to the Intracoastal Waterway, plus a resort-style pool and cascading waterfall. The master bedroom has gorgeous views of the canal to the bay beyond.

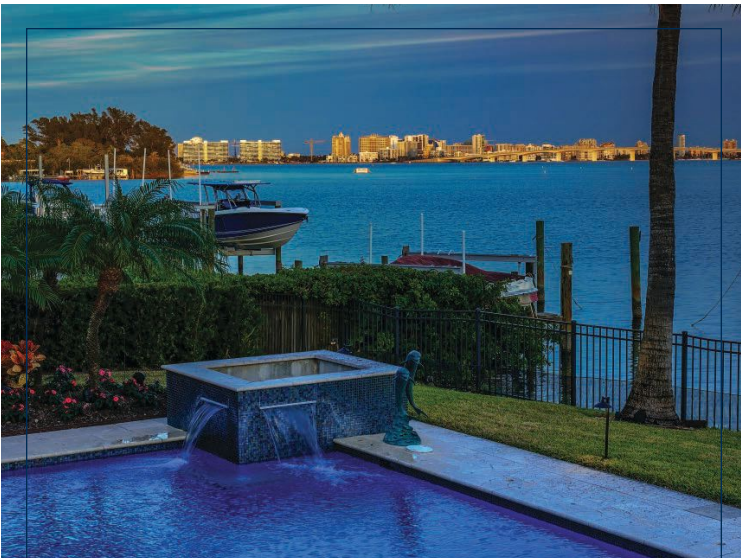
3 bedrooms, 2 full and 1 half baths | \$1,120,000
 Represented by: Jane Rees | C. 941.586.3970
 T. 941.487.5600 | jane.rees@floridamoves.com
 Coldwell Banker Residential Real Estate



SARASOTA, FLORIDA

Inspired by the traditional Dutch Colonial Caribbean-influenced architecture found on the island of Bermuda, this 2011-built, LEED Platinum Certified dwelling finds itself right at home in the coveted community of Harbor Acres. Walk to Downtown and Southside Village.

4 bedrooms, 3 full and 1 half baths | \$2,495,000
 Represented by: Lou Salvatori | C. 941.374.2666
 T. 941.366.8070 | louis.salvatori@floridamoves.com
 Coldwell Banker Residential Real Estate



SARASOTA, FLORIDA

Fabulous Lido Key location! This stunning Sarasota bayfront home has spectacular views of the bay and Sarasota's skyline. Enjoy a gourmet kitchen, 4 en suite bedrooms, Control4 Smart Home System with SONOS, an outdoor kitchen, pool, spa, dock with boat and Jet Ski lifts.

4 bedrooms, 4 full and 1 half baths | \$4,440,000
 Represented by: Wendy Merriman | C. 941.223.3745
 T. 941.366.8070 | wendy.merriman@floridamoves.com
 Coldwell Banker Residential Real Estate



SANTA ROSA BEACH, FLORIDA

Waterfront, European estate situated on a beautiful cobblestone drive, between mature hardwoods. Amenities include a private gate, custom fence, garden and 175 feet on Choctawhatchee Bay. Enjoy your formal dining room, living room or master bedroom with access to private verandas, a chef's kitchen and more. Amazing waterfront sunsets.

4 bedrooms, 4 full and 2 half baths | \$3,500,000
 Represented by: Bonnie Hall | C. 850.240.9901 | bonniehallrealtor.com
 bonnie@bonniehallrealtor.com | Coldwell Banker Residential Real Estate



ANNA MARIA, FLORIDA

Yellowfin is a stunning island retreat built across 2 breathtaking beachfront plots on exclusive North Shore Drive. This 3,000-plus-square-foot contemporary property boasts sweeping views of Anna Maria Island's famous sugary sand shores and turquoise blue sea. Walk to the northernmost point of the island, Bean Point, or stroll to the shops and restaurants along Pine Avenue. This home has it all!

3 bedrooms, 2 full and 1 half baths | \$5,495,000
 Represented by: Charles Buky & Gabe Buky | T. 941.228.6086 | CharlesBuky@aol.com
 Coldwell Banker Residential Real Estate



HIGHLAND BEACH, FLORIDA

Stunning direct Intracoastal views surround this custom European-designed waterfront home. Enjoy the lushly landscaped pool and patio with summer kitchen. This gated seaside enclave offers beach access, impact glass, 3CG and a generator. Dockage for up to a 50-foot yacht.

5 bedrooms, 7 baths | \$3,795,000
 Represented by: Karen Kennedy | C. 561.213.2222
 O. 561.391.7780 | karen.kennedy@floridamoves.com
 Coldwell Banker Residential Real Estate



DELRAY BEACH, FLORIDA

Indulge in the ultimate oceanfront lifestyle with 50 feet of direct ocean frontage bringing unobstructed views to this elegant yet casual seaside retreat. Double patio leads out to a private, wide sandy beach. Master suite with balcony and expansive ocean views. Four-car garage.

5 bedrooms, 4 full and 1 half baths | \$2,595,000
 Represented by: Karen Kennedy | C. 561.213.2222
 O. 561.391.7780 | karen.kennedy@floridamoves.com
 Coldwell Banker Residential Real Estate



BOCA RATON, FLORIDA

Located in Royal Palm Yacht and Country Club is this direct-Intracoastal, British West Indies-inspired home in a no-wake zone. It is lushly landscaped, with transitional decor and exceptional finishes.

6 bedrooms, 8 full and 1 half baths | \$12,850,000
 Represented by: Jonathan Postma
 C. 561.843.7828
 jonathan@jonathanpostma.com
 Coldwell Banker Residential Real Estate



BOCA RATON, FLORIDA

This stunning, gated home, on the prestigious NE 5th Avenue, enjoys magnificent long-water views from every room and sheltered dockage, big enough for 2 yachts, all in a no-wake zone.

6 bedrooms, 8 full and 2 half baths | \$11,790,000
 Represented by: Jonathan Postma
 C. 561.843.7828
 jonathan@jonathanpostma.com
 Coldwell Banker Residential Real Estate



BOCA RATON, FLORIDA

Situated on an interior double lot in Royal Palm Yacht and Country Club is this stunning home with separate Palm Beach-style guesthouse, basketball/sport court, whole-house natural gas generator, pool heater, 4-car garage, club room, and a custom Ralph Lauren office/library.

6 bedrooms, 5 full and 2 half baths | \$7,495,000
 Represented by: Jonathan Postma
 C. 561.843.7828
 jonathan@jonathanpostma.com
 Coldwell Banker Residential Real Estate



BOCA RATON, FLORIDA

Embrace the timeless design of this rarely available double unit on the 11th floor in the premier residences of The Addison on the Ocean. Light and bright, the residence's elegance is handsome and approachable, with tasteful neutrals, rich granite, diagonally-laid marble and hardwood flooring. This fabulous property has over 4,300 square feet, under air, of oceanfront paradise. The oversized master suite boasts forever ocean views and stunning his and hers baths.

4 bedrooms, 4 baths | \$3,995,000

Represented by: Mark Hansen | T. 561.213.2616 | Mark.Hansen@FloridaMoves.com | Coldwell Banker Residential Real Estate



SUNNY ISLES BEACH, FLORIDA

Ultra-modern 3-story penthouse at the coveted Regalia epitomizes luxury with 360 degrees of endless views. Encompassing 10,755 square feet with impeccable interiors designed by world-renowned Charles Allem, this unit boasts a rooftop pool deck and 6,050 square feet of exterior living.

6 bedrooms, 6 full and 2 half baths | \$29,500,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

An exquisitely designed masterpiece, a contemporary ode to the French urban palace Hôtel Particulier, on guard-gated Hibiscus Island offers 12,322 square feet of living space, situated on a 21,000-square-foot lot boasting 120 feet of waterfront with wide open water views.

7 bedrooms, 8 full and 2 half baths | \$29,000,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



GOLDEN BEACH, FLORIDA

Live where the ocean meets the sky. This rare beachfront home is a true masterpiece with beyond-extraordinary, direct ocean views. Sitting on a 41,750-square-foot lot with 150 feet of ocean on the sparkling Atlantic, the 11,599-square-foot estate is perfect for elegant outdoor lifestyle.

6 bedrooms, 7 full and 2 half baths | \$24,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Brand-new, modern construction in the Oceanfront Altos Del Mar community. This amazing tri-level smart-home features direct beach and Atlantic Ocean views, a large rooftop terrace, 2nd-level living/dining area, an ocean-facing master, outdoor terrace, infinity pool and a Jacuzzi.

7 bedrooms, 9 full and 1 half baths | \$23,500,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Stunning new tri-level Contemporary Mediterranean oceanfront home with direct beach and Atlantic Ocean views. Enjoy an interior courtyard, marble floors, oceanside master suite, 3rd-floor living/family/dining areas, 2 private guest suites and an expansive rooftop terrace.

7 bedrooms, 8 full and 1 half baths | \$22,500,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



SUNNY ISLES BEACH, FLORIDA

This mesmerizing residence is the pinnacle of oceanfront living. Encompassing the entire 3rd and 4th floors of the one-of-a-kind Regalia building, this 10,515-square-foot beach house features a 360-degree wraparound terrace to enjoy the direct ocean views.

6 bedrooms, 6 full and 2 half baths | \$22,500,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This magnificent 3-floor penthouse at the luxury EDITION features 5,246 square feet, teak wood floors, 20' windows and an oceanfront master suite. The 3rd-floor rooftop terrace has a summer kitchen, 36' lap pool and unobstructed views over the ocean, bay and city.

4 bedrooms, 4 full and 2 half baths | \$22,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Impeccable 11,671-square-foot waterfront estate located on desirable Sunset Island I. This meticulously curated property is the epitome of luxury with 116 feet of waterfront on a 25,847-square-foot lot. Exquisite architectural details complete this one-of-a-kind home.

