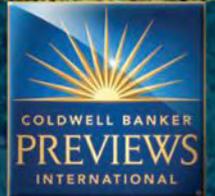


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HOMES & ESTATES

LUXURY LIVING WORLDWIDE | SPRING/SUMMER 2012



HOUSE HUNTING
WITH DESIGNER
MARY MCDONALD

A STORIED
ESTATE IN
SAN FRANCISCO



Bringing out your home's exceptional qualities and skillfully marketing them to the widest audience of qualified luxury home buyers – that's the winning combination of experience, expertise and resources that Coldwell Banker Previews International® Property Specialists employ to consistently deliver the exceptional results you desire. Uniquely qualified to represent your interests, they've mastered the fine art of handling exceptional properties.

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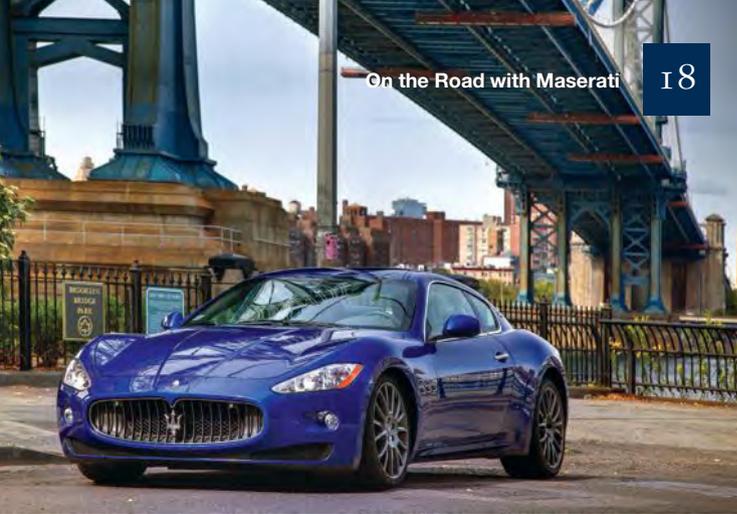
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On the Road with Maserati

18



10

Cover: Elegance and History in San Francisco



Insights from Designer Mary McDonald

15

HE IN THIS ISSUE

LUXURY REAL ESTATE REPORT FROM BETTY GRAHAM 8
Betty Graham, President of Coldwell Banker Previews International NRT, offers a new, bi-annual look at key U.S. and global high-end markets.

COVER: A PRICELESS JEWEL BOX 10
This San Francisco classic's storied history includes hosting world leaders.

RISING STARS 12
They may be on separate coasts, but these two young real estate superstars traveled very similar paths to success.

HOUSE-HUNTING WITH MARY McDONALD 15
1stdibs caught up with the designer to talk about decorating, her passion for historical style and where she'd buy her next house.

IN SEARCH OF THE OLD POST ROAD 18
Maserati takes us on a storied journey from Boston to New York.

WEATHERING THE STORM 20
The Jills were aggressive when the recession hit, and now, with an expanded real estate family, their sales are soaring.

AT HOME IN THE 16TH ARRONDISSEMENT 24
This luxurious pied-à-terre invites grand living in a prestigious Paris neighborhood.

FALL IN LOVE AGAIN 36
It's hard to resist a Scarsdale, New York, estate with authentic century-old charm, all-new elements and an ideal location.

BUILDING UPON PERFECTION 70
A builder's home never stops growing in Pennsylvania.

MAGNIFICENT IN MARIETTA 84
The owner of this Georgia home is a leading designer who crafted a personal masterpiece.

A REFRESHING ENCLAVE 114
Complete with a "man cave" and arcade, this Ohio home offers spaces for everyone.

QUINTESSENTIAL HAWAIIAN LUXURY 128
Indoor-outdoor living showcases spectacular views of the Pacific Ocean and Diamond Head.

RE-ENVISIONING THE MODERN HOME 146
This Brentwood, California, rebuild offers an unpretentious yet sophisticated air.

A TECH-BUFF GOES TRADITIONAL 160
This Northern California home won approval from the Secret Service.



Marietta, GA
7 bedrooms, 8 full and 3 half baths
\$5,500,000

Represented by: Marsha Sell
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SEARCH: COLDWELL BANKER PREVIEWS

HE PROPERTY INDEX

INTERNATIONAL

Bahamas	33
Canada	30
France	26
Italy	28
Jamaica	32

NORTHEAST

Connecticut	47
Maine	38
Massachusetts	38
New Hampshire	43
New Jersey	59
New York	55
Rhode Island	45

MID-ATLANTIC

Delaware	72
District of Columbia	80
Maryland	77
Pennsylvania	72
Virginia	81

SOUTH

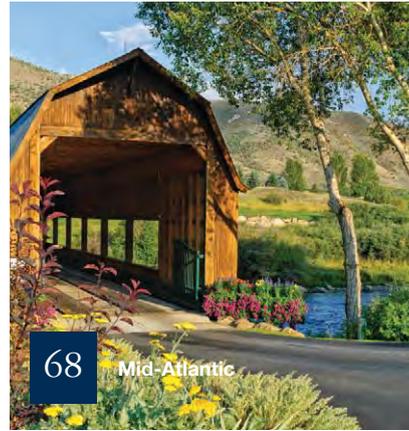
Florida	93
Georgia	87
Texas	90

MIDWEST

Illinois	123
Minnesota	116
Missouri	118
Ohio	121
Wisconsin	124

WEST

Alaska	144
Arizona	134
California	149
Colorado	138
Hawaii	130
Idaho	145
New Mexico	137
Utah	141



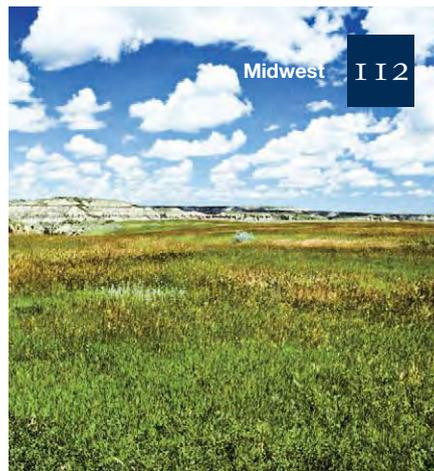
68 Mid-Atlantic



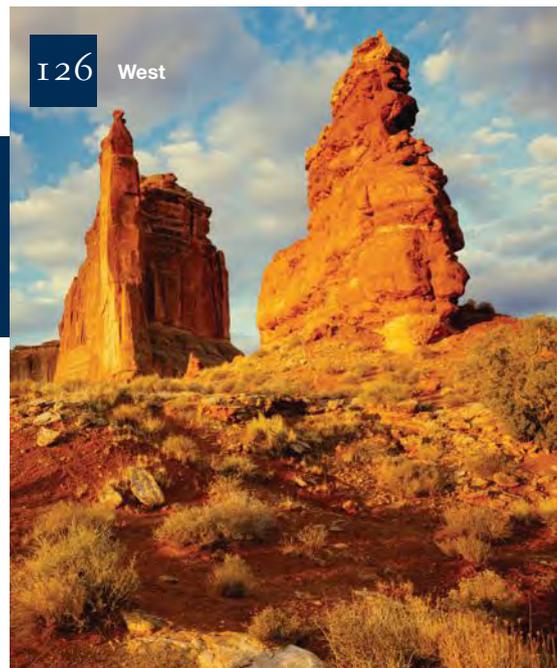
34 Northeast



82 South



Midwest 112



126 West



What quickens the pulse of connoisseurs, collectors and enthusiasts the world over? More often than not, it's the search for something extraordinary that makes finding it so incredibly worthwhile.

Rarely has this principle been better captured than in our latest Homes & Estates Magazine, a splendid collection of luxury lifestyle features, newsmaker interviews and exquisite property profiles.

In this edition, we'll go house hunting with "Million Dollar Decorator" Mary McDonald as she shares her secrets for finding a property with maximum potential and reveals the style influences that have helped shape her signature twist on classicism.

JIM A LETTER FROM: GILLESPIE

Our quest for the exceptional also takes us to San Francisco and one of the city's most storied residences, the impeccable 2020 Jackson Street home that's been host to leading 20th-century luminaries like Reagan, Gorbachev and Khrushchev. We'll even travel from Boston to New York in search of the Colonial-era Old Post Road, this time behind the wheel of a wildly seductive Maserati GranTurismo.

Still looking for more? While there's plenty to satisfy your taste for life's finer things in the pages of Coldwell Banker Previews International's *Homes & Estates*, I'm pleased to introduce the new H&E app, available in both the Apple App Store and the Android Market – just search for "Coldwell Banker Previews." If you've always wanted the latest in luxury real estate right at your fingertips, your search is over. Enjoy!

CHIEF EXECUTIVE OFFICER,
COLDWELL BANKER REAL ESTATE LLC

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



Greenwich, Connecticut
7 bedrooms, 7 full and 3 half baths
\$7,495,000

Represented by: Claudia Hirsch
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T. 800.767.0078 | claudiah25@yahoo.com
See page: 48



As the President of Previews International for Coldwell Banker NRT, Betty Graham guides the buying and selling of the most luxurious homes on the planet.

LUXURY REAL ESTATE REPORT

BETTY GRAHAM

President, Coldwell Banker Previews International NRT

While I don't have a crystal ball for 2012, I can tell you that it is impossible to talk about luxury real estate today without discussing the vibrant role international buyers continue to play. In Los Angeles, some of our top Previews specialists tell us that 3 out of 4 showings for their luxury estates involve international buyers. In their more robust markets, our associates across the nation also say that they have seen an influx of affluent buyers from Russia, China and the Middle East.

The most recent example of international buyers driving the luxury real estate market is happening on the East Coast, from Miami to Boston. While sales of properties priced \$5 million or more remained flat year-to-year in the West, sales in the same category were up as high as 21 percent in the East. Similarly, the jump in high-end sales in the East appears to be bringing out more new listings, as inventory of properties priced \$5 million or more increased 6 percent year-over-year. The New York City area has naturally led this trend, but the most dramatic increases have actually come from Florida, where an influx of international buyers from Brazil and Russia has flooded the market. Miami has, of course, long been a hotspot for these buyers, who are attracted by the cosmopolitan culture and tropical climate; but with Miami's international airport now welcoming non-stop flights from Moscow, buying real estate has even more appeal.

What's happening on the ground in Miami reflects the increasingly global nature of real estate. We are now a world where interconnected global markets mean that currency fluctuations in Europe are

impacting luxury home sales in the U.S., and the Internet (not the brokerage office) is the place where most home searches begin—no matter where you are in the world. At Previews, we are embracing the evolution of the global real estate market in unprecedented ways. We continue to actively target regions that have shown the strongest interest in U.S. real estate, including China, Russia and the Middle East. We advertise in international editions of The Wall Street Journal, Robb Report and other select international media, which attract high-net-worth investors. Our strategic partnerships with 1stdibs and Masareti have also helped expose our luxury properties to a much wider affluent audience than ever before. And our unparalleled international reach with 87,000 on-the-ground agents in 49 countries and territories has made it possible for our company to

generate \$26 billion in transaction sides over \$1 million last year*.

After nearly 80 years as the world's leading experts on the luxury market, Previews has boldly embraced the global era of real estate. We are happy to take you with us this year.

As president of Coldwell Banker Previews International® division for NRT, I am often asked where the market is headed and what the future holds. This Spring, I plan to begin sharing a new luxury market report with you twice yearly that encompasses sales data from key US markets, plus highlights from some of our most active international affiliates.

HERE ARE SOME HIGHLIGHTS...

A PRICELESS JEWEL BOX

This San Francisco classic's storied history includes hosting world leaders.

BY KIMBERLY TURNER



From being the home of Emanuel S. Heller, a well-known attorney of the early 1900s, and his wife Clara, to housing a temporary Wells Fargo bank, to accommodating notable international figures such as Gorbachev and Reagan, 2020 Jackson Street has a rich history.

"This house is a priceless piece of San Francisco history," says Clark Johnson of Coldwell Banker Residential Brokerage, who is listing the Classical Revival estate for \$20 million. "Walking into this home is like taking a step back in time. The beautiful architecture and late 19th-century details take the visitor back to a grand and elegant point in San Francisco's rich history. Yet, with its modern upgrades, the home is perfectly suited for the lifestyles of today's modern residents."

This impressively large home, in the heart of San Francisco's internationally renowned Pacific Heights neighborhood, is among the most prominent and well-known residences in the city. After the 1906 earthquake, 2020 Jackson became a temporary residence for the city's Wells Fargo bank. "Ads were placed in the paper and signs were placed in front of the residence announcing the home as the temporary headquarters of Wells Fargo Bank," says Johnson.

Adding to its significance, visitors throughout the years have included several world leaders, including Nikita Khrushchev, Mikhail Gorbachev and Ronald Reagan.

In addition to the home's colorful history, 2020 Jackson also has 1902 flair in its design.

"You walk in and you see the beautiful finish and workmanship of the house from 1902. While it maintains much of its rich character, it has been upgraded to accommodate for modern-day conveniences, including an updated gourmet

kitchen, elevator and electric solar panels," says Johnson.

Original elements that stand from its construction by Julius Krafft include the Herringbone floors, the wood trim, the mahogany and oak doors and the overall look of the house.

"The grand entry and the kitchen are just beautiful, like a house of this caliber should be," says Johnson. "Then you go up to the bedrooms and you see the height of the ceilings, the moldings and the finish, and you think you are staying at The Plaza Hotel in New York."

The home also includes updates throughout, such as the transformation of a large great room on the lower level to a large kitchen retreat complete with a baker's kitchen. The staircase, which originally went up to the third floor only, was extended to the fourth floor and replaced a staircase that was used by household staff.

This history, the original 1902 elements and the updates to maintain and preserve the home's character, create a distinct vibe for the home, which has views of Alcatraz and the bay.

"People love the charm of 2020 Jackson," says Johnson. "It is a real jewel box."

San Francisco, California
7 bedrooms, 7 full and 3 half baths
\$20,000,000

Represented by: Clark Johnson
Coldwell Banker Residential Brokerage
T. 925.683.4024 | clark.johnson@cbnorscal.com
2020jackson.com

Represented by: Dona Crowder
TRI Coldwell Banker Residential Brokerage
T. 415.229.1399 | dona@donacrowder.com







RISING STARS

THEY MAY BE ON SEPARATE COASTS, BUT THESE TWO
YOUNG REAL ESTATE SUPERSTARS TRAVELED VERY
SIMILAR PATHS TO SUCCESS.

By KEN WEINGARTNER

Although separated by nearly 3,000 miles, the roads Sandro Dazzan and Danny Hertzberg followed to success are strikingly similar. The two Coldwell Banker agents watched first hand as their mothers created thriving careers in real estate, were standout athletes in high school, closed their first deals while studying for other professions, and now work in the cities in which they grew up — and love.

Both 29-year-old agents also were named recently on Forbes magazine's "30 under 30" for real estate. Forbes, with assistance from industry experts, compiled the list to recognize rising stars in the business under the age of 30.

Hertzberg is part of the team at Coldwell Banker Residential Real Estate in Miami better known as The Jills. His mother, Jill Hertzberg, makes up one half of The Jills, along with Jill Eber. Last year, Hertzberg had \$13 million in sales with his team and more than \$30 million himself.

Dazzan joined forces with his mother, Irene Dazzan-Palmer, at Coldwell Banker Residential Brokerage in Malibu. In the past three years,

Dazzan closed \$100 million in home sales, including Malibu's 2011 highest.

The two agents recently spoke about various aspects of their careers, from their origins to the ever-growing role of technology.

IN THE BEGINNING

Real estate was a way of life for both Dazzan and Hertzberg and both consider their mothers as mentors and role models.

Dazzan: I grew up, not only with realty being in my family with my mom in the business, but I work in the office with my first tee-ball coach. It was a way of life growing up in Malibu. I learned a lot from my mom. I learned that communication and response time are two of the most important factors in real estate. Calling the client back right away, letting the seller know how the showing went right after the showing, these are the little things that really add up and make you a good agent and keep your clients happy.

Hertzberg: I grew up going to open houses. From a young age I was kind of tagging along and listening

to my mom. I was absorbing a lot of her talent and her charisma and making those things my own. It's made a huge impact and really helped me. I really thought it was interesting, listening to the art of the deal and how things were presented and the way she handled different people. I kind of listened to it as almost entertainment, but I absorbed a lot of it and learned a lot from it. She's been an incredible mentor and leader.

CHOOSING A PATH

Hertzberg got a joint JD/MBA degree at the University of Miami, during which time he closed his first real estate deal. Dazzan got an economics degree at UCLA, during which time he also sold his first home.

Hertzberg: By the time I graduated, I realized this is what I was meant to do. I loved it and had a passion for it. I get a really interesting chance to articulate people's positions and find middle ground. My legal background really comes in there. I focused a lot on negotiation and mediation. That's helpful.

Dazzan: I thought I was going to do something in finances or investment banking, but I ended



Indian Creek, FL
6 bedrooms, 7 full and 1 half bath
\$10,000,000

Represented by: Danny Hertzberg
Coldwell Banker Residential Real Estate
T. 305.505.1950 | danny@thejills.com



Malibu, California
4 bedrooms, 3 full and 1 half bath
\$6,950,000

Represented by: Sandro Dazzan
Coldwell Banker Residential Brokerage
T. 310.456.3638 | sdazzan@hotmail.com

up getting my real estate license my senior year at UCLA just to have because my mom was in the business and I would always help her. After being in a suit and tie and sitting in a cubicle for 12 hours a day in a financial office, I realized it wasn't for me or my personality. I love being out and about, meeting new people.

SPORTING LIFE

Dazzan was a standout football player in high school, playing safety and receiver and rarely coming off the field. Hertzberg was captain of his school's lacrosse team.

Dazzan: Football showed that discipline and hard work really pay off. You workout and train with the team and you see your results at the end of the season. It's the same with real estate. You put in the time, you learn the market, you learn the inventory, you study, and it pays off.

Hertzberg: The leadership role I had in sports, being captain of a team and motivating people to work together, made an impact on the style of business

I do and how I work, as well as embracing the common goal in collaboration with other people and sharing the commitment and loyalty.

TECH TALK

Hertzberg and Dazzan embrace social media platforms, such as Facebook and Twitter, but both say it is necessary to balance technology with retaining personal touches.

Hertzberg: I created a plan with 12 other young agents in our office to leverage our networks and collaborate through social media. You're creating a viral marketing plan in a short period of time. With 90 percent-plus of buyers starting to search on the Internet, incorporating technology is critical. But you've still got to be in front of people. Buying a home is very personal; people need to touch it, they need to feel it, they need to experience it.

Dazzan: It's amazing the leads we get from the Internet now. Response time is always of the essence in real estate and I think that's the best thing with technology. But you always have to pick up

the phone regardless of whether the client wants a text message or an e-mail. Sending a text message might be convenient, but you still need to have that one-on-one time with your clients.

HOME SWEET HOME

Dazzan and Hertzberg work where they grew up and would not have it any other way.

Dazzan: I think that's the key to my success; my passion for Malibu. Growing up here and knowing every nook and cranny is extremely valuable. People see in me the relaxed California lifestyle. It's who I am. It's great when I'm surfing and I see a client out there a year after I've shown them the beach.

Hertzberg: When I'm working with clients, it's not just "here is the house." It's really educating them and getting them excited and understanding the area and what's great about it. I have a lot of pride and love for the city I grew up in and I feel the local expertise can make a big difference. That's very important to me.



HOUSE- HUNTING

with Mary McDonald

1stdibs caught up with the designer to talk about decorating, her passion for historical style and where she'd buy her next house.

In a city known for its casual style, Los Angeles-based interior designer Mary McDonald stands out for her unabashed commitment to classicism: patterned floors, pedestals, Louis XVI chairs, chinoiserie, dressmaker details (inspired by her first career as a milliner)...these are her calling cards. She layers in a contemporary twist, boldly mixing patterns, colors and far-flung design influences for a look all her own. Followers of McDonald's lively work — and personality to match — can catch her on the second season of Bravo's Million Dollar Decorators.

Do you consider yourself a real estate junkie?

I have loved homes of all styles since I was a little girl. I was fortunate enough to grow up on a 16-acre private canyon in Brentwood, so I am always poking around, looking for properties with hidden land; even now, I climb over fences and am rarely turned off by a “fixer-upper” estate. The homes with land are fewer and fewer but it's still fun to look for the last remaining few.

Istdibs recently launched its “Fine Homes” search, featuring some of your property picks. What captures your attention?

Anything that has its original land and structure—restored or not—especially if it was designed by one of the many greats like Adler or Mizner. I look for classic bones, initial exterior presence and grounds of some sort.

What historic residence do you wish you could live in?

Malmaison outside of Paris, the one-time home of Joséphine de Beauharnais, speaks to me both ideologically and decoratively. I adore a good love story even if it did not end so well, and I admire the house's decorative whimsy—everything from the Napoleon tented room to the faux paintings and striped walls delights the Elsie de Wolfe in me. At Houghton Hall in Norfolk, England, the figures, pediments, ceilings and moldings carved entirely from stone in the “Stone Hall” are unrivaled. The William Kent-designed bedchamber, with its carved, green velvet-covered cockleshell bed frame, is the height of sophisticated fantasy. None of this scares me—I long for a life from a past era.

What is one of the most memorable houses you have decorated?

I love a home with history merely because of the lives that have been lived there, so working on the refurbishment of the original Buster Keaton estate was fun. We discovered an old film bunker with his original films as well as

a private back exit from his closet for his secret dalliances. The house was somewhat of a California-Spanish style with Italian influences. It was a great pleasure to restore something to its original beauty in a day and age where teardowns are the norm.

Which room do you spend the most time in at home?

My bedroom, for sure. I always joke I could have an office out of it with roll-up desks. I am kind of known for bed treatments, so I must have been Marie Antoinette or something in a past life.

If you could buy four houses anywhere in the world, where would they be?

That's easy: Paris because it is probably the most beautiful city in the world and one is constantly inspired there. Capri for the water, cliffs, winding streets, nightlife and proximity to the other fun towns along the Amalfi Coast. I've always wanted a home like Valentino's off Via Tragara, oozing with Italian charm; I also love Italians and their warmth. Nantucket for its sheer WASPY, shingled charm, as I really am quite American. I love shutters and painted floors, clambakes, Fourth of July. And lastly, the city of old Fez: There are no cars and only room for donkeys on the small cobblestone lanes and many untouched, crumbling *riads* with the typical Moroccan carvings, ceilings, railings and doors, hand-painted tiles and textile work. It is definitely a theme and boy, do I love a theme. I would have a heyday restoring a glamorous *riad* to its original state and then decorating the Moroccan heck out of it.

How many houses do you own?

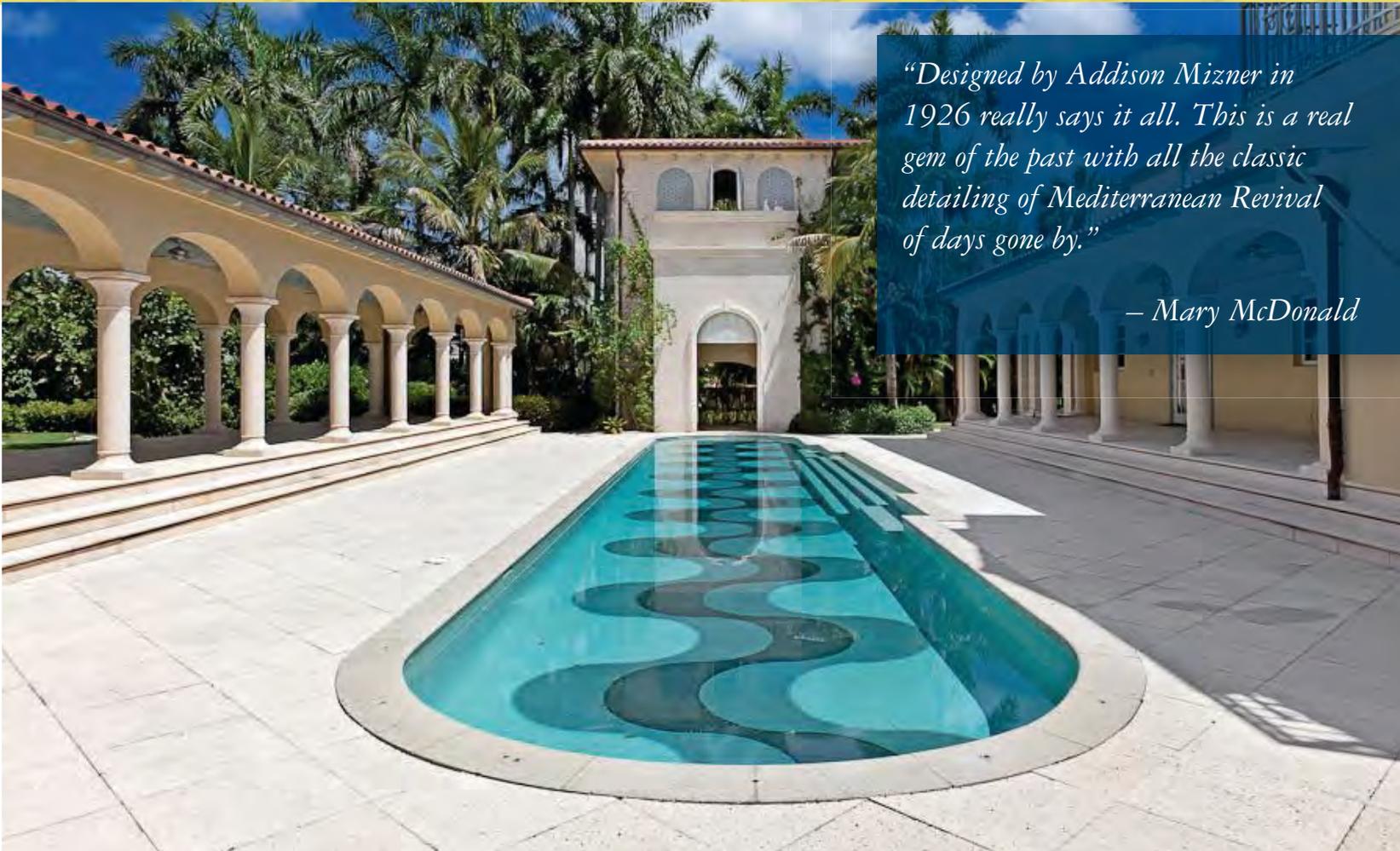
Right now, I have one house. But having owned more in the past, I must have furniture for at least four!



Photo by Melanie Acevedo from the book *Mary McDonald Interiors: The Allure of Style*

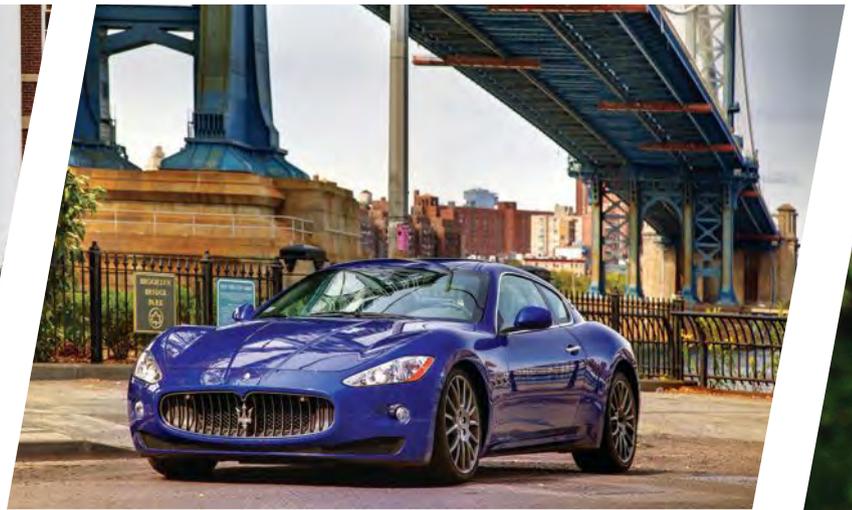


Photo by Tim Street-Porter



“Designed by Addison Mizner in 1926 really says it all. This is a real gem of the past with all the classic detailing of Mediterranean Revival of days gone by.”

— Mary McDonald



THE SPIRIT OF THE OLD POST ROAD IS ACTUALLY ALIVE AND KICKING

In January 1673, the governor of New York, Francis Lovelace, appointed a horseback mail carrier to ride all the way to Boston, braving a perilous, two-week-long journey. This marked the beginning of the Boston Post Road, America's first true "Main Street." The road, barely wide enough to accommodate two passing horses, and its prolongation to Philadelphia and Virginia, witnessed the birth of an entire nation that was to make mobility one of the cornerstones of its development.

We have come in search of the relics of the old Boston Post Road in a Maserati GranTurismo, a triumph of the modernity of contemporary transport and a prime example of Italian technology and creative genius. In our lavish leather lounge with 440 horsepower under the bonnet, we're following the trail of the old post stagecoaches.

The old Post Road was split into three sections linking Boston and New York. In the mid-1950s, the twisty lines followed by the three roads came at odds with President Eisenhower's post-war need to equip the nation with a network of straight, direct roads.

We know that the road began at the old Town Hall in Boston. No visible sign of the old post office remains today at the corner of Washington and State Street. And yet an important piece of history began right at this intersection. The postal system was a privilege the English crown reluctantly conceded to its colonies, knowing that the development of communications would hasten desires for independence.

We leave Boston westbound on the I-90, allowing the GranTurismo's automatic transmission to reveal its smooth acceleration, and then we take the I-20. Between the 12th and 13th mile, an essential stop-off is the Wayside Inn, a tourist attraction that Henry Ford rebuilt in the 1920s on the site of the former Red Horse, or Howe's Tavern, as it was known, after the original owner. It is America's oldest inn, the only one which, under various architectural guises, has been in business since 1702. It was from here that Colonel Howe set off, leading a group of local farmers into the Battle of Concord, which started the American Revolutionary War. The legendary patriot Paul Revere passed through here on his ride from Boston to Philadelphia and back, after the Boston Tea Party

insurrection in 1773. The ride took him "just" 11 days. Nowadays the journey is as smooth as it can be. We inevitably glance at the electronic panel of our Maserati GranTurismo indicating an average consumption of nearly 20 miles to the gallon (10 kilometres to the litre). Not bad for a V8 engine whose roar is even more exciting when you top 3,000 rpm and the exhaust valves pop open. Through the villages of Connecticut, the road makes for an inspiring journey that accompanies us all the way to New York.

We cross the bridge over the Hutchinson River, a small stream north of New York City, and immediately find ourselves in the Bronx. Here the traffic intensifies, and we go back to dreaming about those stagecoaches, which had to pass the original wall of Wall Street before encountering the first houses of Manhattan, having crossed desolate private estates on the outskirts of the city, along what it is today Fifth Avenue. Amid the narrow, permanently shaded canyons between skyscrapers, you can still find little gems like Fraunces Tavern, which witnessed rowdy meetings of freemason groups in pre-revolutionary times. Today it is a restaurant, with a museum on the upper floors that houses the room where George Washington bid farewell to his officers at the end of the war.

The whole Bowling Green neighbourhood where the Post Road finished still has a distinctive 1800s air, in stark contrast with the more recently erected skyscrapers. It's pointless to search for marker "number zero," which was installed at the intersection of Bowery and Canal Street, today dominated by the monumental Manhattan Bridge archway. In its place, however, is the last surprise on our journey, perfect in its absolute gratuitousness: by some twist of fate, where the milestone once stood, now there is a bus stop of a Chinatown bus operator, Fung Wah Bus Transportation Inc. The only route the company operates is from New York to Boston, a journey that takes just over four hours and costs just \$15 per person one way, including on-board Wi-Fi! And so the spirit of the old Post Road is actually alive and kicking. It has simply had a bit of a makeover, in keeping with the best of American tradition, thanks to the fruitful, if unsuspecting, contribution of the latest generation of immigrants.

IN SEARCH OF
*THE OLD
POST ROAD*

MASERATI TAKES US ON A HISTORICAL JOURNEY FROM
BOSTON TO NEW YORK.





WEATHERING THE STORM

BY SARAH BINDER

THE JILLS WERE AGGRESSIVE WHEN THE RECESSION HIT, AND NOW,
WITH AN EXPANDED REAL ESTATE FAMILY, THEIR SALES ARE SOARING.

When a hurricane is on its way, residents of South Florida know exactly how to prepare. When North America's No. 1 Coldwell Banker real estate team, Jill Hertzberg and Jill Eber, also known as The Jills, recognized what was happening to the global economy in late 2008 and realized the inevitable effect on Miami's luxury market, they knew how best to weather the storm. From maintaining advertising dollars to scaling up social media outreach and growing, not downsizing, their team turned up the heat as other agents found themselves lost in the eye of the storm.

"You have to accept change, and you have to recognize that not all of your efforts are necessarily going to bring you a sale, but they may bring brand awareness," says Jill Hertzberg. "When the market

was slow we put a lot of energy into our outreach efforts, so when the market picked up, we were ready."

The addition of Jill Hertzberg's son, Danny Hertzberg, to the team advanced The Jills' marketing and branding efforts, particularly online, as The Jills were focusing their efforts on forging new client relationships. "We were more deliberate and more aggressive in making calls," says Jill Eber. "We do whatever we have to do to create business."

The family affair extends beyond the addition of Danny to the team. Jill Hertzberg's daughter and Jill Eber's sister are also vital team members, and the open, frequent communication among the team ensures a "constant flow of information that

provides enormous energy for our customers," says Jill Eber.