6 bedrooms, 7 full and 3 half baths | \$19,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Ultra-modern, tri-level waterfront masterpiece features porcelain and oak wood floors, a gourmet kitchen, a movie theater, unobstructed views to the bay and Miami skyline, an infinity-edge lap pool, Jacuzzi, rooftop lounge, 360-degree bay and city views, and 85' of waterfront.

6 bedrooms, 6 full and 3 half baths | \$16,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Luxurious, custom-built, 9,696-square-foot home on coveted Sunset Island III has 156' of waterfront and direct Bay access with a private dock. Magnificent foyer entrance with imperial staircase opens to a beautiful courtyard leading to the opulent open living room offering stunning views.

7 bedrooms, 8 full and 2 half baths | \$17,300,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This magnificent estate affords space, privacy and luxury on a 20,000-square-foot lot overlooking Biscayne Bay. Features include a private driveway, stunning lush landscaping, 9,647 square feet and 100 feet on deep water with a dock and boat lift.

8 bedrooms, 9 full and 1 half baths | \$16,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This luxury unit at the Fendi Chateau features a flow-through layout, exquisite marble and oak wood floors, an amazing oceanside great room, and a beautiful master suite and bath. Enjoy an expansive wrap-around terrace and breathtaking panoramic ocean, bay and city views.

4 bedrooms, 5 full and 1 half baths | \$16,800,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



CORAL GABLES, FLORIDA

Once-in-a-lifetime opportunity to own the largest and most exclusive waterfront lot in all of Old Cutler Bay! Build your dream home on this 1.6-plus-acre property, which offers 390 feet of wide open bay views and direct access to the Atlantic Ocean.

5 bedrooms, 3 full baths | \$16,400,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



SURFSIDE, FLORIDA

Prepare to live a life of sophisticated luxury at the Iconic Surf Club. Greeted by breathtaking, unobstructed views of the Atlantic Ocean, this 5,800-square-foot corner residence offers seamlessly integrated, indoor/outdoor living, with sunrise and sunset views.

5 bedrooms, 6 full baths | \$14,995,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Private, gated residence on coveted Palm Island offers 13,201 square feet of lavish details and amenities. Views from every room open to a tropical outdoor oasis with a resort-style pool/spa on a 30,000-square-foot lot. Enjoy 100 feet of stunning water views and a private dock.

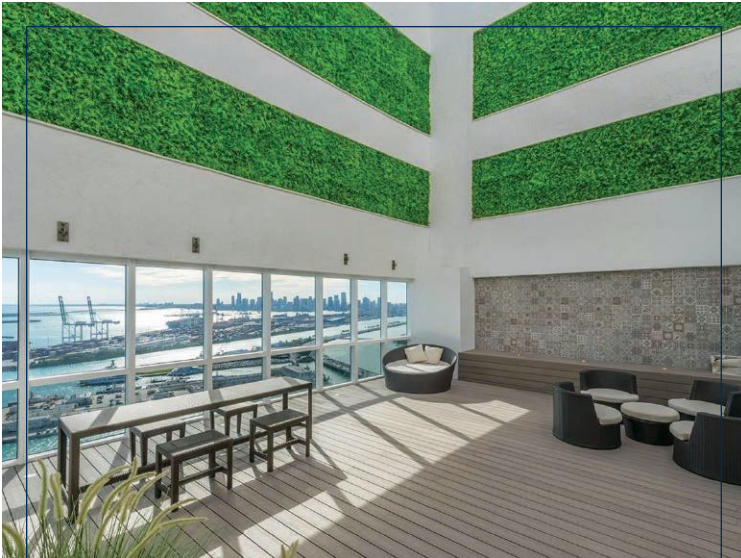
8 bedrooms, 10 full and 2 half baths | \$14,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

Spectacular oceanfront residence features a 2,300-square-foot wrap-around terrace with city, Government Cut, beach and ocean views. Fine marble floors, 6,820 square feet of living, dining and family areas, plus a master suite with direct beach/ocean views and his/hers baths.

6 bedrooms, 6 full and 2 half baths | \$13,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This one-of-a-kind turnkey, waterfront 2-story smart penthouse at the exclusive Murano Grande in South Beach has 4,400 square feet. Enjoy uncompromised ocean, bay, Miami skyline and Fisher Island views with over 2,000 square feet of expansive outdoor living.

3 bedrooms, 3 full baths | \$12,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.672.6300 | TheJills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This beauty on the coveted Sunset Islands offers vistas to the water and garden from wraparound verandas. Situated on a 23,845-square-foot lot with 161 feet on the wide part of Sunset Lake, this waterfront estate boasts 5,387 square feet.

6 bedrooms, 6 full and 1 half baths | \$12,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.672.6300 | TheJills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This stunning, oceanside, corner unit offers unobstructed views to Government Cut, ocean, and beach. The unit boasts 6,820 square feet, travertine marble floors, open dining/living room layout. Ocean-side master with his/hers baths and an expansive wraparound terrace.

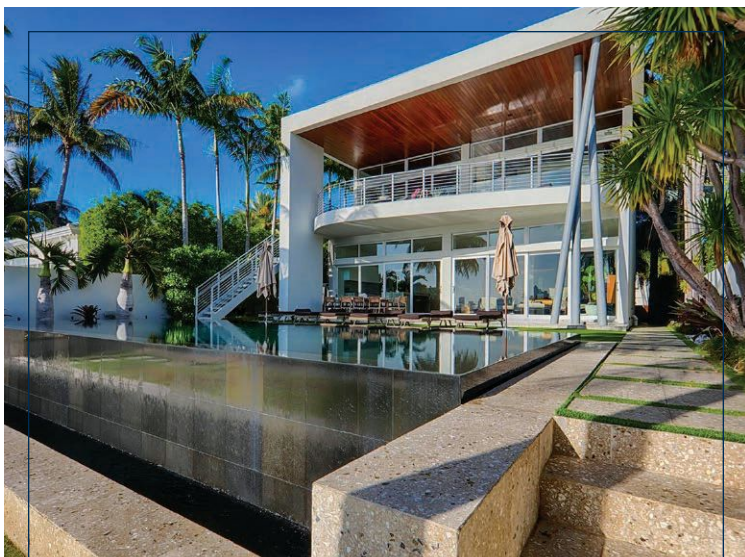
5 bedrooms, 6 full and 2 half baths | \$11,950,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.672.6300 | TheJills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Build your dream home on prestigious North Bay Road. This expansive waterfront lot features 116 feet of waterfront with the most coveted million-dollar views of the open bay/Miami skyline. With 18,180 square feet, this lot offers an excellent opportunity for the ultimate estate.

\$11,300,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.672.6300 | TheJills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This magnificent tri-level, waterfront residence epitomizes Miami Modernist architecture with impeccable décor, marble floors, teak wood ceilings, a 2nd-floor master, raised negative-edge pool, dock and a rooftop lounge with 360° views to Miami skyline and Biscayne Bay.

5 bedrooms, 6 full baths | \$10,999,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.672.6300 | TheJills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Live on the wide-open water with the most coveted view in all of Miami on the Venetian Islands. Enjoy sweeping views of the downtown skyline and dramatic sunsets from this Italian-style waterfront villa boasting 8,012 square feet on a 9,953-square-foot lot with 60' of waterfront.

5 bedrooms, 5 full and 2 half baths | \$10,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.672.6300 | TheJills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This one-of-a-kind Sunset Island waterfront residence was designed to achieve seamless movement from the spectacular interiors to the many luxurious outdoor spaces.

5 bedrooms, 4 full and 1 half baths | \$10,500,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.672.6300 | TheJills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Rare development opportunity on an expansive 18,375-square-foot lot on guard-gated Hibiscus Island. This is the perfect landscape for your dream home with 139 feet of water frontage and wide-open water views.

4 bedrooms, 3 full baths | \$9,995,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.672.6300 | TheJills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This ground-floor SW corner offers unobstructed Miami skyline, Biscayne Bay and Atlantic Ocean views. Expansive 2,000-square-foot wraparound terrace, open living room, travertine marble floors, family room and gourmet kitchen. Large master suite with stunning bath.

4 bedrooms, 4 full and 1 half baths | \$9,950,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



CORAL GABLES, FLORIDA

Offering 360° ocean, bay and Miami skyline views, this 2-story 10,000-plus-square-foot, tower-suite penthouse in the sky at Gables Club is truly one of a kind. Enter your double-height foyer through your private elevator and take in breathtaking, far-reaching views.

4 bedrooms, 6 full and 2 half baths | \$9,800,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



GOLDEN BEACH, FLORIDA

Enjoy the ultimate in beachfront living in prestigious Golden Beach. This 2-story, 4,745-square-foot home is situated on a 21,000-square-foot lot and features 75 feet of waterfront. Wonderful for entertaining, the home offers its own private driveway, deeded beach, pool and BBQ area.

5 bedrooms, 4 full and 1 half baths | \$9,750,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Magnificent 2-story waterfront Mediterranean Revival estate features an interior courtyard, Saturnia marble floors, great room, open living room and dining room, all with bay views. Large pool, private dock and 76 feet of waterfront. Enjoy wide bay and Miami skyline views.