With sales totaling \$115 million in 2009, \$117 million in 2010, and \$280 million in 2011, The Jills are having no trouble harnessing that enormous energy. The team had a monumental year in 2011, achieving Miami's second-most-expensive home sale at \$19.8 million. And with the \$7.4 million sale of tennis star Anna Kournikova's Sunset Island estate already garnering press this year, there appears to be no stopping The Jills.

Yet, Jill Hertzberg adds, it all comes back to having undying passion for what they do. "In the end you hope you've put your clients into a place that helps their life, and that makes you feel good," she says.

Henderson Talbot, Previews Founder Circa 1933



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

Africa North America Central America South America Asia Australia Caribbean Europe Middle East South Pacific

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INTERNATIONAL | BAHAMAS · CANADA · FRANCE · ITALY · JAMAICA

Legnano (Milan), Italy
4 Bedrooms, 3 Baths
\$2,487,860

Represented By:
Coldwell Banker Immobiliare Premium
T: +39.0331.545666





“That Paris exists and anyone could choose to live anywhere else in the world will always be a mystery to me.” So says Academy Award-winning actress Marion Cotillard as Adriana, Picasso’s mistress, in Woody Allen’s cinematic valentine to the City of Light, “Midnight in Paris.” The appeal of this romantic capital city is truly overwhelming, as evidenced by the fact that it is the number one tourist destination in the world. For many, however, simply visiting the city’s fabled cafes, shops and museums and strolling through its many parks and along its historic streets for a week or so just isn’t enough; the real dream is being able to make the city their home.

“Buying a pied-à-terre in Paris is the ultimate symbol for those who have succeeded in the world,” says Vanda Doncelle, senior vice president of Coldwell Banker Previews International France and Monaco. “Most buyers of these large Parisian properties or apartments, which often are filled with history and offer magnificent views, have budgets

that range on average between 2 and 30 million euros.” Well within that price range, at 13.85 million euros, is one of Doncelle’s current listings, a five-bedroom apartment on a high floor in the much-sought-after 16th arrondissement close to the Arc de Triomphe and the Champs Elysées. “This apartment is perfect for the businessman and his family because it is beautifully located, designed and decorated; it is ideal for both your business meetings and your family life.”

The first impression offered by this “star”-shaped residence is the entry, a space that Doncelle characterizes as “beautiful, majestic and warm.” It certainly sets the right tone for the rest of the airy, light-filled apartment, where such appointments as Versailles parquet flooring, marble, detailed wall paneling, and fireplaces create an ambience of true elegance. “The woodwork and decoration have been crafted with great care,” states Doncelle, who adds, “This wonderful apartment is very desirable because it

At Home

BY RICK GOODWIN

THIS LUXURIOUS PIED-À-TERRE INVITES GRAND LIVING IN A PRESTIGIOUS PARIS NEIGHBORHOOD.



epitomizes the refinement of French luxury." Picture-postcard views of the Eiffel Tower and Bois de Boulogne only add to the charm.

Here, entertaining on any scale is easily accomplished. The enormous living room, adjoining library, the banquet-size dining room and the stunning, functional kitchen are wonderfully complemented by a large terrace. "The sunny terrace is one of the most pleasant outdoor spaces," says Doncelle. "It is not difficult to imagine hosting a great family celebration here, on a warm Paris night, under the stars, facing the historical monuments of the city."

Only minutes from the apartment, the best of Paris awaits. This is the neighborhood where you will find the world's most influential fashion designers, world-class shopping and wonderful restaurants. And if you are looking for a Parisian neighborhood with an

international flair, then you have arrived. "This is a very sought-after address for foreigners, such as those from America, China, Brazil and Russia," states Doncelle, "because this area is associated worldwide with luxury and is very close to Champs Elysées." As anyone who has spent time in Paris knows, when it comes to a choice location, it doesn't get much better than that.

Paris, France
5 bedrooms, 5 full baths
€ 13,850,000



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

in the 16th Arrondissement



PARIS, FRANCE

Between Avenue Henri Martin and Garden Ranelagh, this luxury duplex has a private garden of 2,100 square feet. With its own private entrance, it offers 6 master suites, a veranda, high ceilings, refined décor with lovely golden molding, Versailles parquet and a wrought-iron staircase. An elite Parisian, residence perfect for welcoming guests.

6 bedrooms, 6 baths | €9,750,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France
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PARIS, FRANCE

This 2,300-square-foot apartment, in the prestigious Haussmann building, has panoramic views of the Esplanade des Invalides. It features an entrance gallery, a double reception, a dining room, a master suite, a studio with kitchenette and a 100-square-foot service room. There are 2 parking spaces available in the building. A very seductive address!

3 bedrooms, 2 baths | €5,900,000

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ROQUEBRUNE CAP MARTIN, FRANCE

This private and secure property with sea/park views is located in a private community of 22 luxury villas. Built by Danish architect Georg Tersling, this 5,000-square-foot home exudes 19th-century charm. Renovated in 2001, the house has marble fireplaces, sweeping staircases, 50-foot high ceilings and a fantastic atmosphere.

5 bedrooms, 5 baths | €21,000,000

Represented by: Coldwell Banker Groupe Demeure | Paris, France
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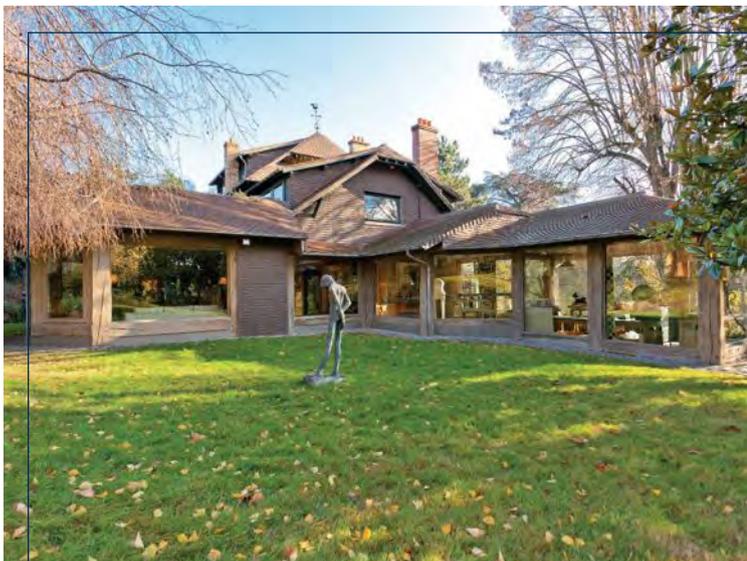
NEAUPHLE LE CHATEAU, FRANCE

The main 7,000-square-foot building offers a reception room with a spacious living room and high ceilings. Completely renovated, this home retains all the charm of the era, with fireplaces, beautiful beams and a superb wine cellar. Enjoy a guesthouse, a caretaker's apartment with a garage and a greenhouse. An exceptional property!

6 bedrooms, 6 baths | €5,300,000

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



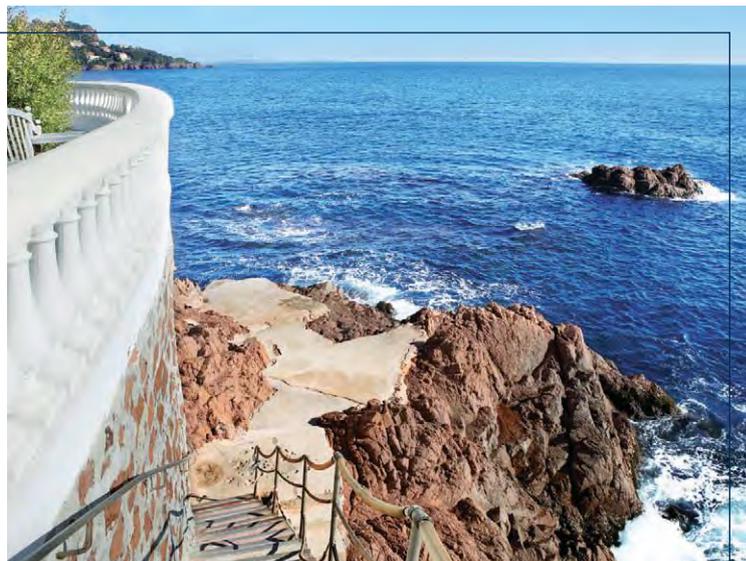


VILLENES SUR SEINE, FRANCE

This magnificent 4,500-square-foot property in the heart of the valley has calming views over the surrounding countryside. The main house includes a reception room with a fireplace and a large, equipped kitchen. Also enjoy a bungalow, a pool house over the swimming pool and 3 parking spaces. A very charming property!

3 bedrooms, 3 baths | €5,750,000

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



SAINT RAPHAËL, FRANCE

A unique and spacious villa featuring breathtaking views over the sea, this home, both Provencal and modern, has a bright living room with bay windows, a fully equipped separate kitchen and a 20,000-square-foot landscaped garden with a swimming-pool area. In perfect condition with quality services, this villa is a haven of peace.

€14,175,000

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



PARIS, FRANCE

With panoramic views of the Louvre, this 5,000-square-foot penthouse, in a historical building built by a famous architect, has a terrace with a swimming pool, a movie theater and a beautiful contemporary interior design. This penthouse has a separate studio and 2 kitchens and is perfect for entertaining. A unique property!

5 bedrooms, 5 baths | €18,000,000

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



PARIS, FRANCE

This 3,400-square-foot apartment, near the Arc de Triomphe, offers views of Paris, the Eiffel Tower and the Bois de Boulogne. With luxuries of Versailles flooring, a fireplace and marble, this apartment features a beautiful entryway and a living/dining room opening onto a terrace. Also enjoy a spacious cellar and double parking.

5 bedrooms, 4 baths | €13,850,000

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





ROME, ITALY

A rare opportunity in building 600, this beautiful 270-square-meter penthouse with exposed beams comprises a lounge with a fireplace, a TV room and a terrace of 30 square meters. The property includes a 25-square-meter attic and a 50-square-meter double attic.

4 bedrooms, 3 baths | Private negotiation
 Represented by: Stella Yllka Beshirja
 Coldwell Banker Italy
 T. 39 06 4201 1305 | barberini@coldwellbanker.it



FLORENCE, ITALY

This charming residence is in a beautifully restored convent and has an innovative design consisting of loft living with a kitchen and office area below. Features include a glass sunroof and a terrace. The property may be used for commercial and/or professional use.

4 bedrooms, 3 baths | Private negotiation
 Represented by: Stella Yllka Beshirja
 Coldwell Banker Italy
 T. 39 06 4201 1305 | barberini@coldwellbanker.it



ROME, ITALY

Located a few meters from “Palazzo delle Esposizioni” is this apartment in a historic, recently renovated building. It includes a lounge with a dining room, a study and 3 mezzanines. The property is divisible into 2 units, which can be purchased separately.

2 bedrooms, 3 baths | \$2,800,000 USD
 Represented by: Stella Yllka Beshirja
 Coldwell Banker Italy
 T. 39 06 4201 1305 | barberini@coldwellbanker.it



ROME, ITALY

Elegant and rare, this exclusive villa with an adjoining medieval tower, consists of a living room with a fireplace, a kitchen, a porch and an outbuilding. It is nearby a well-maintained park of about 800 square meters with a swimming pool.

4 bedrooms, 4 baths | \$2,400,000 USD
 Represented by: Stella Yllka Beshirja
 Coldwell Banker Italy
 T. 39 06 4201 1305 | barberini@coldwellbanker.it





MONTE ARGENTARIO, ITALY

Directly on the cliffs, with platforms and a private dock, sits this large, prestigious villa. The home includes a lounge, double living room, kitchen, dining room, a hobby room, a basement and a cellar. Also enjoy terraces and a garden with a breathtaking sea view.

6 bedrooms, 5 baths | \$8,000,000 USD
 Represented by: Sofia Scotto
 Coldwell Banker Italy
 T. 39 06 4201 1305 | portosantostefano@coldwellbanker.it



MONTE ARGENTARIO, ITALY

This prestigious villa of about 700 square meters has breathtaking sea views and is elegantly finished with fine materials, comprising a double living room, a large kitchen, a hobby room, garage, garden, terraces and a swimming pool. There is a possibility of piece-meal sale.

6 bedrooms, 7 baths | \$4,700,000 USD
 Represented by: Sofia Scotto
 Coldwell Banker Italy
 T. 39 06 4201 1305 | portosantostefano@coldwellbanker.it



MONTE ARGENTARIO, ITALY

In a unique position, directly on the beach, surrounded by terraces and a garden with spectacular sea views, sits this 400-square-meter villa. On 2 levels, the ground floor and 1st floor each include 3 bedrooms and 2 bathrooms. Also enjoy a loft with a study and ample parking.

6 bedrooms, 4 baths | \$4,700,000 USD
 Represented by: Sofia Scotto
 Coldwell Banker Italy
 T. 39 06 4201 1305 | portosantostefano@coldwellbanker.it



MONTE ARGENTARIO, ITALY

This prized, recently restored property is situated in a lovely park with a pool and is surrounded by terraces with an amazing sea view. It includes a welcoming entrance hall, a living room, kitchen and dining room. Also enjoy a 50-square-meter outbuilding.

4 bedrooms, 3 baths | \$4,000,000 USD
 Represented by: Sofia Scotto
 Coldwell Banker Italy
 T. 39 06 4201 1305 | portosantostefano@coldwellbanker.it





INDIAN HARBOUR, NOVA SCOTIA

This executive oceanfront property is nestled on 2.62 acres with over 4,500 square feet and stunning panoramic views. The open main level is perfect for formal entertaining with Travertine floors, a Swarovski crystal chandelier and a grand staircase.

4 bedrooms, 3 full and 1 half baths | \$998,000 CDN
 Represented by: Mariana Cowan
 Coldwell Banker Supercity Realty
 T. 877.450.5752 | marianacowan.com



CHERRY HILL, NOVA SCOTIA

Embrace sunrises and sunsets from this home on over 4 acres and 250 feet of bold oceanfront. This private setting features 180 degrees of ocean, sky and coast and nights are filled with dazzling stars. Enjoy it all, in any season, from your hot tub with custom lights and music.

3 bedrooms, 3 baths | \$599,900 CDN
 Represented by: Mariana Cowan
 Coldwell Banker Supercity Realty
 T. 877.450.5752 | marianacowan.com



HUNTS POINT, NOVA SCOTIA

This oceanfront property offers panoramic views of the Atlantic and has a 5,000-square-foot home on roughly 6 acres of Nova Scotia's South Shore. It has a wraparound terrace, an outdoor gourmet kitchen, 'Lobster Temple' with fireplace and grills and an observation point.

4 bedrooms, 3 full and 1 baths | \$2,750,000 CDN
 Represented by: Mariana Cowan
 Coldwell Banker Supercity Realty
 T. 877.450.5752 | huntspoint.ca



YARMOUTH, NOVA SCOTIA

A fabulous luxury home in a historic seaport community that is ideal for entertaining. This 3-level home is filled with every amenity one would expect of exceptional living, including a state-of-the-art kitchen, gorgeous mahogany hardwood flooring and Italian porcelain tile.

4 bedrooms, 4 full and 3 half baths | \$848,888 CDN
 Represented by: Mariana Cowan
 Coldwell Banker Supercity Realty
 T. 877.450.5752 | marianacowan.com





BEDFORD, NOVA SCOTIA

A beautifully detailed luxury home. It is perfect for entertaining and exquisitely finished, including a chef's dream kitchen, a stunning great room, an elevator, a home theater and an indoor heated pool and hot tub. Situated on a quiet cul-de-sac in a prestigious neighborhood.

5 bedrooms, 6 baths | \$1,550,000 CDN
 Represented by: Mariana Cowan
 Coldwell Banker Supercity Realty
 T. 877.450.5752 | marianacowan.com



WINDSOR JUNCTION, NOVA SCOTIA

This home is on a well-manicured acre lot and is perfect for formal entertaining. It features a chef's dream kitchen with beautiful cabinetry and granite countertops and a master bedroom with an en suite, media room, family room with wet bar and detached double garage.

4 bedrooms, 3 full and 1 half baths | \$889,900 CDN
 Represented by: Mariana Cowan
 Coldwell Banker Supercity Realty
 T. 877.450.5752 | marianacowan.com



LUNENBURG, NOVA SCOTIA

This 4.3-acre oceanfront estate showcases sunrises and sunsets and deep-water mooring. The home has an in-ground saltwater swimming pool, a 2.5-story barn, 2 freshwater ponds, a shale beach, a 100-foot wharf with floating dock and an opportunity to subdivide.

3 bedrooms, 2 full and 1 half baths | \$1,350,000 CDN
 Represented by: Mariana Cowan
 Coldwell Banker Supercity Realty
 T. 877.450.5752 | marianacowan.com



CONQUERALL MILLS, NOVA SCOTIA

Located in an exclusive neighborhood overlooking Petite Riviere, this ICF constructed home has geothermal heating and cooling. It has over 3,000 square feet of prime living area with all the bells and whistles and is situated on over 2 acres of beautiful riverfront property.

3 bedrooms, 2 full and 1 half baths | \$699,900 CDN
 Represented by: Mariana Cowan
 Coldwell Banker Supercity Realty
 T. 877.450.5752 | marianacowan.com





TRYALL CLUB, HANOVER, JAMAICA

Villa Lolita is one of the most stunning villas at the 5-star Tryall Club. With its modern design and luxurious furnishings, this 14,000-square-foot masterpiece has been awarded Villa of the Year for the last 3 years. Built in 2008 and designed by renowned architect Tom Reed, it sits on approximately 4 acres of gently terraced lawns with stunning views, a spectacular pool, kids' pool, staff quarters and more, plus all the amenities of the Tryall Club. *Photos by Suki MacDonald.*

5 bedrooms, 8 baths | \$6,500,000

Represented by: Nicola Delapenha | Coldwell Banker Jamaica Realty | T. 876.445.1900 | ndelapenha@cbjamaica.com | cbjamaica.com





GEORGETOWN, EXUMA, BAHAMAS

The Peace & Plenty Resort offers a once-in-a-lifetime opportunity to own Exuma's landmark hotel. This property presents a unique opportunity to create a world-class resort and island destination. There are 32 hotel rooms and restaurants, dock facilities and a beach site.

32 bedrooms | Price upon request
 Represented by: Colin Lightbourn
 Coldwell Banker Lightbourn Realty
 T. 242.557.1891 | colin@coldwellbankerbahamas.com



DILLYCRAB RANCH, GREAT EXUMA, BAHAMAS

Dillycrab Ranch is located in the middle of 6 miles of one of the best beaches on the island. The property totals 2.61 acres and comprises the Beach Front Cottage, the guesthouse and the 45-by-50-foot garage/workshop. Both residences are move-in ready.

4 bedrooms, 3 full and 1 half baths | \$2,500,000
 Represented by: Judy Hurlock
 Coldwell Banker Lightbourn Realty
 T. 242.357.0600 | judy@coldwellbankerbahamas.com



TILLOO POND, ABACO, BAHAMAS

This spectacular estate spans 11 acres of waterfront property on Tilloo Cay in Abaco. The luxurious 5,400-square-foot home has private deep-water dockage, a beach, a day dock, a pool and a hot tub. Offers unparalleled views of the Sea of Abaco and Atlantic Ocean.

6 bedrooms, 6 full and 1 half baths | \$3,350,000
 Represented by: Mailin Sands
 Coldwell Banker Lightbourn Realty
 T. 242.367.2992 | mailin@coldwellbankerbahamas.com



PARADISE ISLAND, BAHAMAS

Ocean Club Residences & Marina provides luxury condominium living in one of the world's most stunning and exclusive resort destinations. This residence has a 2,400-square-foot interior with 922 square feet of balconies overlooking a private marina and Nassau Harbour.

3 bedrooms, 3 full and 1 half baths | \$2,459,000
 Represented by: Natasha Vythoukaskas
 Coldwell Banker Lightbourn Realty
 T. 242.393.8630 | natasha@coldwellbankerbahamas.com





NORTHEAST | CONNECTICUT · MAINE · MASSACHUSETTS · NEW HAMPSHIRE
NEW JERSEY · NEW YORK · RHODE ISLAND

Greenwich, CT
6 Bedrooms, 7 Full and 1 Half Baths
\$15,750,000

Represented By: Tamar Lurie
Coldwell Banker Residential Brokerage
T: 203.622.1100 | tamar.lurie@coldwellbankermoves.com





FALL IN LOVE

AGAIN



It's hard to resist a Scarsdale estate with authentic century-old charm, all-new elements and an ideal location.

BY CAMILLA McLAUGHLIN

Love at first sight might best describe the owners' initial reaction to this Scarsdale estate. Having already experienced a large newly constructed home, they wanted something with more grace and character. The setting — five-plus acres among the exclusive estates in the Murray Hill neighborhood — couldn't have been more ideal. They were enchanted by the 100-year-old trees surrounding the home as well as the residence's exquisitely crafted molding and medallions, the warm patina of the old floors and the feeling of comfort that only an older home can convey.

Bringing the circa-1907 house to current standards required an extensive renovation. "They literally renovated every square inch, but they retained all the beautiful features, including the original hardware, preserving the elegant charm. As far as the systems go, this is an entirely new house," says Michele Flood with Coldwell Banker Residential Brokerage in nearby Rye, N.Y., who is listing the home for \$12.999 million.

With black-and-white marble floors, a fireplace, arched doorways, Gracie wallpaper and a gently curved stairway, the front-to-back entrance hall is particularly dramatic. From here, French doors open to expansive views of the gardens and the grounds. Just off the living room, the library has the original richly finished oak walls and coffered ceiling. From here, French doors open to a side terrace. Raised panel walls and carved leaf molding highlight the formal dining room.

The owners wisely chose Clive Christian to appoint the new kitchen. French pine cabinetry, limestone floors, marble countertops and glassed china cabinets mesh perfectly with the aesthetic of the rest of the house. A sunny breakfast room overlooking a side yard transitions to a spacious family room. A beamed ceiling, casework by Clive Christian and a fireplace make this room as spectacular as all the others.

The master suite was updated with extensive closets and a Clive Christian bath, but retains the original fireplace and raised panel molding. Overall, the end result, according to Flood, is "an older elegant home that is so gracious it knocks your socks off. Rather than being pompous, it is absolutely beautiful."

It is like living in your grandmother's house, but with the conveniences of the 21st century, say the owners.

As part of the renovation, the owners installed a guesthouse that includes a kitchen, living room, first-floor bedroom and bath, plus two bedrooms on the second floor. In the main house, a back staircase leads to a two-room suite, complete with a bath and kitchenette that is perfect for entertaining, an exercise space or nanny quarters.

Even more desirable is the home's location on Heathcote Road, a street lined with stone walls and gated estates. Minutes from the village of Scarsdale, it offers easy access to major highways. Manhattan is only a 30-minute commute and Westchester airport is less than 10 minutes away. Sited in the middle of 5.39 acres, sheltered by stands of trees and specimen plantings, and completely surrounded by stone walls and hedges, the home also assures absolute privacy. The tennis court and the swimming pool also have been completely refurbished.

The entire property, according to the owners, "fits like a glove" or at least it did until they became empty nesters. Now they are hoping a new family will fall in love with the estate as they did.

Scarsdale, New York
7 bedrooms, 7 full and 2 half baths
\$12,999,000

Represented by: Michele Flood
Coldwell Banker Residential Brokerage
T. 914.417.6317 | Michele.Flood@cbmoves.com





KENNEBUNKPORT, MAINE

This magnificent waterfront home on 1.4 acres along the Maine Coast. Superb craftsmanship prevails throughout—in the family room with fireplace, stunning gourmet kitchen, handsome library, and sunken living room—all looking out over the sea. Enjoy a game room plus watch playful seals at Seal Island from the wraparound deck.

5 bedrooms, 5 full and 1 half baths | \$4,750,000
 Represented by: Jim Appleby | Coldwell Banker Residential Brokerage
 T. 207.967.9900 | james.appleby@nemoves.com



WESTON, MASSACHUSETTS

At the crest of Winsor Way on 4.63 serene acres is this captivating Georgian-Revival residence, built to a level of excellence rarely experienced. The epitome of balance and harmony, one can imagine every aspect of a life well lived within its walls. No amenity has been overlooked, and sumptuous details are discovered at every turn. A truly remarkable home.

6 bedrooms, 8 full and 2 half baths | \$19,500,000
 Represented by: Paige Yates & Kathryn Richlen
 Coldwell Banker Residential Brokerage | T. 781.894.5555



WESTON, MASSACHUSETTS

A magnificent stone and shingle estate nestled on over 3 private acres. Enjoy exquisite craftsmanship and décor throughout 19 rooms and 3 luxurious levels, featuring a 2-story foyer, sunken living room, gourmet kitchen, home theater, fitness area, billiards room, wine cellar, 6 bedrooms, an indoor pool and fantastic grounds.

6 bedrooms, 9 full and 3 half baths | \$11,700,000
 Represented by: Rosemary McCreedy
 Coldwell Banker Residential Brokerage | 781.894.5555



HINGHAM, MASSACHUSETTS

Exceptional waterfront property on 2-plus acres with 200 feet of frontage on Hingham Harbor, just 30 minutes to Boston. Designed by Tom Catalano in 2009, the home is a masterful blend of traditional architecture and modern-day amenities with incredible natural light, spectacular views, a Gunite pool, stone terrace and sweeping lawn to the water's edge.

5 bedrooms, 4 full and 2 half baths | \$10,800,000
 Represented by: Tara Coveney | Coldwell Banker Residential Brokerage
 T. 781.749.4300 | tara.coveney@nemoves.com





WELLESLEY, MASSACHUSETTS

Magnificent, one-of-a kind home set on over an acre in Carisbrooke Road. A marble foyer leads to uniquely designed rooms bursting with elegance and craftsmanship, such as a new “Dalia” gourmet kitchen and a handsome library. A family room opens to a large patio, in-ground pool and Koi ponds. A lower level has a game room, theater and more.

6 bedrooms, 7 full and 2 half baths | \$6,590,000
 Represented by: Adele David | Coldwell Banker Residential Brokerage
 T. 781.237.9090 | adeledavid@comcast.net



WEST NEWTON, MASSACHUSETTS

This beautifully crafted Tudor-style home set on nearly an acre of impeccable grounds features an expansive custom kitchen, formal living and dining rooms, a recreation room, exercise area and wine cellar. A solarium-style sunroom overlooks the fantastic yard with custom stone walls, a patio, putting green and perennial gardens.

6 bedrooms, 5 full and 1 half baths | \$4,999,999
 Represented by: Donna Scott | Coldwell Banker Residential Brokerage
 T. 781.237.9090 | donna.scott@nemoves.com



BEVERLY FARMS, MASSACHUSETTS

This incredible Tudor estate, privately nestled on a sandy beach with breathtaking ocean views, features a great room with parquet floors, a mirrored ballroom, 4 fireplaces, a dining room with European tiles, library with oak flooring, new eat-in kitchen, 7 bedrooms, a pool with cabana, boat house and finished 3rd floor.

7 bedrooms, 6 full and 1 half baths | \$4,900,000
 Represented by: Philio Cushing | Coldwell Banker Residential Brokerage
 T. 978.927.1111 | philio.cushing@nemoves.com



BOSTON, MASSACHUSETTS

This fabulous Commonwealth Avenue residence is on the market for the first time and has original 19th-century features. A private entrance leads to an open floor plan with elegant living room and dining room, south-facing kitchen with terrace, exquisite paneled library, and 4 ensuite bedrooms. Included are a patio, concierge and garage parking.

4 bedrooms, 3 full and 1 half baths | \$4,750,000
 Represented by: Lili Banani | Coldwell Banker Residential Brokerage
 T. 617.247.2909 | lili.banani@nemoves.com





MANCHESTER, MASSACHUSETTS

Exquisite 18th-century Colonial nestled on a private 40-acre enclave with spectacular ocean views that extend to the outer islands and Boston skyline. Beautifully updated with a gourmet kitchen and family room that open to an expansive deck overlooking the Atlantic. Living room and library with fine period detail. Close to beaches and village.

7 bedrooms, 6 full and 1 half baths | \$3,500,000
 Represented by: Lynda Surdam | Coldwell Banker Residential Brokerage
 T. 978.526.7572 | lynda.surdam@nemoves.com



ANDOVER, MASSACHUSETTS

Spectacular Colonial estate set at the end of a cul-de-sac on 3-plus acres in sought-after Fieldstone Meadows. The home features a 2-story marble foyer, state-of-the-art kitchen with adjacent family room, sunroom with double-sided fireplace, luxurious 1st-floor master, media room, fitness area, wine cellar and pool with waterfall.

5 bedrooms, 6 full and 2 half baths | \$3,350,000
 Represented by: Maureen Keller | Coldwell Banker Residential Brokerage
 T. 978.475.2201 | maureen.keller@nemoves.com



NEWTON, MASSACHUSETTS

This stunning, new contemporary Colonial residence in a desirable neighborhood was built by a well-known local builder. This 7,380-square-foot home has been superbly crafted, featuring a state-of-the-art kitchen, adjacent 2-story family room, 6 bedrooms, 6.5 baths, a large fenced-in yard, natural stone walls and a bluestone patio.

6 bedrooms, 6 full and 1 half baths | \$3,195,000
 Represented by: Gina Romm | Coldwell Banker Residential Brokerage
 T. 617.969.2447 | gina.romm@nemoves.com



NEWTON, MASSACHUSETTS

This stately, 22-room Colonial residence is in a sought-after neighborhood. Originally built in 1907, this 3-level home has been handsomely updated with state-of-the-art amenities throughout, including a beautiful gourmet kitchen, a spectacular, finished lower level, and a large in-law/guest suite with separate entrance. Walk to local schools.

6 bedrooms, 6 full and 1 half baths | \$2,995,000
 Represented by: Ilene Solomon | Coldwell Banker Residential Brokerage
 T. 617.969.2447 | ilene.solomon@nemoves.com





WELLESLEY, MASSACHUSETTS

Completely renovated Normandy-style home located in prestigious Cliff Estates. Beautiful foyer, large elegant rooms for entertaining, a new custom kitchen, library and family room with fireplace. A sun-splashed deck overlooks lovely landscaped grounds. Lower level with playroom, game room, exercise room and au-pair suite. Plus 4-car garage.

6 bedrooms, 5 full and 3 half baths | \$4,295,000
 Represented by: Adele David | Coldwell Banker Residential Brokerage
 T. 781.237.9090 | adele.david@nemoves.com



GLOUCESTER, MASSACHUSETTS

This circa-1900 Shingle-style estate set on 2.47 acres on Eastern Point offers far-reaching ocean views, path to deeded beach and pool with luxurious cabana. The 5,800-square-foot property has been renovated with utmost attention to detail and includes a recent addition of a chef's kitchen, family room, master suite, 5 fireplaces and a guest cottage.

7 bedrooms, 5 full and 1 half baths | \$2,950,000
 Represented by: Nancy Goodick & Scott Smith
 Coldwell Banker Residential Brokerage | T. 978.281.8808



WELLESLEY, MASSACHUSETTS

Spectacular custom-built Colonial home set on 1.5 acres of beautiful grounds features superb craftsmanship, New England-style architecture and state-of-the-art amenities. There are 6 bedrooms, a formal dining room, sunken living room, exquisite paneled library, chef's kitchen, stone patios and a finished lower level.

6 bedrooms, 7 full and 1 half baths | \$5,685,000
 Represented by: Donna Scott | Coldwell Banker Residential Brokerage
 T. 781.237.9090 | donna.scott@nemoves.com



BELMONT, MASSACHUSETTS

This majestically sited 11-room brick Colonial home in sought-after area, offers 5 spacious bedrooms, a gracious living room, formal dining room, finished lower level, custom-designed family room with fireplace and coffered ceiling, plus a state-of-the-art kitchen with French doors that open to exquisite gardens and a patio.

5 bedrooms, 3 full and 1 half baths | \$2,500,000
 Represented by: Barbara Nolan | Coldwell Banker Residential Brokerage
 T. 617.484.5300 | barbara.nolan@nemoves.com





WESTWOOD, MASSACHUSETTS

Stately, brick Georgian estate set on 2 secluded acres offering 14 rooms, 7 bedrooms, impressive millwork, a 2-story foyer with curved staircase, formal living room with coffered ceiling and fireplace, banquet-sized dining room, state-of-the-art gourmet kitchen and paneled library. Finished 3rd floor and lower level offer plenty of flexible space.

7 bedrooms, 6 full and 2 half baths | \$2,395,000
 Represented by: Tom Aaron | Coldwell Banker Residential Brokerage
 T. 781.237.9090 | tom.aaron@nemoves.com



WELLESLEY, MASSACHUSETTS

This spectacular brick Colonial home in sought-after Pierce Estates was superbly renovated and expanded. It now features a gracious foyer with bridal staircase and raised mahogany paneling, sunken formal living room, formal dining room with bay window, new gourmet kitchen, new family room with fireplace and a new finished lower level.

4 bedrooms, 4 full and 1 half baths | \$2,295,000
 Represented by: Donna Scott | Coldwell Banker Residential Brokerage
 T. 781.237.9090 | donna.scott@nemoves.com



MATTAPOISETT, MASSACHUSETTS

Inspired by the 19th-century "Low House," this exquisite 5,800-square-foot custom home set in the private Bay Club neighborhood features 12 rooms with state-of-the-art amenities and golf course views. This is truly a magnificent example of tasteful and timeless architecture, built to the very highest standards.