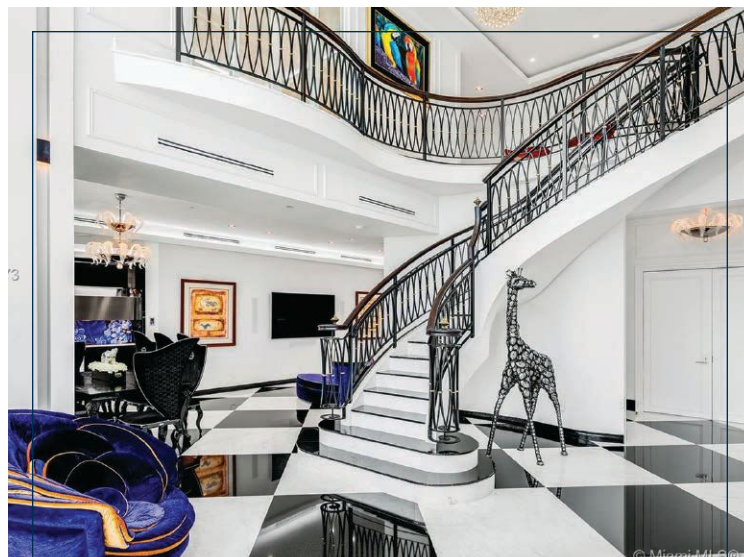
6 bedrooms, 8 full and 2 half baths | \$9,500,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



GOLDEN BEACH, FLORIDA

Experience ultimate oceanfront living in this beautiful beachfront smart home offering one-of-a-kind ocean views. Greeted by the sparkling ocean water, the home boasts 5,373 square feet on a 21,300-square-foot lot with 75 feet on the ocean. Live a life others can only dream of.

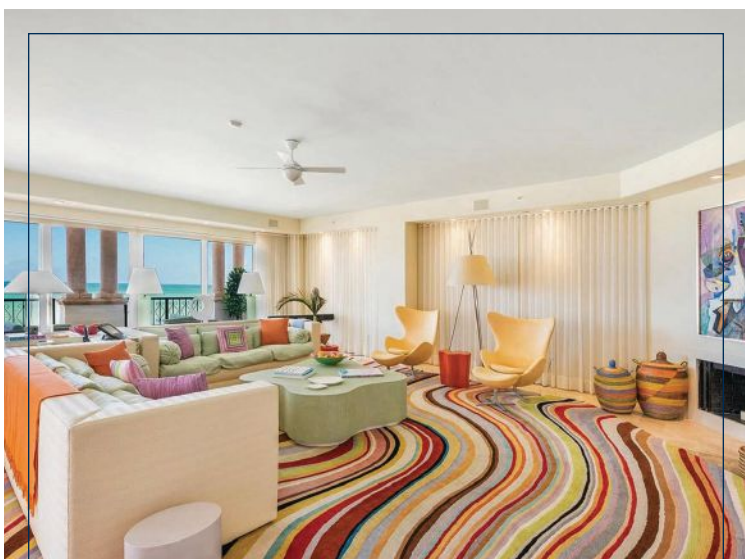
3 bedrooms, 5 full and 1 half baths | \$8,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Beach House 1 is the largest Beach House in Il Villaggio. This combined 2-story unit has been expertly re-built and has Italian-designed mosaics, a Roma Italian kitchen, marble floors, 22' ceilings, and 5 large balconies offering beach and ocean views. There is an amazing master suite.

3 bedrooms, 4 full and 1 half baths | \$8,995,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This beautifully designed oceanside unit boasts 4,920 square feet of interior space. Five terraces provide stunning Government Cut, ocean and city views. Spacious living/dining areas have direct ocean views. The master suite has a large oceanside terrace and marble bath.

5 bedrooms, 5 full and 1 half baths | \$8,200,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This home is situated on an oversized 21,000-square-foot lot with unobstructed wide open bay views and 122 feet of water frontage. Located on prestigious and guard-gated Hibiscus Island.

7 bedrooms, 9 full and 1 half baths | \$8,700,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Stunning, brand-new waterfront home on the Venetian Islands boasts a private dock, Zen garden, rooftop terrace and open living spaces. This residence is the epitome of luxury living with 5,244 square feet on a 10,500-square-foot lot with 60 feet on the water.

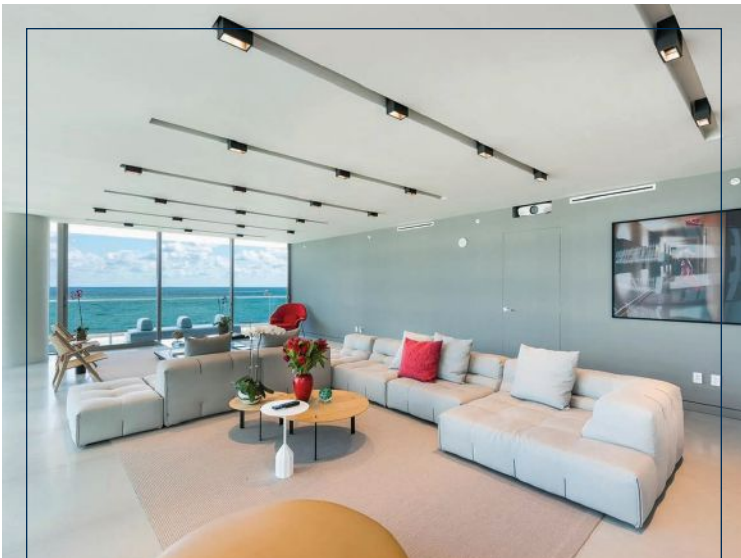
6 bedrooms, 6 full and 1 half baths | \$8,350,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Amazing 2-story contemporary Mediterranean estate sits on a 37,100-square-foot lot. It features marble and hardwood floors, a spacious living room, family room, library/den, his/hers master suites, an outdoor bar, cabana and 100 feet of waterfront with bay and ocean access.

9 bedrooms, 9 full and 2 half baths | \$8,390,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



BAL HARBOUR, FLORIDA

Direct-oceanfront corner unit at the luxury Oceana Bal Harbour. Enjoy a 1,595-square-foot wraparound terrace, amazing ocean, beach, city views, sleek Eco Terra marble and tan oak floors, spacious living/dining areas, and a master suite with large terrace and luxury bath.

4 bedrooms, 4 full and 1 half baths | \$7,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This contemporary, fully renovated Bayview unit features 6,300 square feet, beautiful finishes and exquisite Thassos marble floors. Open layout and walls of glass open to a grand terrace with amazing wide bay and Miami skyline views. Large master, gourmet kitchen, and family room.

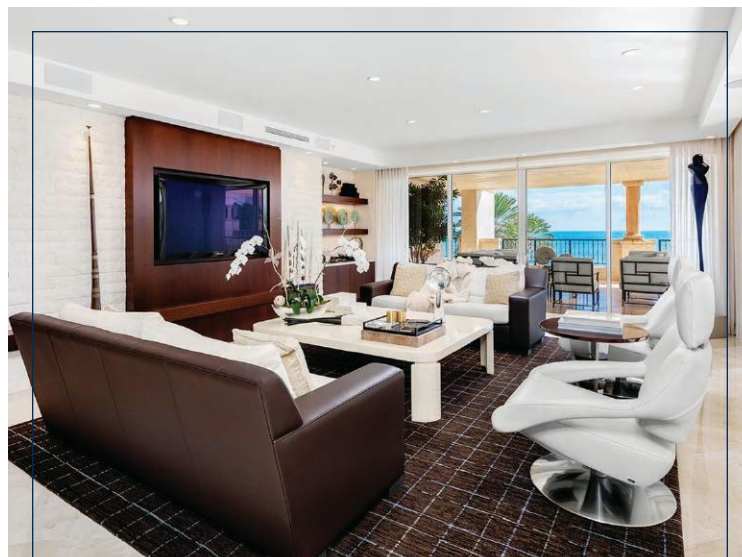
4 bedrooms, 4 full and 2 half baths | \$6,750,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This G-line condo on Fisher Island offers spectacular ocean views, approximately 4,600 square feet of interiors, and open living, dining and family areas. It sports Florida white coral tile, an Acanthus fireplace, a chef's kitchen, 5 private terraces and ocean/beach views.

3 bedrooms, 3 full and 1 half baths | \$6,999,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This Oceanside corner unit features 3,691 square feet, Crema Marfil marble floors, Venetian plaster walls and a wraparound terrace with beach and Atlantic Ocean views. There's a spacious living room with a custom bar and a sumptuous master with terrace access and a stunning bath.

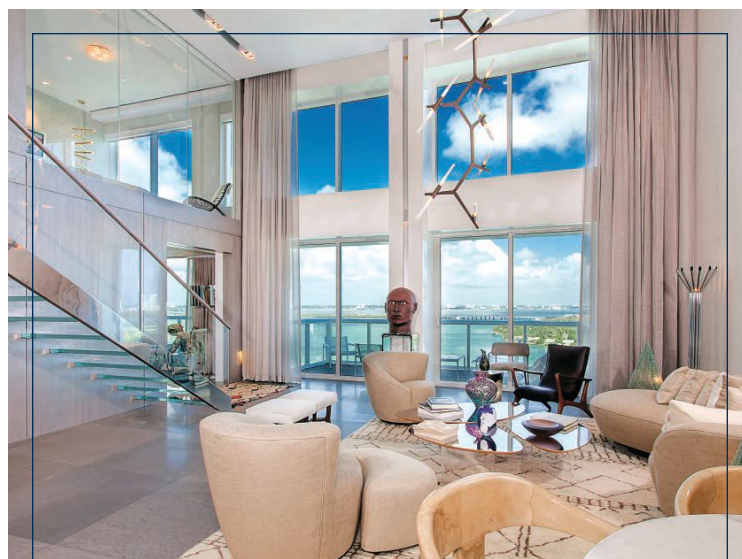
3 bedrooms, 3 full and 1 half baths | \$5,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This one-of-a-kind, tropical, modern oasis was masterfully designed to resemble a luxurious yacht. Impeccable finishes and 20-foot glass windows that span the entire width of the home were made to blur the line between indoors and outdoors.

5 bedrooms, 4 full and 1 half baths | \$6,499,999
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

No expense was spared in this exceptional residence at the Grand Venetian. Two penthouse units were combined to create a 2-story home in the sky, with 6,422 square feet of impeccable finishes, a breathtaking glass staircase, smart home system, open kitchen and 3 terraces.