4 bedrooms, 3 full and 2 half baths | \$2,000,000
 Represented by: MaryAnn Hayes | Coldwell Banker Residential Brokerage
 T. 508.748.3044 | maryann.hayes@nemoves.com



LYNNFIELD, MASSACHUSETTS

Exquisite 11,000-square-foot, Tudor-style home with stunning golf course views begins with a 2-story granite foyer welcoming you to 15 grand rooms. Included are a gourmet cherry kitchen, family room with stone fireplace, sunken living room, 1st-floor guest suite, banquet-sized dining room, 3rd-floor fitness area and a leisure room with bar.

6 bedrooms, 5 full and 1 half baths | \$1,695,000
 Represented by: Frank Rossetti & Martha Poti
 Coldwell Banker Residential Brokerage | T. 781.334.5700





WEST GLOUCESTER, MASSACHUSETTS

Scenic views of Ipswich Bay over 33 pastoral acres with private water frontage provide an idyllic setting for "The Homestead," a stunning English Manor close to Boston. Superbly renovated, the home features a new family room, new chef's kitchen, wide pine floors, 7 bedrooms and home office space. Enjoy a tidal dock, garage and detached barn.

7 bedrooms, 4 full and 1 half baths | \$3,758,000
 Represented by: Lynda Surdam | Coldwell Banker Residential Brokerage
 T. 978.526.7572 | lynda.surdam@nemoves.com



GILFORD, NEW HAMPSHIRE

Remarkable 20-room residence presides over 1.83± acres on the shores of Lake Winnepesaukee. Enjoy a dramatic family room, well-appointed kitchen, professional cinema, billiards room, gym, offices, a game room and more. A stone terrace, sandy beach, docking for 3 boats, 9 garages and a carriage house compose the idyllic setting.

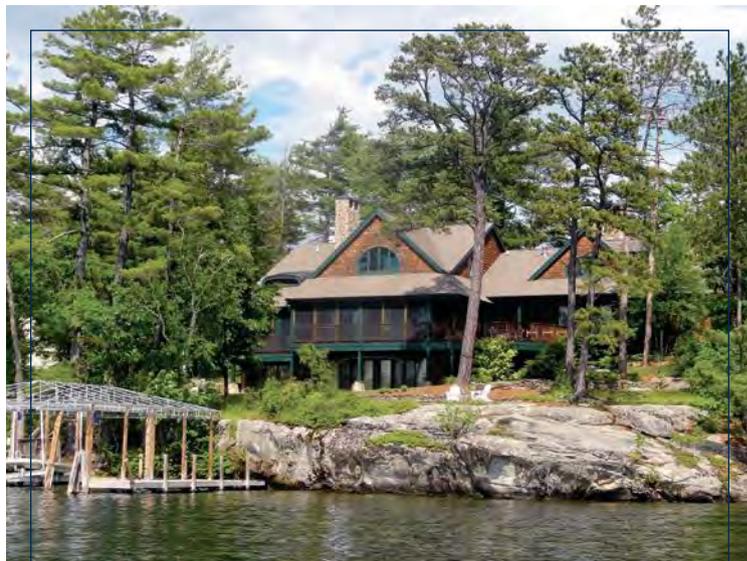
5 bedrooms, 7 full and 3 half baths | \$10,000,000
 Represented by: Susan C. Bradley | Coldwell Banker Residential Brokerage
 T. 603.524.2255 | susan.bradley@nemoves.com



GLOUCESTER, NEW HAMPSHIRE

This private, 18-room mountaintop home has sweeping scenic views across 194.5 extraordinary acres. Sprawling family room with vaulted ceilings, beautiful oversized windows, a stone fireplace and adjacent gourmet kitchen grace the interior, plus there is an indoor pool, home theater, 11 fireplaces, a 4-car garage with studio, and a guesthouse.

4 bedrooms, 5 full and 2 half baths | \$4,450,000
 Represented by: Susan C. Bradley & Judy McShane
 Coldwell Banker Residential Brokerage | T. 603.524.2255



MEREDITH, NEW HAMPSHIRE

Exceptional Adirondack-style residence with 230 feet of lakeside frontage features an inviting great room with cathedral ceiling, a soaring fieldstone fireplace, adjacent gourmet kitchen and sliders to the deck. There are 5 bedrooms, a state-of-the-art entertainment area, plus a new, detached 2 bedroom guesthouse.

6 bedrooms, 5 full and 1 half baths | \$4,300,000
 Represented by: Ellen Mulligan | Coldwell Banker Residential Brokerage
 T. 603.253.4345 | ellen.mulligan@nemoves.com

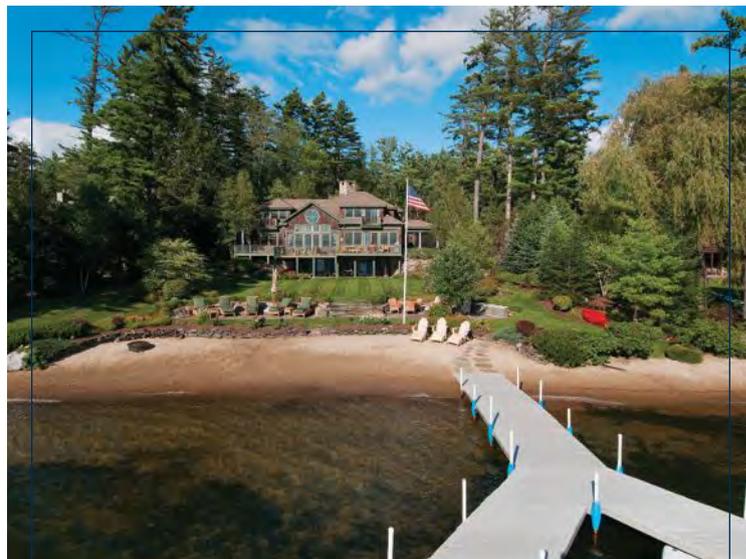




CAMPTON, NEW HAMPSHIRE

Perched atop the White Mountains, minutes to skiing and the lakes region, Cheddar Ridge welcomes you to 477 acres of paradise with multiple ponds and breathtaking views. Step into nearly 12,000 square feet of custom living space with state-of-the-art amenities, including recording studios, offices, a gym, decks and a pub-style bar.

6 bedrooms, 3 full and 1 half baths | \$4,250,000
 Represented by: Robert Casoni | Coldwell Banker Residential Brokerage
 T. 603.569.2533 | robert.casoni@nemoves.com



MOULTONBOROUGH, NEW HAMPSHIRE

Remarkable 6-bedroom Adirondack home nestled on nearly 2 acres with 152 feet of sandy beach on Lake Winnepesaukee. The open layout features an enormous family room with vaulted ceiling, finely crafted post-and-beam ceilings in the dining room and a gourmet kitchen. Plus an attached 3-car carriage house with guest suite and a dock.

6 bedrooms, 6 full and 2 half baths | \$3,795,000
 Represented by: Ellen Mulligan | Coldwell Banker Residential Brokerage
 T. 603.253.4345 | ellen.mulligan@nemoves.com



BEDFORD, NEW HAMPSHIRE

Built nicely into 8-plus private acres of professionally kept grounds, this Deck House, inspired by the architecture of Frank Lloyd Wright, has 5 bedrooms and 8,000-plus square feet of flexible living area. Features include a custom-built office, workout/media room and an incredible mahogany-paneled atrium with heated indoor pool.

5 bedrooms, 4 full and 2 half baths | \$1,550,000
 Represented by: Steven MacDougall & Tim MacDougall
 Coldwell Banker Residential Brokerage | T. 603.471.0777



BEDFORD, NEW HAMPSHIRE

Spectacular custom-built Tudor-style home on 1.8 acres has spacious rooms, including a formal sunken living room with fireplace, formal dining room and family room, both with backyard and patio access, 2 home offices and a gourmet kitchen with adjacent 2-story gathering room. Enjoy a great room, bonus 3rd floor and a 10-car garage.

6 bedrooms, 6 full and 1 half baths | \$1,200,000
 Represented by: Aurora Pincince & Joanne Edwards
 Coldwell Banker Residential Brokerage | T. 603.471.0777





BRISTOL, RHODE ISLAND

Chic, elegant penthouse with panoramic views of Narragansett Bay. Subtle colors and textures, streamlined fixtures and sophisticated details speak to an artistic sensibility. There is a modern kitchen, bamboo floors and a spacious master suite. A private terrace offers year-round water views. The grounds include a marina and harborside pool.

3 bedrooms, 2 baths | \$1,799,000
 Represented by: Louise Donahue & John Noble
 Coldwell Banker Residential Brokerage | T. 401.247.0202



WICKFORD VILLAGE, RHODE ISLAND

Beautifully restored landmark Victorian residence in the heart of Wickford Village features superb millwork, 4 bedrooms, a new stainless-steel kitchen and a sunroom overlooking the Cove. The wraparound porch, patio, cobblestone-lined gardens and Koi pond overlook the Cove. Enjoy seaside life with village shops and cafes just steps away.

4 bedrooms, 2 baths | \$1,300,000
 Represented by: Alison Carcieri-Cassidy
 Coldwell Banker Residential Brokerage | T. 401.884.8050, ext. 170



WAYLAND, MASSACHUSETTS

Evoking memories of the lifestyle of a bygone era, this estate property boasts significant period details combined with numerous recent updates. The extraordinary 5-acre setting embraces the main house with porte-cochere, guest cottage/pool house, pool, tennis court and a 2-story barn. Enjoy a designer kitchen and a 2-story family room.

6 bedrooms, 5 full and 1 half baths | \$2,700,000
 Represented by: Fern Firth | Coldwell Banker Residential Brokerage
 T. 508.358.5131 | fern.firth@nemoves.com



GLOUCESTER, MASSACHUSETTS

Magnificent ocean-view saltwater farm set on over 28 rolling acres that include stunning gardens, a pond, barn with paddock, separate caretaker's cottage and fieldstone playhouse. There is an exquisite master suite with pond and ocean views. This estate has been restored with a new chef's kitchen that overlooks the fields, gardens and Atlantic.

7 bedrooms, 7 full and 2 half baths | \$4,800,000
 Represented by: Lynda Surdam | Coldwell Banker Residential Brokerage
 T. 978.526.7572 | lynda.surdam@nemoves.com





BEDFORD, NEW HAMPSHIRE

Situated on 3 wooded acres, this Chateau-style residence features an all-brick exterior and beautiful lush landscaping. Grand foyer with a curved mahogany staircase, gourmet kitchen with state-of-the-art appliances, sunken living room and luxurious master suite. Both the interior and exterior have been customized with exceptional features.

4 bedrooms, 3 full and 1 half baths | \$1,500,000
 Represented by: Steve MacDougall | Coldwell Banker Residential Brokerage
 T. 603.471.0777 | steve.macdougall@nemoves.com



JAMESTOWN, RHODE ISLAND

Spectacular waterfront property with panoramic ocean views is on over 3 acres with 340 feet of water frontage, is steps to a private beach and has a carriage house plus 2 cottages. Three sun-drenched master suites each provide a personal shoreline oasis. Enjoy soothing coastal relaxation on one of the 2 decks overlooking the Atlantic.

4 bedrooms, 4 baths | \$4,950,000
 Represented by: Bonnie Kaplan | Coldwell Banker Residential Brokerage
 T. 401.884.8050 | bonnie.kaplan@nemoves.com



TIVERTON, RHODE ISLAND

Masterful craftsmanship is apparent at this true equine estate, with a fully equipped 18-stall barn, paddocks and a plethora of equestrian facilities. Indoor, outdoor and grand prix arenas are ready for perpetual riding enjoyment. A 9-room cottage comprises gracious living spaces. On 10 acres of scenic landscape with pastures and trails.

3 bedrooms, 2 baths | \$2,400,000
 Represented by: Louise Donahue & John Noble
 Coldwell Banker Residential Brokerage | T. 401.247.0202



EAST GREENWICH, RHODE ISLAND

Custom-built home is on a cul-de-sac with 27 acres offering complete privacy. Magnificent craftsmanship is evident throughout welcoming rooms graced with abundant light, French doors and gorgeous décor. A gourmet kitchen has a unique center island and adjacent breakfast area. Enjoy a deck with pergola, in-ground pool, hot tub and cabana.

4 bedrooms, 3 full and 2 half baths | \$2,400,000
 Represented by: Bonnie Kaplan | Coldwell Banker Residential Brokerage
 T. 401.884.8050 | bonnie.kaplan@nemoves.com





WESTPORT, CONNECTICUT

Hidden behind high stone walls and privacy gates on 4 direct waterfront acres, this magnificent 10,000-square-foot manor house was designed by a noted NY architect with the ultimate in luxury details. A 2-bedroom separate guesthouse and 6-car carriage house complete the estate. All 17 rooms of the main house open to Long Island Sound.

6 bedrooms, 6 full and 1 half baths | \$24,950,000
 Represented by: Darlene Letersky | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | darlene.letersky@cbmoves.com



GREENWICH, CONNECTICUT

European gardens embrace this beautiful classic English Country Manor set on 4.17 acres behind gates with a breathtaking magnolia-lined drive. Four years of restoration unveils a stunning visual by designer Bilhuber. Exceptional quality is at every turn from billiards, gym and massage rooms to a guesthouse, staff quarters and total privacy.

8 bedrooms, 10 full and 3 half baths | \$18,750,000
 Represented by: Tamar Lurie | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | tamar.lurie@cbmoves.com



GREENWICH, CONNECTICUT

Exceptional home on 17 acres in exclusive Conyers Farm is being sold fully furnished. Extensive 2-year renovation by a renowned interior designer offers a fundamentally traditional with modern interior. Outside has a new stone drive, beautiful boxwood gardens, a pool area and log-cabin guesthouse. A generator powers entire house and cabin.

7 bedrooms, 5 full and 2 half baths | \$15,000,000
 Represented by: Kathryn Clauss & Joanne Mancuso | T. 800.767.0078
 Coldwell Banker Residential Brokerage | kathryn.clauss@cbmoves.com



GREENWICH, CONNECTICUT

Incredible water views offer privacy and a superb location in a unique, very special property. Built in 2000, this post-modern home has over 6,000 square feet of luxury with walls of glass, high ceilings and a great floor plan. Located close to town and nestled on just under 2 acres, this exciting retreat boasts rolling lawns, a stone terrace and delightful pool.

3 bedrooms, 5 full and 1 half baths | \$10,750,000
 Represented by: Tamar Lurie | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | tamar.lurie@cbmoves.com





GREENWICH, CONNECTICUT

This classic Georgian Colonial home is set on 2.5 acres in prestigious Round Hill. Designed with a touch of country flair, this newly constructed masterpiece has an impressive marble foyer, oversized living room with French doors to the terrace, a custom gourmet kitchen, home theater, wine cellar, fitness area, sauna, game room and pool.

7 bedrooms, 7 full and 2 half baths | \$8,450,000
 Represented by: Lauro Jardim | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | bellojardim@yahoo.com



RIVERSIDE, CONNECTICUT

Capture your dream of living at water's edge with spellbinding nautical views of dramatic sun and moon sets. One of the most dramatic water views in town, this seaside retreat overlooks Greenwich Cove and LI Sound to NYC. Situated in private Harbor Point with access to beach and association deep-water dock. Walk/bike to Tod's Point and village.

5 bedrooms, 3 full and 1 half baths | \$6,950,000
 Represented by: Tamar Lurie | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | tamar.lurie@cbmoves.com



GREENWICH, CONNECTICUT

In the tradition of the great pre-war estates of Greenwich, this exquisite English Manor-style residence is in a class by itself. Set on over 3 acres, this estate features impeccable accents and wide open, comfortable living space. Enjoy a grand foyer, gourmet kitchen, media room, wine cellar, billiards room, gym and luxurious master suite.

7 bedrooms, 7 full and 3 half baths | \$7,495,000
 Represented by: Claudia Hirsch | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | claudiah25@yahoo.com



RIVERSIDE, CONNECTICUT

Totally renovated 6-bedroom Colonial features exquisite molding, exceptional built-ins, custom cabinetry, gleaming oak floors and window seats. Enjoy a formal living room with fireplace, dining room with fireplace and a gourmet kitchen with marble counters. Situated on 2-plus level acres with an updated guesthouse and magnificent gardens.

6 bedrooms, 5 full and 1 half baths | \$5,750,000
 Represented by: Linda Collins | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | linda.collins@cbmoves.com





GREENWICH, CONNECTICUT

This magnificent 6-bedroom brick Colonial on 2 lush acres in a new, backcountry gated community, features a family room with cathedral ceilings and stone fireplace, custom hardwoods, a paneled library, and gourmet kitchen with French doors to patio. Property sited for pool and tennis courts, plus potential 3rd floor.

6 bedrooms, 7 full and 2 half baths | \$5,495,000
 Represented by: Barbara Zaccagnini | T. 800.767.0078
 Coldwell Banker Residential Brokerage | bzaccagnini@hotmail.com



NORTH GRANBY, CONNECTICUT

Spectacular 8,600-plus-square-foot Colonial estate is set on a state-of-the-art 85-acre farm with pond, waterfall and mountain views. Superbly updated, it offers 13 spacious rooms, including a chef's kitchen, paneled library and extensive patios. Its horse facility offers an 18-stall barn, apartment and incredible 100-by-200-foot indoor arena.

4 bedrooms, 4 full and 3 half baths | \$4,990,000
 Represented by: Penny Woodford | T. 800.767.0078
 Coldwell Banker Residential Brokerage | penny.woodford@cbmoves.com



BRANFORD, CONNECTICUT

Extraordinary 5-bedroom waterfront property with panoramic views. Beautifully updated throughout, with floor-to-ceiling windows, a gourmet kitchen, formal dining room, office with built-ins and a master suite with domed ceilings, whirlpool bath and walk-in closet. Entertain on the exquisite patio with outdoor kitchen overlooking the pool.

5 bedrooms, 3 baths | \$4,950,000
 Represented by: Joe Piscitelli | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | jocoldwell@aol.com



OLD SAYBROOK, CONNECTICUT

Vacation year round in this beautifully renovated Shingle-style beachfront Fenwick cottage. An easy flow allows for indoor and outdoor living and entertaining. Large front-to-back sun room, eat-in chef's kitchen with fireplace, master suite with private balcony and bath with whirlpool tub, attached 2-bay garage, full basement, central air and large lawn.

5 bedrooms, 5 full and 2 half baths | \$4,950,000
 Represented by: Joe Rhodes III | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | joe.rhodes@cbmoves.com





GREENWICH, CONNECTICUT

Stunning Chateau-style home in desirable Khakum Wood association has elegantly appointed rooms, including a living room with fireplace and doors to the terrace, formal dining room, library with fireplace and generous bookcases, and luxurious 1st-floor master suite. Enjoy impeccable grounds with 2 acres of lush lawns, gardens and a slate pool.

4 bedrooms, 4 full and 1 half baths | \$4,695,000
 Represented by: Joanne Mancuso & Kathryn Clauss | T. 800.767.0078
 Coldwell Banker Residential Brokerage | joanne.mancuso@cbmoves.com



GREENWICH, CONNECTICUT

Palatial Colonial on 5-plus private acres offers exceptional custom features, including limestone, travertine and wide-plank oak floors, custom molding and generous built-ins. A magnificent great room offers a 20-foot domed ceiling, inviting fieldstone fireplace, a Juliet balcony and French doors that open to the limestone patio and pool.

5 bedrooms, 6 baths | \$4,595,000
 Represented by: April Gasparino | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | april.gasparino@cbmoves.com



REDDING, CONNECTICUT

Twelve private acres, a custom shingle-style home and a 2-story, 5-stall barn provide the setting for this exceptional equestrian estate property. A gourmet kitchen with indoor grill, log cabin-style recreation room, 7 bedrooms, including a superb master suite, and a family room with unique domed ceiling begin the long list of highlights.

7 bedrooms, 7 full and 1 half baths | \$4,500,000
 Represented by: Mary Nagle | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | mary.nagle@cbmoves.com



GREENWICH, CONNECTICUT

This beautiful estate near town is on 3.17 acres with gardens, lawns, a pool and terraces. Nine fireplaces, high ceilings, wainscoting and molding, grand living/dining rooms and classic extras impart an understated elegance. A 1st- or 2nd-floor master and in-law suite, gourmet kitchen, breakfast room, library and more create a perfect retreat.

8 bedrooms, 6 full and 2 half baths | \$4,400,000
 Represented by: Susan Detchon Anderson | T. 800.767.0078
 Coldwell Banker Residential Brokerage | homes4good@gmail.com





RIDGEFIELD, CONNECTICUT

Architectural masterpiece designed by architect Richard Foster, was built on the former property of the Ridgefield School for Boys. Large entertaining areas, 50-mile views and more enhance the 18-acre estate, with a heated pool, 6-car garage and full gymnasium with an attached 2-bedroom apartment, a 4-stall horse barn and paddock.

5 bedrooms, 4 full and 2 half baths | \$3,999,995
 Represented by: Gail Reifsnyder | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | gbr1933@aol.com



EAST LYME, CONNECTICUT

A gated, winding cobblestone drive surrounded by mountain vistas and 40 acres of rolling lands with orchards provide the setting for this exquisite, custom-built estate. Open the door to 19 elegant rooms, featuring a gorgeous country kitchen that opens to the family room, a theater, heated pool, athletic courts, a pond and barn.

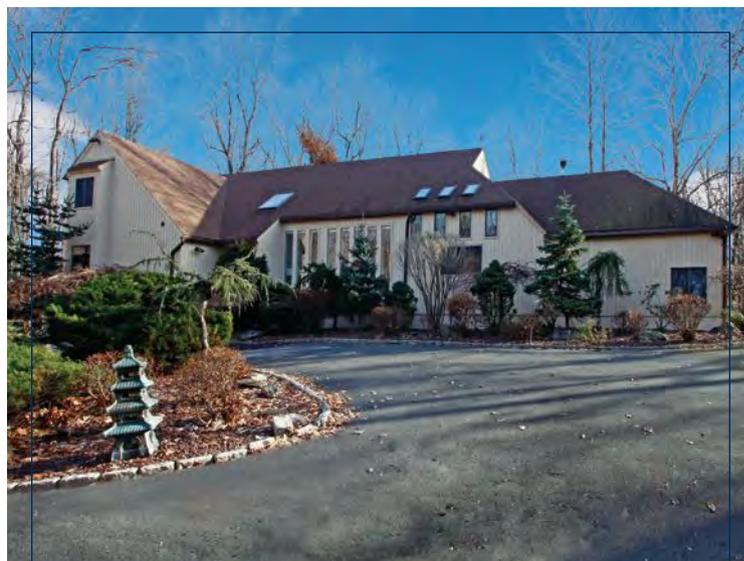
5 bedrooms, 5 full and 3 half baths | \$3,800,000
 Represented by: Joe Piscitelli | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | jcoldwell@aol.com



BRANFORD, CONNECTICUT

The soothing sounds of the surf, majestic views and nearly 100 feet of sandy beach provide the setting for this spectacular beachfront property. Perched at the mouth of Branford Harbor, this 4,000-square-foot home has been beautifully renovated with flawless details, state-of-the-art amenities and a well-designed, open floor plan.

5 bedrooms, 4 baths | \$3,600,000
 Represented by: Sheridan Peterson | T. 800.767.0078
 Coldwell Banker Residential Brokerage | sheri.peterson@cbmoves.com



GREENWICH, CONNECTICUT

Elegant 5-bedroom contemporary home set on 4-plus acres of private woods in desirable Round Hill. Extraordinary craftsmanship and a flexible floor plan throughout 3 levels of living space, featuring high ceilings, generous windows, a hand-crafted stone fireplace, chef's kitchen, luxurious 1st-floor master and a custom deck.

5 bedrooms, 4 full and 1 half baths | \$3,200,000
 Represented by: Suzan F. Rose | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | suzan.rose@cbmoves.com





OLD LYME, CONNECTICUT

This gracious waterfront Colonial estate set on 6 private acres has 402 feet of frontage. A sophisticated interior features high ceilings, detailed molding, 3 fireplaces, a living room, formal dining room, handsome library and sunroom. The sprawling grounds include a guesthouse, stone patio, pool and dock.

4 bedrooms, 3 full and 1 half baths | \$2,540,000
 Represented by: Jodi Strycharz | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | jodi.strycharz@cbmoves.com



WESTON, CONNECTICUT

Sparkling, 11-room Shingle-style Colonial home is set on an amazing lakefront with private beach and dock. A well-designed floor plan has high ceilings, natural light and panoramic water views throughout. Informal, yet elegant, it features a spacious master suite with dressing room and deck, finished lower level and a premier location.

4 bedrooms, 4 full and 1 half baths | \$2,500,000
 Represented by: Leslie Riback | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | leslie@leslieriback.com



WATERFORD, CONNECTICUT

Custom built to the highest standards and finished in 2011, this is a rare waterfront offering! Owning 550 feet along Sandy Point Beach, this 5-bedroom, 5.2-bath masterpiece offers the ultimate in waterfront living. Quality and functionality blend together in this 6,300-square-foot, move-in-ready home. A dock permit is in place.

5 bedrooms, 5 full and 2 half baths | \$2,400,000
 Represented by: Joe Rhodes III | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | joe.rhodes@cbmoves.com



MADISON, CONNECTICUT

This waterfront with a sandy beach and large yard was built in 2002 with central air-conditioning, hot-water floor radiant heat and an open kitchen. This serene home at the end of a private lane is in the perfect setting for an escape or year-round residence. Beautifully designed to take advantage of the spectacular Long Island Sound views.

3-plus bedrooms, 3 baths | \$2,250,000
 Represented by: Lorey Walz & Meig Walz Newcomb | T. 800.767.0078
 Coldwell Banker Residential Brokerage | lorey.walz@cbmoves.com





SOUTH GLASTONBURY, CONNECTICUT

"Stone Manor" is the centerpiece of a splendid compound set on 5 private acres. Elegant, elaborate details grace all areas of this exquisite home, such as the custom woodwork and marble, a gourmet kitchen and luxurious master suite. An oversized patio overlooks the lush grounds, beautiful plantings and a gazebo; includes a guesthouse.

4 bedrooms, 5 full and 3 half baths | \$1,999,999
 Represented by: Margaret Wilcox | T. 800.767.0078
 Coldwell Banker Residential Brokerage | margaret.wilcox@cbmoves.com



AVON, CONNECTICUT

Majestically sited in one of Avon's most beautiful and prestigious neighborhoods, this one-of-a-kind residence enjoys captivating views and state-of-the-art amenities. There is a well-appointed chef's kitchen, cherry great room, 8-seat theater, elevator and an incredible patio and summer kitchen for entertaining alongside the pool and hot tub.

5 bedrooms, 5 full and 3 half baths | \$2,100,000
 Represented by: Trish Murphy | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | trish.murphy@cbmoves.com



WILTON, CONNECTICUT

Significant, 1936 international-style home set on 3 private acres with a pool and barn. All rooms open in some form to the outdoors, incorporating nature with everyday living. There are superbly detailed staircases, a 2-story foyer, mahogany kitchen, 5 fireplaces, rooftop clerestory, library, office, a 2nd-floor master with sitting room and balcony.

6 bedrooms, 4 full and 2 half baths | \$1,699,000
 Represented by: Ellen Christian & Anne Forland | T. 800.767.0078
 Coldwell Banker Residential Brokerage | ellen.christian@cbmoves.com



MILFORD, CONNECTICUT

Beautiful 4,500-square-foot beachfront home with captivating views of Long Island Sound features an open floor plan, high ceilings, 5 bedrooms, a private 3rd-floor suite and a gourmet kitchen that opens to both a separate den and a family room with fireplace and deck doors. Close to village and train; only 65 miles to NYC.

5 bedrooms, 4 full and 1 half baths | \$1,647,000
 Represented by: Joe Piscitelli | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | jocoldwell@aol.com





OLD SAYBROOK, CONNECTICUT

Architecturally pleasing Shingle-style beach house with 3,600 square feet on 3 comfortable levels. Located in historic Cornfield Point, this property offers both private and association beaches. Enjoy large windows throughout, an eat-in kitchen, living room with fireplace, sunroom and breathtaking views on the brick patio. Close to town and train.

3 bedrooms, 2 full and 1 half baths | \$1,499,000
 Represented by: Susan Malton | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | susan.malton@cbmoves.com



SOUTH GLASTONBURY, CONNECTICUT

Old World, European-style, custom-built Colonial near South Glastonbury village has an 18th-century original abode that has been restored and substantially expanded, featuring extensive millwork and superb craftsmanship throughout. There is a gourmet kitchen with wood-fired pizza oven and a 4-bay pos-and-beam barn/garage.

5 bedrooms, 4 full and 3 half baths | \$1,495,000
 Represented by: Chris Balfanz | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | chrisbalfanz@gmail.com



HAMDEN, CONNECTICUT

Beautifully renovated classic Colonial on 2.6 acres with scenic woodlands and lakeside views. State-of-the-art kitchen, formal living room with fireplace, library with generous built-ins, wonderful sunroom, luxurious master suite with balcony, plus a detached 2-bedroom carriage house with 3-car garage enhance the property.

5 bedrooms, 4 full and 1 half baths | \$1,325,000
 Represented by: Pat Cardozo | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | pat.cardozo@snet.net



RIDGEFIELD, CONNECTICUT

Contemporary home set on 2-plus acres of privacy abutting the Silvermine River, offers a chef's kitchen, living room with red cedar ceiling, formal dining room with Brazilian teak floors, family room with fireplace, fully equipped gym and a sun-filled 1st-floor master suite in addition to a 2nd-floor master suite. The quintessential country hideaway.

4 bedrooms, 3 full and 1 half baths | \$1,269,000
 Represented by: Carol Hanlon | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | carol.hanlon@cbmoves.com





AIRMONT, NEW YORK

Beautifully sited on 7.3 acres, this private 18-room gated resort-style estate features 10,000-plus square feet, mountain views, a museum-style gallery, waterfall, music room, home gym, pool, tennis, cabana, barn and caretaker's quarters with subdivision possibilities located on the Saddle River, New Jersey, border and 45 minutes to NYC.

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



LLOYD HARBOR, NEW YORK

This stunning all-brick Colonial on 2 gorgeous acres is located on one of the prettiest lanes in Lloyd Harbor. Beautifully designed with exceptional craftsmanship and detail. Enjoy 5 bedrooms and 3.5 baths, a stone fireplace and a gourmet kitchen with French doors opening to lovely brick patios and beautiful gardens. The luxury you deserve!

5 bedrooms, 3 full and 1 half baths | \$2,099,999
 Represented by: Coldwell Banker Residential Brokerage
 T. 631.623.5120 | coldwellbankermoves.com



DIX HILLS, NEW YORK

Brand-new custom home, on an acre, is ideal for fine family living and endless entertaining. The all-brick residence features more than 5,600 lavish square feet with custom cabinetry, wainscoting, walls of windows, hardwood floors and superior craftsmanship throughout. There is also a 2-story marble foyer and a rotunda den with walls of glass.

6 bedrooms, 5 full and 1 half baths | \$1,799,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 631.623.5120 | coldwellbankermoves.com



SUFFERN, NEW YORK

Welcome to this entirely rebuilt Colonial bordering Harriman State Park, with 200 miles of wooded trails and picturesque lakes. This spectacular home enjoys a private cul-de-sac location and a resort setting boasting ponds, waterfalls, stone patios, brick patios and a pool. Ideal for entertaining with a 30-foot ceiling, 3 fireplaces and more.

5 bedrooms, 5 full and 1 half baths | \$1,650,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com





BEDFORD CORNERS, NEW YORK

Designed by Dinyar Wadia, this Normandy-inspired estate takes command of 22 acres of intricate European gardens, romantic terraces, immaculately groomed pastures and a pool with a view of the Hudson Valley. The gated residence is comprised of 15 rooms and a professionally equipped equestrian facility, home to Olympian dressage.

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



NORTH CASTLE, NEW YORK

This captivating 15-acre estate sits at end of a cul-de-sac in Conyers Farm. This authentically designed 8-bedroom home features reclaimed wood flooring, post-and-beam ceilings and top-of-the-line appliances and systems. There is a pool, cabana and garage parking for 6 cars. Home of renowned polo grounds; Greenwich address.

8 bedrooms, 6 full and 3 half baths | \$5,950,000
 Represented by: Monica Webster | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | monicawebster@me.com



RYE, NEW YORK

Premier country estate nestled on 2.4 exquisitely landscaped acres with heated pool, all-weather tennis court and picturesque pond. Old World elegance is evident with high ceilings, 6 fireplaces, distinctive architectural molding, 7,000-plus square feet and masterfully updated amenities. Located in a prestigious country club area, near the village of Rye.

7 bedrooms, 5 full and 2 half baths | \$4,995,000
 Represented by: Michele C. Flood | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | michele.flood@cbmoves.com



RYE, NEW YORK

Premier waterfront home designed by Charles Forberg in a picturesque location between LI Sound and the sparkling waters of Manursing Lake. Walls of glass, views in every direction, light and dramatic architecture throughout this spectacular, unique home. First-floor master, 3-4 additional bedrooms, grand covered deck, private dock and idyllic location.

4 bedrooms, 3 full and 1 half baths | \$4,595,000
 Represented by: Michele C. Flood | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | michele.flood@cbmoves.com





CARMEL, NEW YORK

Situated atop 30 acres with mountain views, this unique compound is comprised of 3 residences on separate lots. The 6,700-plus-square-foot main house offers state-of-the-art amenities, 4 bedrooms, a sauna, decks and an infinity-edge pool. Also offered separately: main house on 19 acres for \$3.5M, the 2 additional residences on 11 acres for \$2.5M.

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

Represented by: Ted Becerra & Jayne Morelock | T. 800.767.0078
Coldwell Banker Residential Brokerage | ted.becerra@cbmoves.com



DOBBS FERRY, NEW YORK

Splendid English manor residence surrounded by 2.2 park-like acres in a prestigious neighborhood. Behind the finely crafted brick and stone exterior lies 6,000 square feet with grandly scaled rooms, rich architectural details, modernized systems, a gourmet kitchen, sumptuous master suite, treetop vistas and distant Hudson River views.