6 bedrooms, 6 full baths | \$6,495,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This spectacular unit in Villa Del Mare features an expansive wraparound terrace with city, Government Cut, ocean and sunrise views. Fine marble floors, 4,590 square feet of living/dining areas, a family room and a chef's kitchen. The large master suite offers ocean and city views.

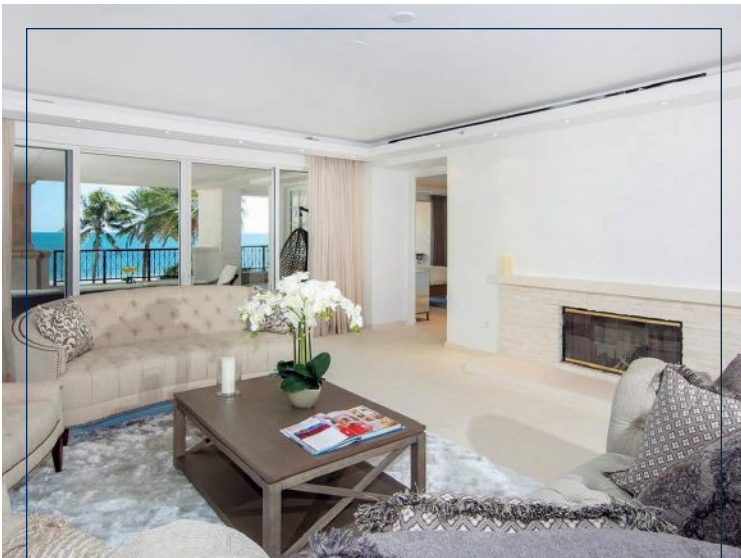
3 bedrooms, 3 full and 1 half baths | \$5,999,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



BAY HARBOR ISLANDS, FLORIDA

Live in coveted Bay Harbor Island and enjoy wide bay views from this perfectly situated residence on a 20,000-square-foot lot offering 120 feet of waterfront. Enjoy breathtaking sunrises and take advantage of your million-dollar views, light-filled living spaces and ocean/city views.

4 bedrooms, 5 full baths | \$5,890,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This Oceanside unit boast 3,992 square feet and features limestone and slate stone floors. Open living/dining room layout has a fireplace and bar. Oceanside master sports beach and ocean views and beautiful bath. Wraparound terrace and direct beach and ocean views.

5 bedrooms, 5 full and 1 half baths | \$4,990,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



NORTH MIAMI BEACH, FLORIDA

Located on one of the best open water lots in Eastern Shores, this brand-new construction, modern home will be a dream come true. With 100 feet of waterfront, a new pool, wood deck and new dock, the backyard is ideal for entertaining.

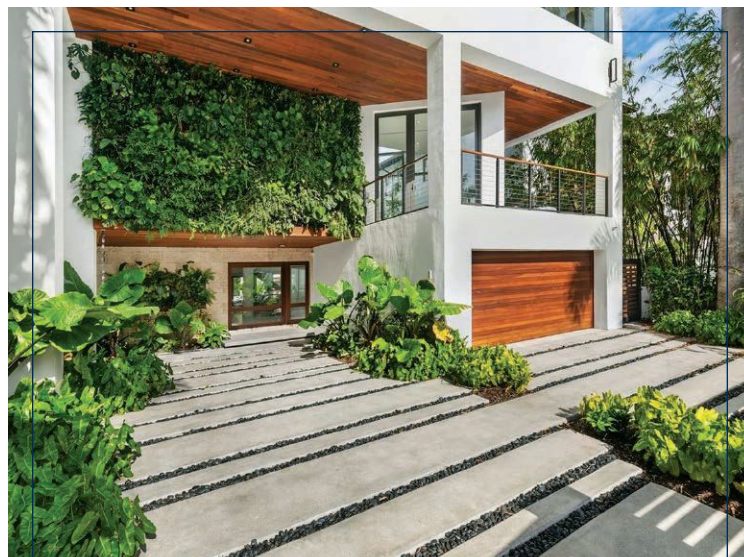
7 bedrooms, 7 full and 1 half baths | \$5,450,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This oceanside SE corner unit in Villa del Mare has marble floors, 3,140 interior square feet, 1,200 square feet of wrapping terrace, and Government Cut, beach and ocean views. Flow-through living/dining room layout, and gourmet kitchen. Spacious master with oceanside terrace.

3 bedrooms, 3 full and 1 half baths | \$5,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI, FLORIDA

Live in prestigious Fairhaven estates in Coconut Grove in this one-of-a-kind modern masterpiece. This contemporary waterfront estate boasts an exceptional design, walls of glass overlooking the water, natural elements throughout and multiple living spaces.

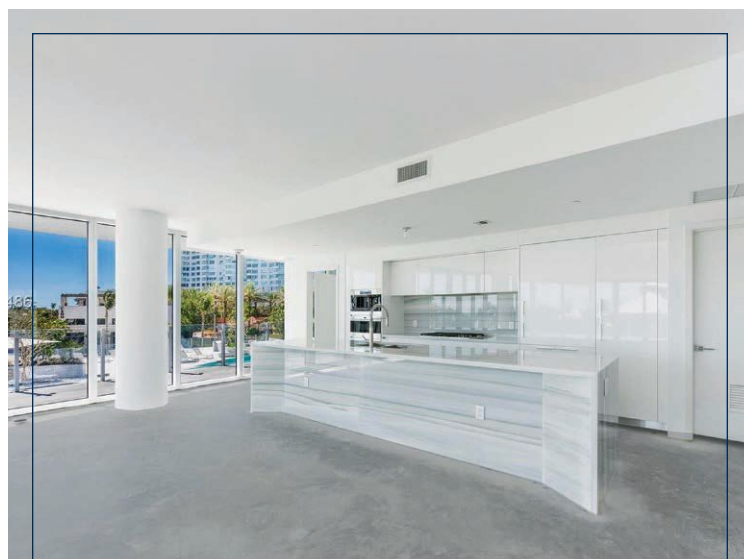
5 bedrooms, 5 full and 1 half baths | \$4,999,500
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Sweeping ocean and downtown views greet you as you enter through the private elevator entrance of this one-of-a-kind, flow-through condo at Murano at Portofino. This unit features floor-to-ceiling windows, a spacious balcony and high-end finishes throughout.

3 bedrooms, 3 full and 1 half baths | \$4,296,750
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI, FLORIDA

Located in the heart of the sought-after South of Fifth neighborhood, this modern, designer-ready apartment at the brand new One Ocean is the epitome of luxury.

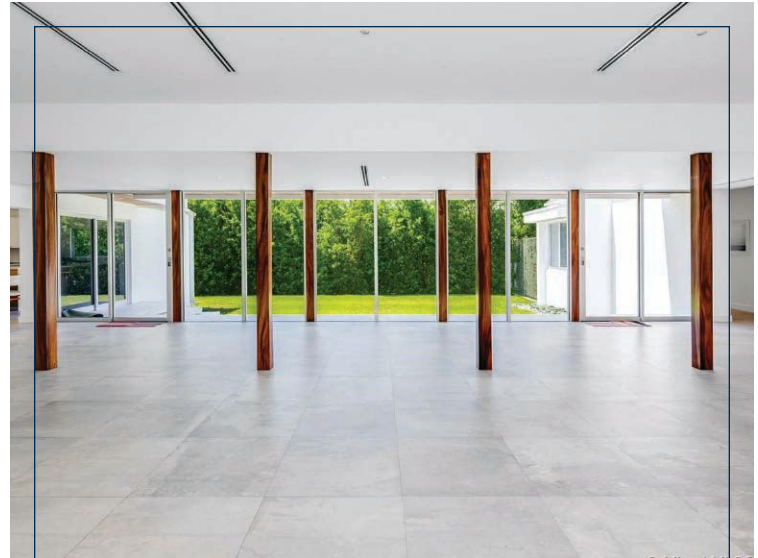
4 bedrooms, 5 full and 1 half baths | \$4,100,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



BAL HARBOUR, FLORIDA

Mediterranean masterpiece located in prestigious and guard-gated Bal Harbour Village. This beautifully detailed home is a unique sanctuary of privacy and security. Completely renovated with no expense spared, this 4,418-square-foot home sits on a 10,880-square-foot lot.

5 bedrooms, 6 full and 1 half baths | \$4,100,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This residence with 3 bedrooms plus an office plus den, easily converted to 4th bedroom, was fully renovated to the studs and completed in 2017. Located on prestigious La Gorce Island, this single-story contemporary oasis on a 13,750-square-foot corner lot offers the utmost privacy.

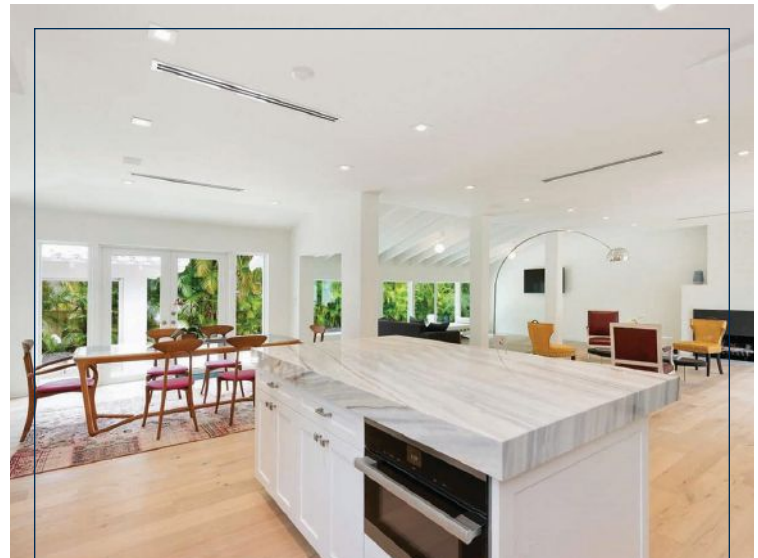
3 bedrooms, 3 full and 1 half baths | \$4,090,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This magical Mediterranean, corner-lot home features an internal courtyard, covered loggias, a restored fountain, and custom tiled pool. Elegant living room, master with hardwood floors and master bath with oval tub and walk-in shower. Includes a 1-bedroom/bath guest suite.

5 bedrooms, 6 full and 1 half baths | \$3,999,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Enjoy the luxury of living on the gated and highly desirable Sunset Islands in this lush oasis. Full renovation completed in 2018, this spectacular smart home situated on 13,800-square-foot lot features an open, airy floor plan, and 3,282 adjusted square feet.

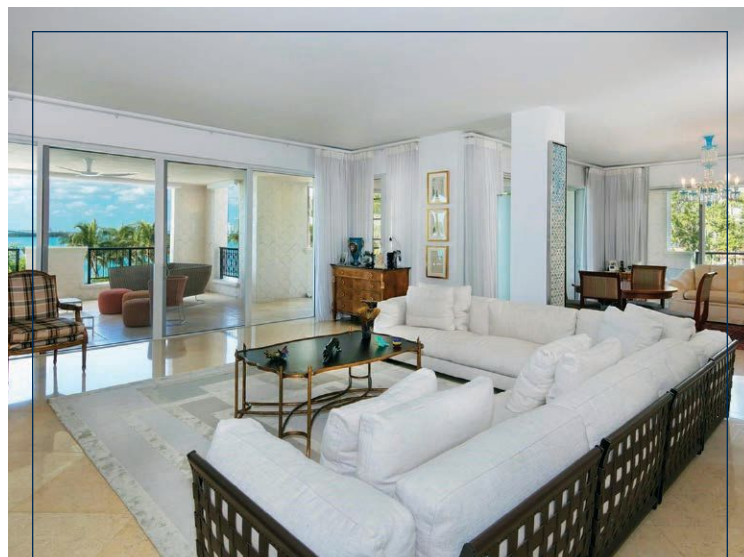
4 bedrooms, 4 full and 1 half baths | \$3,990,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



BAL HARBOUR, FLORIDA

This stunning oceanfront unit features 3,820 square feet, exquisite Italian marble and exotic Doucie wood floors. Open living and dining room and direct access to a wraparound terrace with unobstructed, beach, ocean and city views. Oceanside master suite has his and hers baths.

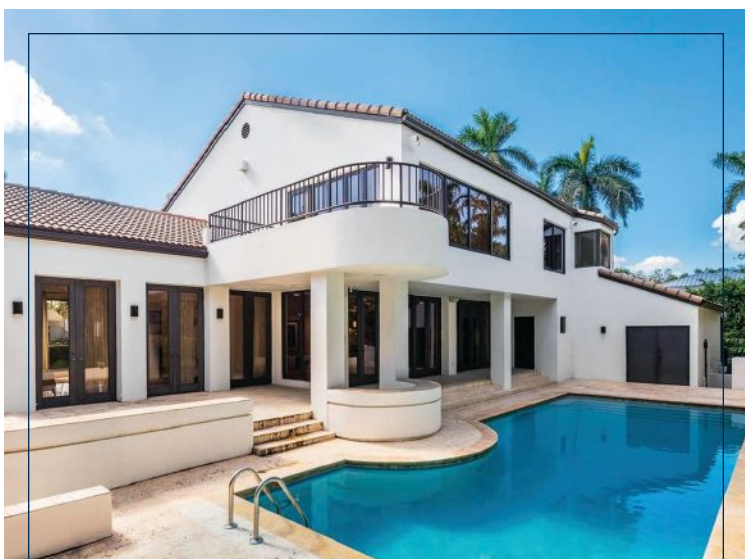
3 bedrooms, 5 full and 1 half baths | \$3,875,000
 Represented by: The Jills, Felise Eber | C. 305.978.2448
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This contemporary bayview residence features a wrapping terrace and sweeping Virginia Key, bay and Miami skyline views. Marble floors, open living/dining room with access to main terrace. The master suite faces Biscayne Bay, and the master bath has a rain shower and spa tub.

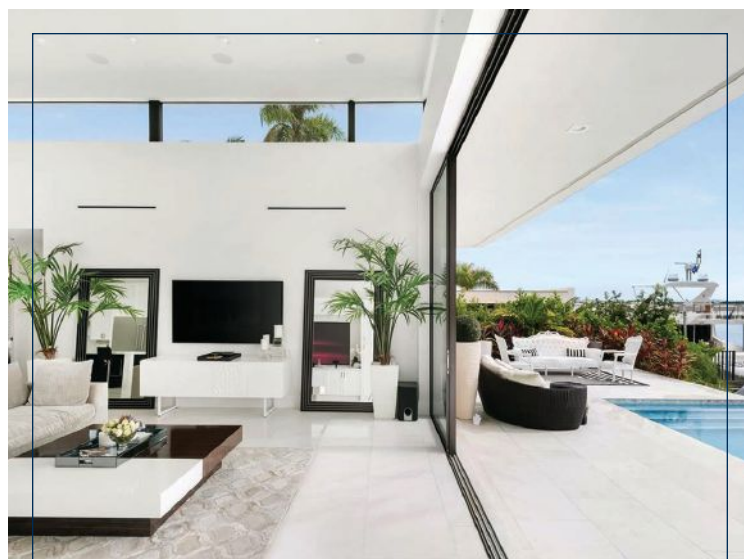
4 bedrooms, 4 full and 1 half baths | \$3,850,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Enjoy luxury living in this private oasis on the prestigious and guard-gated Sunset Island II. This 6,018-square-foot, 4-bedroom, 4.5-bath contemporary villa is situated on a large corner lot.

4 bedrooms, 4 full and 1 half baths | \$3,750,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



NORTH MIAMI, FLORIDA

This exquisite contemporary estate on Keystone Island fuses timeless elegance with modern appeal. The residence boasts 4,203 square feet of open living spaces on a 9,375-square-foot lot, 75 feet with wide bay exposure, 18-foot ceilings, a 2-car garage and a 60-foot lpe wood dock.

5 bedrooms, 5 full and 1 half baths | \$3,465,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Experience the finest in indoor-outdoor living with an open layout in this 4,542-total-square-foot residence, on a 7,828-square-foot lot, with a gourmet kitchen, light oak wood flooring, spectacular floor-to-ceiling, double-height windows, and a rooftop with stunning water views.

5 bedrooms, 4 full and 1 half baths | \$3,550,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

This elegant unit at the boutique Marea condo in the heart of South Beach offers 3 terraces and beautiful views of the ocean and Fisher Island. Enjoy an open floor plan, exotic stone floors, and island kitchen. An oasis in the most desirable neighborhood, South of Fifth.

3 bedrooms, 3 full and 1 half baths | \$3,399,000
 Represented by: The Jills, Felise Eber | C. 305.978.2448
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI, FLORIDA

Enjoy wide open water views from your private oasis on Biscayne Bay. This 3-bedroom, 3-bath home with eastern exposure provides spectacular sunrise and sparkling bay views. This casually elegant Florida-style home is perfect for entertaining.

3 bedrooms, 3 full baths | \$3,150,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Manicured grounds and a red-brick driveway welcome you to this classic corner-lot estate on coveted Sunset Island II. Natural light and a contemporary aesthetic highlight this flow-through home.

6 bedrooms, 6 baths | \$3,250,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Situated on a 13,125-square-foot lot, this home is illuminated by natural light throughout. Home boasts high ceilings and charming architectural details. Enjoy living on a quiet street in this guard-gated island, just minutes from the beach, restaurants and more.

5 bedrooms, 4 full baths | \$3,240,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



BAL HARBOUR, FLORIDA

Enjoy living in Bay Harbor's most prestigious, brand-new boutique building. This one-of-a-kind, combined, corner apartment is exquisitely designed and comes fully furnished with top-of-the-line ArteFacto furniture.

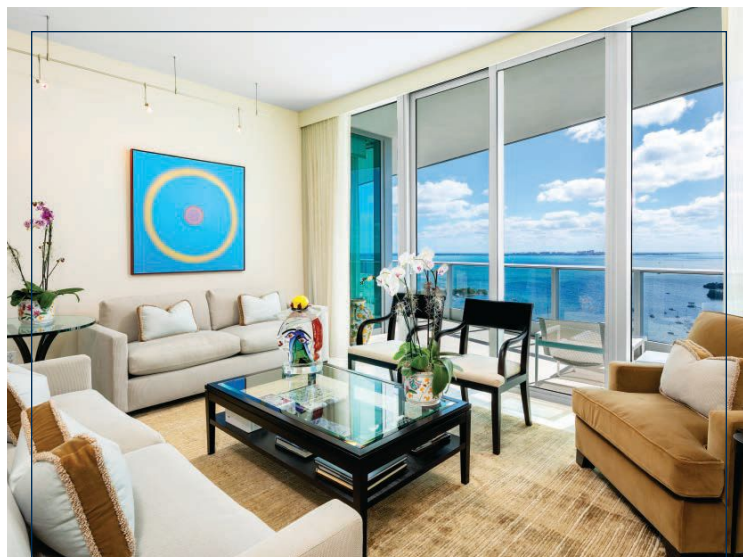
4 bedrooms, 3 full and 1 half baths | \$3,000,000
 Represented by: The Jills, Hillary Hertzberg | C. 305.336.2210
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Brand-new renovation completed in 2019. Located on prestigious lower North Bay Road, this gated home has been curated with top-of-the-line elegant finishes and details. Hurricane-impact windows, wide-plank oak floors, and natural light garnish this masterpiece.