5 bedrooms, 4 full and 2 half baths | \$3,595,000

Represented by: Rebekah Fiorito | Coldwell Banker Residential Brokerage
T. 800.767.0078 | rebekah.fiorito@cbmoves.com



RYE, NEW YORK

Milton Point Gem! Luxuriously and completely restored historic Colonial, circa 1780, on a picturesque acre with heated pool. Magnificently renovated custom kitchen with seating around a fireplace, plus family room with fireplace and home theater. Gracious, expansive rooms, 9-foot ceilings and a new master suite. Walk to school, private clubs and marina.

6 bedrooms, 4 full and 1 half baths | \$3,595,000

Represented by: Michele C. Flood | Coldwell Banker Residential Brokerage
T. 800.767.0078 | michele.flood@cbmoves.com



HARRISON, NEW YORK

Picture-perfect country estate with tennis court in prestigious Sterling Ridge is brimming with character. An inviting entry hall leads to a large family room with beamed ceiling, elegant living room and formal dining room, all adorned with hardwoods, exquisite molding and detailed craftsmanship. Unique 1st-floor master suite and dressing room.

7 bedrooms, 5 full and 1 half baths | \$2,995,000

Represented by: Amy Cole | Coldwell Banker Residential Brokerage
T. 800.767.0078 | amy.cole@cbmoves.com





BRIARCLIFF MANOR, NEW YORK

Luxurious 3-plus-bedroom villa at the renowned Trump National, includes golf membership plus the homeowner's vast collection of antiques, designer furniture, wine collection and more! A world-class golf course and social lifestyle await with a fitness center, spa, pool, cabana and tennis all in a glorious setting.

3 bedrooms, 4 full and 1 half baths | \$3,200,000
 Represented by: Suzan Zeolla | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | suzan.zeolla@cbmoves.com



RYE, NEW YORK

Gracious Colonial-style residence set on Westchester Country Club grounds has a 2-story foyer, living room with marble fireplace, gourmet kitchen and an oversized master suite. The lower level includes a work-out room, wine cellar, wet bar and dark room. A free-form shoreline pool with waterfall and landscaped lawns complete this offering.

6 bedrooms, 4 full and 1 half baths | \$2,995,000
 Represented by: Sula Pearlman | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | sula.pearlman@cbmoves.com



RYE, NEW YORK

Pleasure, privacy and peace in a famous and desirable area. This architecturally refreshed residence is in fabulous condition and magnificently landscaped with exotic plantings encompassing the pool and terraces. Interiors created by a noted designer. Great rooms facilitate family living and grand entertaining in this light-filled country retreat.

5 bedrooms, 4 full and 2 half baths | \$2,500,000
 Represented by: Marilyn Estess | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | marilyn.estess@cbmoves.com



HARRISON, NEW YORK

Magnificent architectural gem! Exquisite gated estate on 1.9 private acres in exclusive Sterling Ridge, just 35 minutes to NYC. Designed by Frank J. Forster, breathtaking Old World craftsmanship is now enhanced by stunning renovations. Ludowici roof, romantic turrets, mullioned windows and magnificent kitchen. Terraces, a pool and a 4-car garage.

6 bedrooms, 5 full and 2 half baths | \$2,475,000
 Represented by: Michele C. Flood | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | michele.flood@cbmoves.com





WESTFIELD, NEW JERSEY

Set on 4.72 richly landscaped acres in a historic park-like enclave of distinguished homes, this exquisite 16-room estate is the ideal combination of comfort and relaxed elegance. It is graced with luxurious appointments throughout 4 spacious stories, with 8 bedrooms, 8 full and 2 half baths, a gourmet kitchen, morning room with skylights, sun-drenched family room, home theater and much more. Outdoors, rolling hills render a picture-perfect setting, while multi-tiered slate patios, stone walls and paths, a pond, pool and tennis court also complement the property.

8 bedrooms, 8 full and 2 half baths | \$6,600,000
 Represented by: Hye-Young Choi | Coldwell Banker Residential Brokerage
 T. 908.233.5555 | hyeyoungchoi1@gmail.com | hye-youngchoi.net



HARRISON, NEW YORK

Classic Mediterranean mini-estate sited on 2.53 exquisite acres. The 4,417 square feet include a master suite, 4 additional bedrooms, a spacious living room, formal dining room, modern kitchen, expansive terrace and a family room with dramatic floor-to-ceiling fireplace. A carved-stone fountain, pool and pool house complete this offering.

5 bedrooms, 4 baths | \$2,275,000
 Represented by: Karen Feldman | Coldwell Banker Residential Brokerage
 T. 800.767.0078 | karen.feldman@cbmoves.com



PELHAM, NEW YORK

Built in 1908 by skilled Italian craftsmen, this Arts & Crafts mansion mesmerizes with its original tiger oak-wood panels, wood floors, hand-carved fireplaces and pocket doors. Its 60-foot-wide fieldstone front porch, 6 bedrooms, a gourmet kitchen and 2-story fieldstone stable/garage make this an entertainment mecca. Breathtaking!

6 bedrooms, 4 full and 1 half baths | \$2,000,000
 Represented by: Carol Higgins & Maryellen Brick
 Coldwell Banker Residential Brokerage | T. 800.767.0078





ALPINE, NEW JERSEY

A rare opportunity to own 14 acres of pristine land in a sought-after community just 6 miles from the George Washington Bridge and minutes from NYC. Build your dream home or transform the 13,000 sq. ft. English Manor on the former estate of Henry Clay Frick to suit your needs. Enjoy rolling lawns, English gardens and lush grounds, perfect for up to 14 horses. Additional 27 acres available.

6 bedrooms, 7 full and 1 half baths | \$28,000,000
 Represented by: Michele Kolsky-Assatly, Sales Associate | Coldwell Banker Residential Brokerage
 T. 201.944.6583 | C. 201.310.6136 | michelekolsky@hotmail.com



MENDHAM TOWNSHIP, NEW JERSEY

Privacy is assured on this magnificent country retreat, set at the crest of majestic hills and surrounded by 6-plus acres of woodlands. Masterfully designed in a formidable composition of stone and wood, its layout flows with a sumptuous 1st-floor master suite, extraordinary chef's kitchen, billiards room, pool and impeccable attention to detail. Superb!

5 bedrooms, 6 full and 1 half baths | \$5,499,900
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



MIDDLETOWN, NEW JERSEY

Celebrity-owned estate on 9 stunning acres boasts water views, direct access to 500 acres of horse trails, a guesthouse, loft, apartment, 2 game rooms, a stone wine cellar, serious movie theater, lobby and 6 bedrooms. Extra 7 acres, barn and recording studio can be added.

6 bedrooms, 6 full and 2 half baths | \$4,445,000
 Represented by: Caitrin Matkiwsky, Sales Associate
 Coldwell Banker Residential Brokerage
 T. 732.842.3200 | T. 201.618.2921 | caitrin.matkiwsky@cbmoves.com





MONTVILLE, NEW JERSEY

In the town Money Magazine crowned as N.J.'s finest, this exquisite home boasts coffered ceilings, a 2-story great room, lavish master suite and extravagant entertainment level with bar, gym and movie theater. The grounds offer a pool house, outdoor kitchen, 5 waterfalls and more.

6 bedrooms, 6 full and 3 half baths | \$3,999,000
 Represented by: Angela Duke, Sales Associate
 Coldwell Banker Residential Brokerage
 T. 973.267.3030 | C. 973.464.8442 | angduke@aol.com



MIDDLETOWN, NEW JERSEY

The Navesink River provides a resort-like setting for this French-inspired waterfront home on 1.74 acres. Throughout over 3,000 square feet are 4 bedrooms and 3.5 baths, with private grounds featuring a sunny patio, pool, cabana, boat house and 455-foot riparian grant. A carriage house offers a 2-bedroom apartment.

4 bedrooms, 3 full and 1 half baths | \$3,695,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



LIVINGSTON, NEW JERSEY

Picture-perfect gardens and spectacular sunset views create a majestic setting for this grand English Manor in the heart of renowned Bel Air. Beyond the formidable front doors, a butterfly staircase opens to a 2-story foyer. Sun-lit rooms glisten with hardwood flooring, Venetian walls and master craftsmanship at every turn. Close to NYC transportation.

8 bedrooms, 7 full and 2 half baths | Price Upon Request
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



BRIELLE, NEW JERSEY

Riverfront property at its finest begins with a taste for a luxurious resort lifestyle. This magnificent custom home boasts 4 fabulous levels of living space with spectacular water views and outdoor entertainment features, including a pool, spa, cabana, bar and bath and a deep-water boat lift.

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





KINNELON, NEW JERSEY

Set on 6.5 private acres in the gated community of Smoke Rise, this waterfront estate offers stunning views and architectural features designed for lavish living. Beyond the palatial front entry with a floating marble staircase, you will be dazzled by the water and mountain views.

6 bedrooms, 6 full and 1 half baths | \$3,450,000
 Represented by: Carole "Lynn" Brescia, Broker Sales Associate
 Coldwell Banker Residential Brokerage
 T. 201.891.6700 | T. 201.738.7315 | lynnbrescia@lynnbrescia.com



SUMMIT, NEW JERSEY

Majestic Victorian on 1.5 acres of beautiful, level grounds. Professionally designed and renovated with the perfect blend of unique, contemporary finishes and wonderfully restored circa 1888 details. Stunning gourmet kitchen, elegant formal rooms and versatile day-to-day living spaces on 4 levels. Country-like property in a prime and convenient location.

6 bedrooms, 5 full and 2 half baths | \$3,300,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



WARREN, NEW JERSEY

Artistically designed, this 7,000-square-foot custom estate, in a wooded setting, offers an unbelievable kitchen, an amazing entertainment room with bar and a veranda with kitchen and grill overlooking the pool/spa. The walk-out lower level has a sauna, rec room and more.

6 bedrooms, 7 full and 2 half baths | \$3,050,000
 Represented by: Cherie Berger & Gary Celeste, Sales Associates
 Coldwell Banker Residential Brokerage
 T. 908.754.7511 | Cherie: 908.410.0931 | Gary: 908.715.4859



SPARTA, NEW JERSEY

Rare opportunity to own the largest property on Manitou Island with 3-sided waterfront views of beautiful Lake Mohawk. A private gate and bridge access adds to this lakefront ranch set on 1-plus acres at the end of a quiet cul-de-sac. The unique setting seems like a private nature preserve where tranquility is assured. A perfect luxury retreat.

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





MIDDLETOWN, NEW JERSEY

Relish the views, manicured lawns and landscaped gardens of this spectacular 9-acre estate on one of the highest points overlooking the Navesink River and Atlantic Ocean. A cottage with garage, greenhouse with workshop and a pool enhance the 5,000-square-foot main house with wine cellar, spacious living and family rooms, views and more.

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

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



RUMSON, NEW JERSEY

A private location and over 2.4 acres of beautiful grounds provide the setting for this 16-room estate. A wonderful family home that accommodates entertaining on any scale, its spacious main rooms feature high ceilings, custom molding, exquisite hardwood flooring and more.

7 bedrooms, 9 full and 1 half baths | \$2,895,000

Represented by: Mary Loux "Dubie" McDonnell, Broker Sales Associate
Coldwell Banker Residential Brokerage
T. 732.842.3200 | C. 732.614.3874 | dubie.mcdonnell@cbmoves.com



WESTFIELD, NEW JERSEY

This extensively renovated architectural masterpiece exemplifies master craftsmanship and exquisite attention to detail throughout. Covered porches overlook the private 2-plus acres of beautifully landscaped grounds complete with new pool/spa and tennis court.

8 bedrooms, 4 full and 3 half baths | \$4,295,000

Represented by: Kimberley Haley, Sales Associate
Coldwell Banker Residential Brokerage
T. 908.233.5555 | C. 908.377.7174 | kim.haley@cbmoves.com



RUMSON, NEW JERSEY

A winding driveway leads to this paradise on the Navesink River, replete with dock, jet-ski lift, and 180-degree waterfront views. Property is private and lends itself to formal as well as casual living with a sun-swept, open floor plan that boasts water views from almost every window.

4 bedrooms, 2 full and 1 half baths | \$2,700,000

Represented by: Mary Loux "Dubie" McDonnell, Broker Sales Associate
Coldwell Banker Residential Brokerage
T. 732.842.3200 | C. 732.614.3874 | dubie.mcdonnell@cbmoves.com





WALL, NEW JERSEY

Magnificent waterfront living awaits in this custom oasis with manicured gardens, multiple patios and incredible sunsets, with views along the Manasquan River. Relish the luxuries of the estate with 3 levels of open floor plan, including a guest quarters, a gourmet kitchen, personal gym, media room, heated in-ground pool, spa, riparian rights and a dock.

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



KINNELON, NEW JERSEY

Experience exceptional living in this magnificent custom home nestled on a cul-de-sac in a quiet yet convenient location. An entertainer's delight, the elegant floor plan offers 3 levels of grand living space, including a walk-out lower level. With tiered patios, impressive professional landscaping and a pool, the property is truly resort-inspired.

6 bedrooms, 6 full and 2 half baths | \$2,399,900
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



RIDGEWOOD, NEW JERSEY

Your home will be your castle in this classic English manor by Carl Kemm Loven, with sweeping wrought-iron foyer stairs, leaded-glass windows, turrets, dovescotes, wide plank hardwood floors and banquet-sized rooms with modern amenities. A heated pool completes this home.

4 bedrooms, 5 full and 1 half baths | \$2,399,000
 Represented by: Laura Gill, Sales Associate
 Coldwell Banker Residential Brokerage
 T. 201.445.9400 | T. 201.888.2900 | lauragill99@gmail.com



UPPER SADDLE RIVER, NEW JERSEY

Beyond the visually captivating exterior of this brick Colonial are rooms defined by sophisticated architectural elements, unique designs and luxury amenities. Large, well-appointed main rooms encourage entertaining, while 5 bedrooms comfortably accommodate daily family living. Professionally maintained, private grounds complement the setting.

5 bedrooms, 3 full and 1 half baths | \$2,188,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com





UPPER SADDLE RIVER, NEW JERSEY

A sought-after cul-de-sac locale is the backdrop for this spectacular center-hall Colonial on 1 private acre. Twelve spacious, exquisitely appointed rooms were created with attention to every luxury detail. Beautifully landscaped, the grounds offer multiple sun decks, thriving gardens, a pool with waterfall and built-in barbecue. A true oasis.

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

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



KINNELON, NEW JERSEY

A majestic figure in brick, this 13-room center-hall Colonial with stately columned entry offers 4 bedrooms and 4-plus baths. Elegant interiors feature deluxe appointments, from the grand marble foyer with cathedral ceiling to the lower-level recreation area with full bar. A large rear balcony overlooks the pool area and 3.7 lush acres.

4 bedrooms, 4 full and 2 half baths | \$1,999,000

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



OAKLAND, NEW JERSEY

Private and exclusive, this lakefront estate on 5 acres in an enclave fashioned after Tuxedo Park, borders the Ramapo State Forest. This retreat features natural stone patios, a 3-car garage with studio, an additional 2-car garage and breathtaking lake and mountain views.

5 bedrooms, 4 baths | \$1,995,000

Represented by: Janine Fraser, Sales Associate
Coldwell Banker Residential Brokerage
T. 201.825.5342 | T. 201.286.8596 | janine.fraser@cbmoves.com



UPPER SADDLE RIVER, NEW JERSEY

Framed by majestic shade trees, this stately 16-room center-hall Colonial offers magnificent formal rooms that encourage entertaining. Enjoy a dramatic foyer, kitchen with breakfast area, formal living room, banquet-size dining room, billiards room, study and a 2-story great room with floor-to-ceiling windows. A tiered deck leads to a sparkling pool.

5 bedrooms, 5 full and 1 half baths | \$1,975,000

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





WEST ORANGE, NEW JERSEY

This model penthouse in the exclusive, gated Vizcaya community begins with a foyer leading to a dramatic floor plan with architectural details, custom built-ins and exquisite upgrades. Coffered ceilings, cove lighting and elaborate molding frame the grand salon with fireplace. There is a luxurious gourmet kitchen, master suite with office and more.

3 bedrooms, 3 full and 1 half baths | \$1,975,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



MENDHAM, NEW JERSEY

Set on a beautiful, private, 5-acre cul-de-sac property, this custom 5-bedroom home offers a flexible floor plan. Built for maximum views, every room offers large interior space and walls of windows, allowing you to see the gorgeous landscaping and the USTA lighted tennis court. For the car enthusiast, there is room for 6 vehicles.