5 bedrooms, 5 full baths | \$2,999,000
 Represented by: The Jills, Hillary Hertzberg | C. 305.336.2210
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



COCONUT GROVE, FLORIDA

This masterfully designed penthouse at the coveted Grovenor House boasts 9.5-foot floor-to-ceiling windows framing sweeping bay and sunset views with a customized 2,640-square-foot floor plan, expansive gourmet kitchen and a sophisticated master suite.

3 bedrooms, 3 full and 1 half baths | \$2,950,000
 Represented by: The Jills, Jill Hertzberg & Danny Hertzberg | thejills.com
 C. 305.788.5455 | O. 305.341.7447 | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This beautiful oceanside residence boasts 2,530 square feet, and travertine floors inside and on the full wrapping terrace. Spectacular sunrise, beach, ocean and Government Cut views. The open floor plan features a gracious living room, gourmet kitchen, and oceanside master suite.

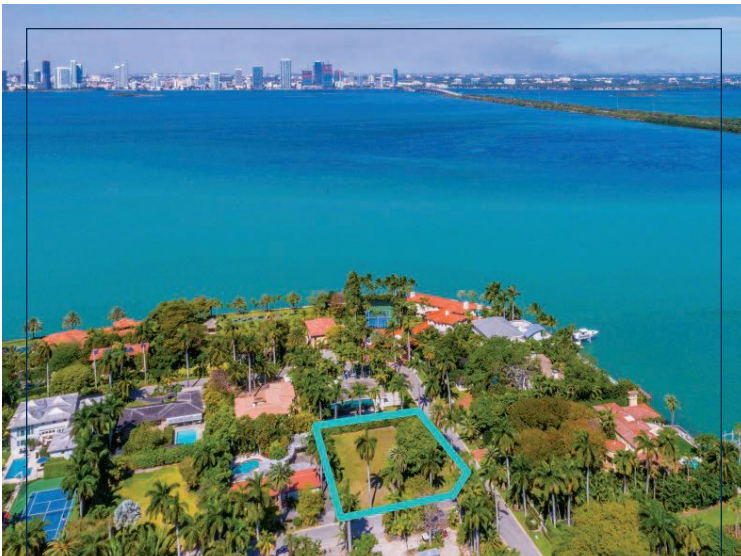
3 bedrooms, 3 full and 1 half baths | \$2,850,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Located on prestigious North Bay Road, this home is situated on a lush lot in the heart of Miami Beach. A grand 3-story foyer with soaring ceilings and exquisite architectural details welcomes you. Enjoy living in walking distance to Sunset Harbour shops, restaurants, and more.

6 bedrooms, 5 full baths | \$2,700,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Rare opportunity to build your dream home in one of the best locations in all of Miami. This 12,000-square-foot corner lot is located on coveted Sunset Island II.

\$2,699,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Lowest-priced lot available on Sunset Islands. Great opportunity to build the home of your dreams on this spacious 12,000-square-foot lot on private Sunset Island II.

\$2,399,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Live in the heart of Miami Beach in this beautiful, open-concept, waterfront modern masterpiece at Palau Sunset Harbour. This apartment offers 2,283 square feet of living space and a spacious, tranquil balcony.

3 bedrooms, 3 full and 1 half baths | \$2,375,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Brand-new, 2-bedroom-plus-den unit at the one-of-a-kind Marea. Located in the coveted SoFi neighborhood, this apartment features a private-elevator entry, 1,732 square feet of living space, and top-of-the-line finishes throughout.

2 bedrooms, 2 full and 1 half baths | \$2,250,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Live on coveted upper North Bay Road in Miami Beach in this beautiful 3,329-square-foot residence on an oversized 9,944-square-foot lot. This centrally located, prestigious address is located near Mt. Sinai, La Gorce Country Club and a selection of schools.

5 bedrooms, 4 full and 1 half baths | \$2,199,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Enjoy living in this sleek and contemporary waterfront unit at the brand-new Palau Sunset Harbour. This corner unit offers 1,820 square feet of living space, expansive balconies, tranquil water views, an open living area and floor-to-ceiling windows throughout.

3 bedrooms, 3 full and 1 half baths | \$1,999,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI, FLORIDA

Be the first to enjoy living in this brand-new-construction, Key West-inspired home in Coconut Grove. The home features an open and airy floor plan, high ceilings and large picturesque windows, offering abundant natural light throughout.

4 bedrooms, 4 full and 1 half baths | \$1,975,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI, FLORIDA

Fully furnished with Luminaire furnishings, this unit offers 12-foot ceilings and stone floors on Brickell Key. Magnificent views from all rooms floating above Biscayne Bay. Enjoy pools, a gym, tennis court, 24-hour concierge, a wellness center, racquetball and more.

2 bedrooms, 2 full and 1 half baths | \$1,890,000
 Represented by: The Jills, Felise Eber | C. 305.978.2448
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Enjoy luxury living in this beautifully designed loft with phenomenal floor-to-ceiling windows. This contemporary oasis offers true indoor-outdoor living with an expansive, 5,000-plus-square-foot outdoor terrace. Experience living at the exclusive, guard-gated Aqua Island.

3 bedrooms, 2 full and 1 half baths | \$1,875,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI, FLORIDA

Unique 3-story townhouse overlooking the bay with a 40-foot, deeded dock. No expense was spared in this contemporary oasis, offering the luxury of waterfront living and the privacy of a boutique community.

2 bedrooms, 3 full and 1 half baths | \$1,799,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Phenomenal sunrise and sunset views from this flow-through unit at the exclusive North Tower of Carillon. It features designer-style furnishings, Italian cabinetry and seamlessly integrated Miele and Sub-Zero appliances.

3 bedrooms, 3 full baths | \$1,850,000
 Represented by: The Jills, Hillary Hertzberg | C. 305.336.2210
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



FISHER ISLAND, FLORIDA

This corner Bayside Village unit features 2,744 square feet of luxury, open flowing living/dining areas, fine hardwood floors, and 4 private balconies with spectacular Virginia Key, bay and Miami skyline views. The spacious master suite has terrace access and a marble bath.

3 bedrooms, 3 full and 1 half baths | \$1,795,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



SURFSIDE, FLORIDA

Great opportunity to own this waterfront home on the most desirable street in Surfside. Enjoy views of your sparkling pool and the bay from your open and airy living and dining room. Just a short walk from Bal Harbour shops, restaurants, the ocean, and more.

3 bedrooms, 2 full baths | \$1,750,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Fantastic unit with spectacular views of the Indian Creek waterway and downtown Miami skyline/sunsets. This taken back to the studs and rebuilt unit offers wide-plank French oak and marble floors, a spacious eat-in kitchen, marble master bath, and an expansive wraparound terrace.

2 bedrooms, 2 full and 1 half baths | \$1,695,000
 Represented by: The Jills, Felise Eber | C. 305.978.2448
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



CORAL GABLES, FLORIDA

Live in the coveted South Gables neighborhood in this completely renovated 3,654-square-foot, 1-story residence nestled on a lush 11,250-square-foot lot. Featuring a gourmet chef's kitchen, formal dining room, hardwood/stone flooring and an outdoor oasis with a pool.

4 bedrooms, 3 full and 1 half baths | \$1,695,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Enjoy stunning wide ocean views of the Atlantic Ocean from this spectacular, 2-bedroom, 2.5-bath residence. The beautiful kitchen has seamlessly integrated Miele and Sub-Zero appliances.

2 bedrooms, 2 full and 1 half baths | \$1,650,000
 Represented by: The Jills, Hillary Hertzberg | C. 305.336.2210
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Excellent opportunity to build your dream home on desirable North Bay Road. Featuring 7,500 square feet, this lot is ideal for your next custom home. A perfect canvas for building a spectacular estate and enjoying luxury living.

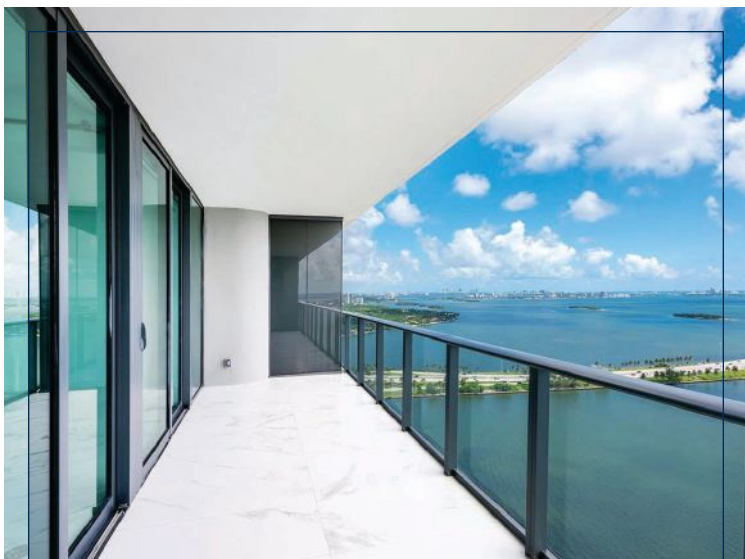
\$1,450,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



AVENTURA, FLORIDA

Live in a secluded, private penthouse with views of the world-class Williams Island marina in this expansive residence in the heart of Aventura. This resort-style community offers a spa, club, marina, tennis court, waterfront pool and manicured grounds.

4 bedrooms, 5 full and 1 half baths | \$1,399,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI, FLORIDA

Enjoy stunning sunrise and sunset views from this move-in-ready unit at the newly built One Paraiso. Three bedrooms (plus den), 3.5 baths, marbled porcelain floors, and 2 large terraces with bay, Miami Beach, ocean and city views. Beautiful marble master bath. Five-star amenities.

3 bedrooms, 3 full and 1 half baths | \$1,299,000
 Represented by: The Jills, Felise Eber | C. 305.978.2448
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Enjoy living in a beautifully renovated home on a corner lot and quiet street in the heart of Miami Beach! An abundance of natural light flows through hurricane-impact windows and French doors, creating bright, welcoming living spaces.

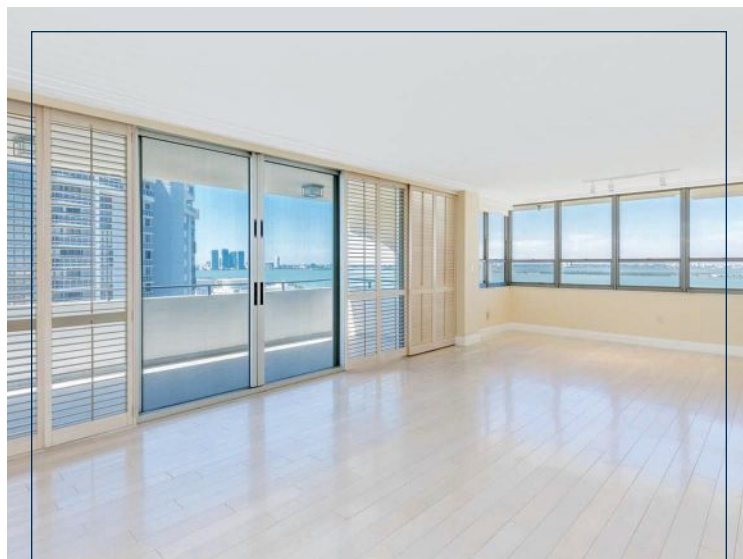
4 bedrooms, 3 full baths | \$1,250,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



NORTH MIAMI, FLORIDA

Located in the guard-gated community of Keystone Point, featuring 75 feet of water frontage, is this home on an oversized 16,875-square-foot lot with room for a large pool. Wide canal; no fixed bridges to open bay and ocean. Incredible opportunity to rent out, rehab or build new.

3 bedrooms, 2 full baths | \$1,095,000
 Represented by: The Jills, Felise Eber | C. 305.978.2448
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



MIAMI BEACH, FLORIDA

Abundant natural light and sweeping bay views welcome you to this spacious 2-bedroom, 2.5-bath, 1,917-square-foot corner unit on coveted Belle Isle.

2 bedrooms, 2 full and 1 half baths | \$1,025,000
 Represented by: The Jills, Danny Hertzberg | C. 305.505.1950
 O. 305.341.7447 | thejills.com | Coldwell Banker Residential Real Estate



BAL HARBOUR, FLORIDA

Stunning, beach modern masterpiece in the exclusive, gated Bal Harbour Village, on the northern tip of Miami Beach. Over 6,100 square feet of new living space, a custom chef's kitchen (dual Sub-Zero, Viking and Bosch appliances), 10-seat state-of-the-art screening room, rooftop deck with fire pit, infinity pool with beach entry, hot tub, sauna and outside kitchen. Steps from the beach, Bal Harbour shops & dining.

5 to 7 bedrooms, 6 full and 2 half baths | \$4,950,000

Represented by: Vicki Miller | T. 305.606.6666

vmiller6@gmail.com | Coldwell Banker Residential Brokerage



KEY COLONY BEACH, FLORIDA

Key Colony Beach waterfront family compound/corporate retreat. Beautiful custom-built homes. Main house has 5 bedrooms, 4 baths, a garage/workshop, covered patios and custom finishes throughout. Guesthouse/caretaker's residence has 2 bedrooms and 1 bath. The angler's room can be converted for additional bedrooms. 230 feet of deep-water dockage and 2 boat lifts. Pool/spa and landscaping.

9 bedrooms, 8 baths | \$3,950,000

Represented by: Rusty Stevens | T. 305.481.6889

rustystevens@cbschmitt.com | Coldwell Banker Schmitt Real Estate Co.



MARATHON, FLORIDA

Oceanfront, beach, pool, and dockage — this property has it all. Main home offers a separate guesthouse with protected dockage, all on a private island. The main house is custom designed with high ceilings and expansive glass for year-round sunrise views! Pool deck has a lounge area with bar and a full bath. Additional closed-in storage. Guesthouse has 2 bedrooms, 2 baths, and a mini kitchen that sits above a double garage. 100-foot new dock with 26K boat lift.

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

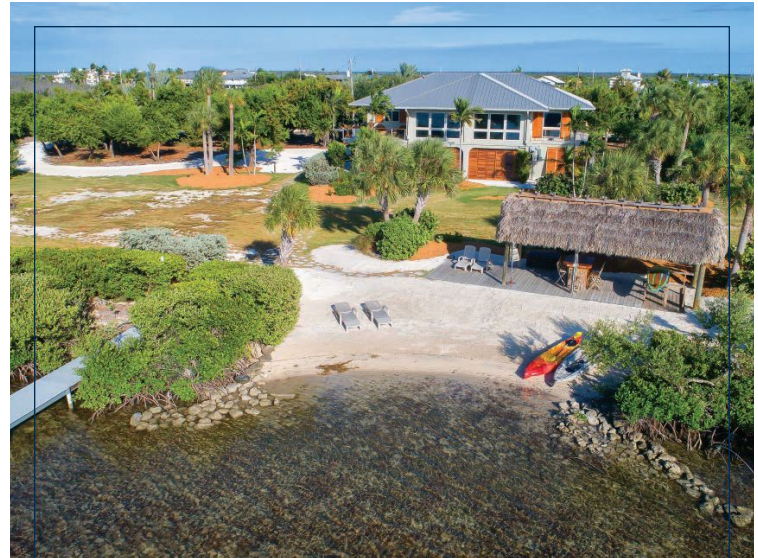
Represented by: Brian Schmitt | T. 305.304.0791 | brians@coldwellbanker.com | Coldwell Banker Schmitt Real Estate Co.



SUGARLOAF KEY, FLORIDA

Gorgeous 3.5-acre, oceanfront resort boasting 3 beachfront homes, with transient licenses, on one of the prettiest beaches Keys-wide. This is the complete package with fantastic fishing and snorkeling right off the shore. Enjoy 350 feet of beachfront, deep-water dockage, and a colossal lagoon-style pool with swim-up bar, waterfalls and grottos.

7 bedrooms, 5 baths | \$4,900,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



BIG TORCH KEY, FLORIDA

Nestled on an 8.5-acre open water lot, this rare offering provides unmatched privacy. This 2,500-square-foot home features numerous architectural accents, premium finishes and beautiful sunset views. The dock offers fantastic quick access to both the ocean and country, while the sandy beach is the perfect spot to launch kayaks and paddleboards.

3 bedrooms, 2 baths | \$3,899,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



MARATHON, FLORIDA

This stunning 5,200-square-foot, oceanfront estate is located in the prestigious Sunrise Isle neighborhood of Marathon. Enjoy beautiful open water views, protected canal dockage, sandy beach, infinity reflection pool, and imported Italian fixtures throughout the spacious modern interior.

5 bedrooms, 5 baths | \$2,999,990
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



SUMMERLAND KEY, FLORIDA

This fantastic 2.63-acre, oceanfront compound features a 2,800-square-foot, 4-bedroom, 3-bath main home. There is also a 768-square-foot, 1-bedroom, 1-bath guest cottage. A fisherman's paradise with 3 boat lifts, boat ramp and dockage. Plenty of room to store all of your toys with a large storage room, garage, 3-car carport, helipad and trailer/RV parking.

5 bedrooms, 4 baths | \$2,999,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



KEY COLONY, FLORIDA

Don't miss this fabulous opportunity to build the home of your dreams on prestigious Key Colony Beach! This fantastic 13,433-square-foot lot is located in one of the very few places Keys-wide where you have a natural sand beach, deep-water for larger boats and incredible sunsets over the ocean. Start building as soon as your plans are approved.

\$1,699,000

Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



COOK ISLAND, FLORIDA

This is your chance to own 2 fabulous properties in the Keys. The self-sustaining island home, located off the tip of Big Pine Key is accessible by boat only and is the perfect example of an off-shore island retreat. Situated high on the beach, this home features 3 bedrooms, 2 baths, and a well-appointed kitchen. Island home can be purchased separately for \$844,500!

5 bedrooms, 4 baths | \$1,599,500

Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



SUMMERLAND KEY, FLORIDA

Calling all pilots and captains! Fly into and boat out of this well-appointed home perched on the Summerland Key Airport. Enjoy soaring wood ceilings, spacious bedrooms, and a master suite with a private veranda and ocean views. Step outside and lounge in your waterfront pool, watch the planes from one of the terraces, or take a trip to the ocean.

3 bedrooms, 2 full and 1 half baths | \$1,499,000

Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



MARATHON, FLORIDA

Drive through the gates to this impressive 40,000-square-foot point lot estate in the prestigious Coco Plum neighborhood. This custom home is ideal for large families, entertainers, and investors, with features to include a colossal great room, granite chef's kitchen and 4 master suites. Excellent boating with a 135-foot-deep draft dock.

4 bedrooms, 5 baths | \$1,499,000

Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



SUGARLOAF KEY, FLORIDA

Welcome to Cala Brisa, a tranquil open water estate, far removed from the road, and set on approximately 1 acre with waterfront on 2 sides and a beautiful pool. The classic Mid-Century Modern design features polished terrazzo floors and walls of glass boasting picturesque views of the Sound. Quick water access being located on the no-bridge side of the island.

3 bedrooms, 4 baths | \$1,499,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
 lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



CUDJOE KEY, FLORIDA

This completely custom 2-story concrete home in Cudjoe Gardens is located on a corner canal offering over 200 feet of waterfront, 2 docks, deep-water dockage and a full-service marina. The home features hurricane impact windows, a 2-story great room with soaring ceilings, a chef's kitchen and a colossal master suite encompassing the entire 2nd floor.

3 bedrooms, 2 baths | \$1,329,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
 lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



BIG PINE KEY, FLORIDA

Breathtaking panoramic ocean views from this CBS open water home. Located in desirable Long Beach Estates, enjoy southern exposure, beautiful sunrise to sunset views, a private sandy beach, and endless water views. Large porches overlook the pool, beach, and the turquoise waters of the Atlantic. There is also a large, permitted 2-car garage.

5 bedrooms, 3 baths | \$1,299,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
 lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



CUDJOE KEY, FLORIDA

Gorgeous sunset views over the Atlantic from this custom-built open water home. Let the soaring wood ceilings welcome you to the spacious great room featuring a chef's kitchen and a wall of glass overlooking the open water. Sit back and relax on the large screened rear porch, lounge on your private sandy beach, or launch your boat from the dock.

4 bedrooms, 3 baths | \$1,149,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
 lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



SUMMERLAND KEY, FLORIDA

Stunning ocean views from this tropical waterfront oasis. Drive down the winding drive and arrive at the delightful home, perched on a private sandy beach overlooking the turquoise waters of the Atlantic. Step inside and enjoy a spacious open floor plan, soaring wood ceilings, large bedrooms, well-appointed custom tile bathroom and airy rear screened porch.

3 bedrooms, 1 full and 1 half baths | \$1,375,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
 lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



SUGARLOAF KEY, FLORIDA

Beautiful open water views from this custom pool home located in desirable South Point. Nestled on a 12,500-square-foot, tropically landscaped lot, there is plenty of room for all your toys. Step inside and let the hardwood floors and soaring wood beam ceilings guide you through the spacious floor plan.

3 bedrooms, 2 baths | \$1,099,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
 lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



SUMMERLAND KEY, FLORIDA

On the market for the 1st time in 30 years, this custom-built home is nestled on a 10,000-square-foot lot in desirable Summerland Cove Isles. Features include an inviting floor plan with an open-concept kitchen, large living areas and a rear-screened porch overlooking the crystal clear canal. Master bedroom features a terrace overlooking the open water.

3 bedrooms, 2 baths | \$1,059,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
 lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.



KEY WEST, FLORIDA

Quintessential Keys Conch home with detached guest cottage located in desirable Old Town. The main home offers 3 bedrooms, 2.5 baths, dade county pine floors, a spacious great room, and bright bedrooms. Step outside and relax on the large rear patio or take a dip in the cocktail pool. Located steps from all of the amenities, magic and charm of Key West.

4 bedrooms, 3 full and 1 half baths | \$950,000
 Represented by: Lisa Ferringo | T. 305.797.1221 | lisaferringo.com
 lisaferringo@aol.com | Coldwell Banker Schmitt Real Estate Co.

THE LAST WORD IN...

Glam for Guys

BY ROGER GRODY

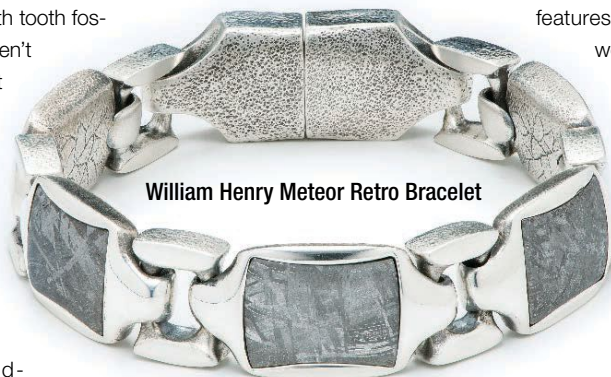
AT WILLIAM HENRY, PRECIOUS METALS AND GEMSTONES ARE CRAFTED INTO EXQUISITE POCKET KNIVES, WRITING INSTRUMENTS AND MONEY CLIPS WITH A MASCULINE AESTHETIC.

Because an item is designed for utility should not disqualify it from being stunningly beautiful, which is clearly the philosophy of Matt Conable, founder and chief designer at William Henry. The McMinnville, Oregon-based firm produces accessories for gentlemen that are as exquisite as they are functional.

Conable dropped out of Cornell University to become a knife maker, and his elegantly handsome pocket knives remain a prominent part of William Henry's collection. "Knives have had 30 years of my life to evolve and tend to capture people's imagination," reports the artisan entrepreneur. In the handles, aerospace-grade titanium may be paired with timeless olive wood, or inlaid with a 10,000-year-old woolly mammoth tooth fossil. "The materials aren't

very common but are selected because they're visually striking, durable and imbued with stories that people can relate to," reports Conable.

The limited-edition "Monarch Silver Dragon" pocket knife (\$9,750) features a beautifully patterned, hand-forged Damascus steel blade coupled with an Asian-inspired handle in which a dragon (enhanced through a Japanese enameling process) is contrasted against a background of rare jade. Another presents a wolf image hand-engraved in Italy by Bottega Incisioni, while the handle of the one-of-a-kind "Monarch Les Années Folles" knife (\$15,000)



William Henry Meteor Retro Bracelet

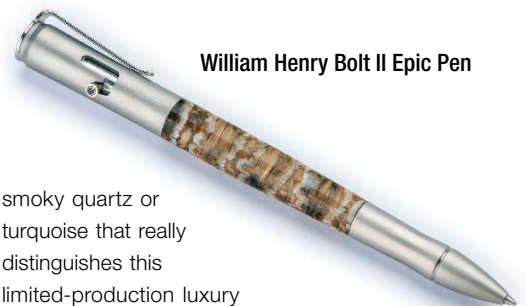
features a beguiling image of a woman from the Roaring Twenties with 24-karat gold accents.

Writing instruments are transformed into fine art at William Henry, such as the "Cabinet Osage" (\$1,600) with a mesmerizing apple coral barrel and a carbon cap featuring Japanese mokume-gane and sterling silver. Other pens feature barrels crafted out of dinosaur bone fossils or elegant patterns created through the Indian technique of koftgari that applies inlays of 24-karat gold.

Conable also designs jewelry for men, resulting in stunning bracelets and pendants made from equally exotic materials. But it is the more utilitarian pieces, like money clips crafted from cocobolo wood,



Founder and chief designer Matt Conable



William Henry Bolt II Epic Pen

smoky quartz or turquoise that really distinguishes this limited-production luxury brand, whose celebrity followers include actor Harrison Ford, musician Zac Brown and fashion designer John Varvatos, according to the company's website. Even when an item is part of a hundred-piece edition, no two pieces are identical, which the founder suggests is the antithesis of luxury brands like Rolex or Louis Vuitton.

"The idea is to take a mundane task, like cutting something or signing a check, and turning it into a ceremony and statement of personality," says Conable.

William Henry
www.williamhenry.com

PHOTOS BY DANIEL ZETTERSTROM, COURTESY OF WILLIAM HENRY

GRAND OPENING

PRIVATE
RESIDENCES

DEMARCAY

33 S. PALM
SARASOTA, FL



DOWNTOWN SARASOTA LUXURY CONDOMINIUMS NOW OPEN FOR SALES

Tucked amongst the most coveted galleries, restaurants, shops, theaters and the marina, The DeMarcay offers a respite from the bustling downtown while remaining the most walkable condominiums in Sarasota.

1 BED + DEN RESIDENCES
STARTING AT \$600K

2 BEDROOM RESIDENCES
STARTING IN THE MID \$700'S

3 BEDROOM RESIDENCES
STARTING AT \$1.4M

SALES@THEDEMARCAI.COM | 941.404.8858 | SALES CENTER AT 32 S. PALM AVE | THEDEMARCAI.COM



METROPICA

ENVISION YOURSELF AT METROPICA. A MASTERFULLY DESIGNED COMMUNITY BRINGING THE BEST OF CITY LIVING INTO A LUSH TROPICAL SETTING.



DELIVERING SUMMER 2019

Featuring stunning contemporary architecture, luxurious residences, resort-like amenities including a saltwater swimming pool, tennis courts, clubroom, fitness center and a central park as well as high-end destinations for shopping, dining, and entertainment, Metropica delivers the perfect blend of urban living with sumptuous culture.

1 BEDROOMS

STARTING AT \$450,000 USD

2 BEDROOMS

STARTING AT \$490,000 USD

3 BEDROOMS

STARTING AT \$674,000 USD

PENTHOUSES

STARTING AT \$1,350,000 USD

THIS DEVELOPMENT IS EB5 APPROVED

Metropica is the work of an award-winning team of international masters, including Oppenheim Architecture + Design, YOO Studio, CI Design, and EDSA.

Schedule Your Private Tour Today

Reiner Perez | 954.320.7132 | info@livemetropica.com | www.livemetropica.com | 1800 NW 136th Ave, Sunrise, FL 33323



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not an offering, and an offering is only made by the prospectus for Metropica North Tower I, a Condominium (the "Condominium"), and no statements should be relied upon unless made in the prospectus. Please refer to the documents furnished by Metropica Residential I, LLC, a Delaware limited liability company (the "Developer") pursuant to state law for information regarding the Condominium. This is not intended to be an offer to sell, or solicitation to buy, a unit in the Condominium in any jurisdiction where prohibited by law. In no event shall any solicitation, offer or sale of a unit in the Condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Broker participation is welcome. No real estate broker or salesperson is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid, or other arrangements made with any real estate broker are or shall be binding on the Developer. The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, dimensions and amenities depicted or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions or amenities depicted by artist's or architectural renderings, or otherwise described herein, will be provided, or, if provided, will be the same type, size, quality, location, or nature as depicted or otherwise described herein. Prices subject to change without notice. ©2019 ON Collaborative. All Rights Reserved. ON Collaborative fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Operated by a subsidiary of NRT LLC. Coldwell Banker, the Coldwell Banker Logo, Coldwell Banker Global Luxury, the Coldwell Banker Global Luxury logo are registered, and unregistered service marks owned by Coldwell Banker Real Estate LLC.