5 bedrooms, 3 full and 1 half baths | \$1,800,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



WARREN, NEW JERSEY

Distinguished by interiors featuring custom designs, inlaid hardwood floors and tray ceilings with crown molding, this distinctive Brookside Manor Colonial offers luxurious main rooms providing space and elegance conducive to the finest entertaining. The versatile walk-out lower level reveals a wine cellar, bedroom, den and recreation room.

6 bedrooms, 5 full and 1 half baths | \$1,575,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



SCOTCH PLAINS, NEW JERSEY

Gracious living and superb entertaining prevail at this elegant 14-room Colonial on 2.4 private acres. Exceptional appointments include a 1st-floor 2-bedroom guest suite, library, chef's kitchen, billiards room, sunroom and grand master suite. There are 3 fireplaces and storage with custom built-ins. The resort-style backyard has a pool with waterfall and spa.

6 bedrooms, 6 full and 2 half baths | \$1,649,900
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com





CHESTER, NEW JERSEY

The best of yesteryear and today converge at this 11-acre country estate dating from 1820. The home's original features have been wonderfully preserved, while an architecturally sensitive addition in 1990 added a sun-filled family room, Poggenpohl kitchen and master suite. Property is farm-assessed and includes a pond, pool and barn/stable.

4 bedrooms, 4 full and 1 half baths | \$1,595,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



KINNELON, NEW JERSEY

Welcome to this captivating Colonial nestled on 4.5 acres of secluded grounds that back to park-like property. The resort setting features a pool with spa, Koi pond and several patios. The open floor plan includes 5 fireplaces, a 2-story great room, 2 master suites, a sun porch and a superior gourmet kitchen. Every room shines with a designer's touch.

6 bedrooms, 5 full and 2 half baths | \$1,450,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com



FREEHOLD, NEW JERSEY

Distinguished by large rooms brimming with natural light, this custom-built lakeside home offers dramatic interiors featuring high ceilings and an abundance of windows with lake views. Lush foliage on over 4 acres provides a secluded atmosphere, while a private dock, deluxe gazebo and multiple decks embrace the Lake Topanemus setting.

5 bedrooms, 3 full and 1 half baths | \$1,399,999
 Represented by: Coldwell Banker Residential Brokerage
 T. 973.630.9368 | coldwellbankermoves.com

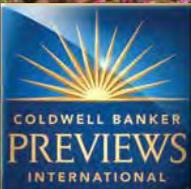


WESTFIELD, NEW JERSEY

This Arts & Crafts home is loaded with architectural details and craftsmanship throughout. Enjoy an entry foyer, living room with fireplace, banquet-sized dining room, center-island kitchen with breakfast area and butler's pantry, a master bedroom and finished lower level.

5 bedrooms, 3 full and 1 half baths | \$1,395,000
 Represented by: Frank D. Isoldi, Broker Sales Associate
 Coldwell Banker Residential Brokerage
 T. 908.233.5555 | T. 908.301.2038 | isre@aol.com





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



Cockeysville, MD
7 Bedrooms, 6 Full and 2 Half Baths
\$2,495,000

Represented By: Karen Hubble Bisbee
Coldwell Banker Residential Brokerage
T: 410.821.1700 | kbisbee@cbmove.com

See Page 78





BUILDING UPON PERFECTION





THIS BUILDER'S HOME NEVER STOPPED GROWING.

BY: LAUREN VARGA KING

When homeowners Ralph and Kathy Philomeno set out to create 820 Brushtown in Lower Gwynedd, Pa., they had two must-haves: A breathtaking exterior and a grand foyer to match. But, they got so much more.

"The house sits approximately 500 feet off the road and we knew the exterior design had to be impressive," explains Ralph Philomeno, who is not only the owner, but a builder/developer himself.

As you pass the property, portions of the structure can be seen through the trees, capturing the eyes and intriguing any person with discriminating taste to wonder what lies behind the stately front gates.

A slate roof, circular drive and 1.5 acres of secluded space complete the Philomenos' checklist for a "breathtaking exterior." And that's just the exterior. The \$4.2 million residence, listed by Nicole Miller-Desantis of Coldwell Banker Preferred, offers approximately 11,000 square feet of customized detailing, starting with the grand foyer.

"My wife saw a staircase in a magazine and it was everything she ever wanted," says Ralph Philomeno. "I told the architect, 'I don't care what you do with the rest of the rooms, but I want the home to take off with the foyer,'" adds Kathy Philomeno.

According to the Philomenos, the two-story foyer was everything they wanted — mahogany floors, a

captivating spiral staircase, extensive wainscoting and latticework windows. "It's so dramatic," says Kathy Philomeno.

Once the foyer was perfected, the remainder of the home followed suit — formal rooms were adorned with custom millwork and room sizes were kept proportionate to the grand entrance.

"We kept adding on," says Kathy Philomeno. "Every day I'd come in and the crew would wonder what I was going to do next." Ralph Philomeno adds. "It's a lot different building a home for yourself. You can be involved in every detail."

The foyer isn't the only room with a story to tell. Take for instance the hearth room. "We have a formal dining room, but honestly, we've never sat in it," laughs Kathy Philomeno. "It's absolutely lovely and a great space, but we always use the hearth room."

The hearth room sits off the kitchen and is described by the Philomenos as "cozy." Whether it is warmed by the fireplace, or good conversation, it defines the type of living enjoyed at 820 Brushtown.

And then there's the gourmet kitchen. "I wouldn't say I'm a gourmet cook," laughs Kathy Philomeno, "but for someone who is, it's got everything." Granite tile and Thermador appliances are great for the cook; the open concept and countertop seating arrangement are perfect for guests.

The residence contains five bedrooms — one of which is perfect as an in-law or au pair suite — and six-plus bathrooms. At the current moment in time, the master suite is getting all the attention.

"The master suite begins with a sitting room that opens to a balcony," describes Ralph Philomeno. "The bedroom has a fireplace and a dramatic ceiling, in fact, there isn't a flat ceiling in the entire house. The bathroom has a Jacuzzi and a fireplace."

What started out as a two-step plan developed into a no-detail-left-behind masterpiece. Even to this day, the Philomenos have been making additions.

"We recently added a theater room," says Kathy Philomeno. And, in grand Philomeno style, the theater room was designed with a 96-inch projection screen, a bar area and eight comfortable media chairs.

Lower Gwynedd, Pennsylvania
5 bedrooms, 6 full and 3 half baths
\$4,200,000

Represented by: Nicole Miller-Desantis
Coldwell Banker Preferred
T. 215.641.2727 | ndesantis@cbpref.com





WILMINGTON, DELAWARE

Rich masterful architecture and handcrafted custom details captivate every sense in this stone and stucco estate nestled on 3-plus landscaped acres in Chateau Country. Enjoy lavish formal areas, a cherry center-island kitchen, family room with one of 4 fireplaces, a cherry bar, finished walk-out basement, an expansive deck and pool.

5 bedrooms, 4 full and 1 half baths | \$2,790,000
 Represented by: Mary Lucente, Sales Associate | Coldwell Banker Preferred
 T. 302.234.1888 | T. 302.584.2633 | mlucente@cbpref.com



WILMINGTON, DELAWARE

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

6 bedrooms, 4 full and 1 half baths | \$1,750,000
 Represented by: Coldwell Banker Preferred
 T. 215.399.0752 | cbpref.com



BLUE BELL, PENNSYLVANIA

Majestic, handcrafted luxuries await in this grand, gated custom stucco estate set back from the main road. A breathtaking balcony, columns, lofty ceilings, deep molding and marble, mosaic and glass tile adorn this home. Entertain in the gourmet kitchen or finished basement with bar and wine cellar, or relax in the master suite.

4 bedrooms, 5 full and 4 half baths | \$2,500,000
 Represented by: Coldwell Banker Preferred
 T. 215.399.0752 | cbpref.com



MALVERN, PENNSYLVANIA

Sophisticated elegance uniquely describes this beautiful 3-year-old, custom-built home surrounded by breathtaking views of Chester County. The open floor plan includes a gourmet kitchen with top appliances, granite countertops and center island with seating, 5 bedrooms with private baths and a finished walk-out lower level.

5 bedrooms, 5 full and 3 half baths | \$1,750,000
 Represented by: Coldwell Banker Preferred
 T. 215.399.0752 | cbpref.com





FLOURTOWN, PENNSYLVANIA

Set on 1.61 acres, this center-hall Colonial exemplifies elegance in a secluded setting. Large main rooms provide ample space for entertaining and daily living, with wainscoting, molding and built-ins offering beautiful accents. Lush grounds with a private pond feature views of the 7th hole of the Philadelphia Cricket Club's Militia Hill golf course.

6 bedrooms, 5 full and 1 half baths | \$1,625,000
 Represented by: Roddy Jennings, Sales Associate
 Coldwell Banker Preferred | T. 215.641.2727 | rjennings@cbpref.com



CHESTER SPRINGS, PENNSYLVANIA

Five acres with breathtaking views surround this meticulously crafted, custom fieldstone home. It is fashioned with fine finishes, 4 fireplaces, an elegant front-to-back reception foyer, fully appointed eat-in kitchen with butler's pantry and top appliances, a morning room, study, walk-out attic and walk-out basement. Close to all community amenities.

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



UPPER BUCKS COUNTY, PENNSYLVANIA

Escape to the peace and quiet of a bygone era in this historic country estate on 25 acres with a pond. This beautifully renovated, multi-level farmhouse features hardwood floors, stone walls and fireplaces, complemented by a modern kitchen, lower-level game room, 2 family rooms, a guesthouse, pool, barn, tennis court and more.

6 bedrooms, 5 full and 1 half baths | \$1,495,000
 Represented by: Coldwell Banker Preferred
 T. 215.399.0752 | cbpref.com



COLLEGEVILLE, PENNSYLVANIA

Enchant your senses for comfortable luxury living in this lavish stucco and stone-accented estate in a lovely country setting. Enjoy a grand spiral staircase in the foyer; cherry and marble kitchen with designer appliances; office with wet bar; great room with 2 stories, walls of windows and a fireplace; en-suite bedrooms, a pool; and more!

4 bedrooms, 4 full and 2 half baths | \$1,350,000
 Represented by: Coldwell Banker Preferred
 T. 215.399.0752 | cbpref.com





PETERS TOWNSHIP, PENNSYLVANIA

“The Farm,” as featured in 10 international publications and the New York Times, is an extraordinary property of 150 carefully curated acres that create a stunning country estate in Western Pennsylvania. Exquisite attention to detail abounds at this offering. Crafted over a decade, The Farm offers boundless privacy, freedom, a chance to commune with nature and elegant space for entertaining. Organic and eco-friendly, with flawlessly decorated outdoor and indoor spaces, it is the ultimate in luxury. The estate offers multiple buildings, including a guesthouse, art studio, stables, elaborate entertaining facilities and decorated greenhouses.

3-plus bedrooms, 2-plus baths | Price Upon Request
 Represented by: Kim Marie Angiulli, Sales Associate
 Coldwell Banker Real Estate Services
 T. 888.373.3262 | info@pittsburghmoves.com

FRANKLIN PARK, PENNSYLVANIA

Over 12,000-square-foot masterpiece perfectly set on 7 acres. Enjoy a governor's drive, 2-story marble entry, wall of windows, cathedral ceilings, a gentleman's bar, 4 staircases, a screened porch and marble fireplaces. There is a dual-island kitchen with Sub-Zero refrigerators, granite countertops and dual ovens; an English-style library with fireplace, built-ins and hidden staircase; and a dual master suite with see-through fireplace and his-and-her baths. The finished lower level has a full kitchen, wet bar, 2 fireplaces, a work room and walks out to a 3-season paradise. Enjoy stunning views, an oversized in-ground pool, a raised brick pavilion and architectural landscaping.

6 bedrooms, 6 full and 1 half baths | \$1,890,000
 Represented by: Joe Larkin, Sales Associate
 Coldwell Banker Real Estate Services
 T. 888.373.3262 | info@pittsburghmoves.com



NEVILLEWOOD, PENNSYLVANIA

Dramatic brick and stone Provincial with 4 bedrooms in the Nevillewood Golf Course Community. An entertainer's dream floor plan includes a 2-story great room and entry with curved staircase, a formal dining room with fireplace, 1st-floor den, sumptuous master suite with sitting room and fireplace, a finished lower level and 4 indoor fireplaces. The grand outdoor living space features a pool, fountains, a kitchen and fireplace.

4 bedrooms, 4 full and 1 half baths | \$1,399,000
 Represented by: Sydnie Jones, Sales Associate
 Coldwell Banker Real Estate Services
 T. 888.373.3262 | info@pittsburghmoves.com



FRANKLIN PARK, PENNSYLVANIA

Located in the prestigious golf community of Diamond Run, this magnificent Georgian Colonial will awe you from the moment you enter the exquisite 2-story foyer with a curved staircase, deluxe crown molding and handmade chandelier. Sit by one of the 6 fireplaces for memorable occasions and enjoy the view of the golf course from your deck. You'll find all the amenities you could ever wish for.

4 bedrooms, 5 full and 2 half baths | \$1,275,000
 Represented by: Carol Bagaley, Sales Associate
 Coldwell Banker Real Estate Services
 T. 888.373.3262 | info@pittsburghmoves.com



FOX CHAPEL, PENNSYLVANIA

This beautiful home is nestled on 3.3 private acres in Fox Chapel Borough, one of Pittsburgh's favorite communities. The spectacular style and wonderful design combine for a glamorous yet functional home. The views from every window allow you to appreciate the seasons and enjoy nature all year long.

6 bedrooms, 3 full and 1 half baths | \$1,280,000
 Represented by: Nancy Ware, Sales Associate
 Coldwell Banker Real Estate Services
 T. 888.373.3262 | info@pittsburghmoves.com



MARSHALL TOWNSHIP, PENNSYLVANIA

This new custom brick and stone Provincial is in the luxury home community of The Summit. The 2-story interior offers vaulted and tray ceilings, hardwood floors, custom woodwork and built-ins, a 2-story great room with fireplace and wall of picture windows, a tray-ceiling dining room with Roman columns and wainscoting, gourmet granite and stainless center-island kitchen, a butler's pantry, and a 1st-floor vaulted-ceiling master suite with sitting area, 2 walk-in closets and luxurious whirlpool master bath. The home sits in a 1.04-acre cul-de-sac site. Top-rated North Allegheny schools.

5 bedrooms, 4 full and 1 half baths | \$1,240,000
 Represented by: Kevin Mihm, Sales Associate
 Coldwell Banker Real Estate Services
 T. 888.373.3262 | info@pittsburghmoves.com





FOX CHAPEL, PENNSYLVANIA

This spacious 10-room Colonial home offers upgraded features throughout. It is situated on 3.5 level, park-like acres on a quiet cul-de-sac road. Custom-built with a circular driveway, 4-car detached garage and added parking area, spacious, open floor plan, spectacular in-ground pool and cabana for all your summer entertaining and enjoyment. Located in one of the most desirable areas of Fox Chapel Borough and just minutes to the various Fox Chapel schools and private schools of the area.

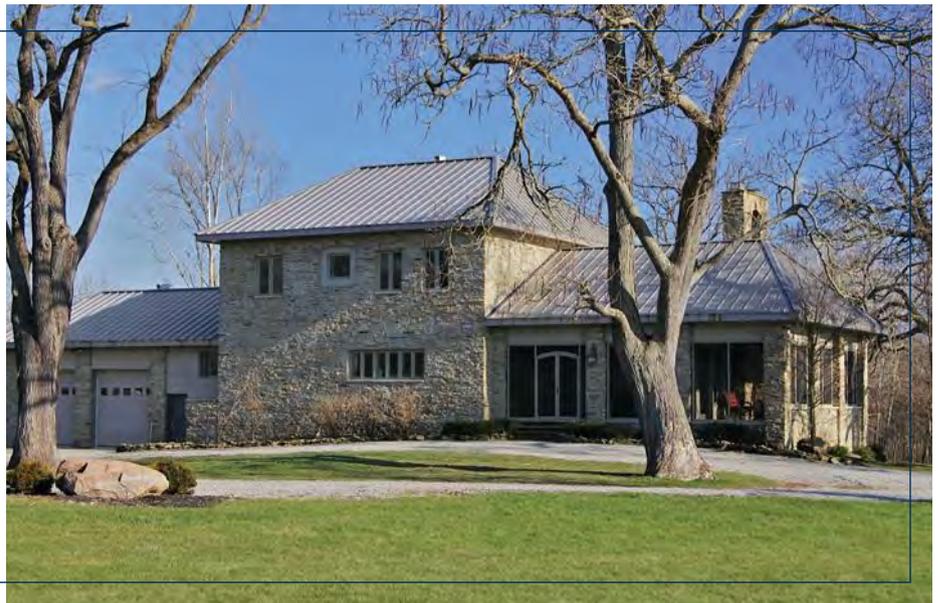
5 bedrooms, 5 baths | \$988,000
 Represented by: Rob Strohm, Sales Associate
 Coldwell Banker Real Estate Services
 T. 888.373.3262 | info@pittsburghmoves.com



NEW GALILEE, PENNSYLVANIA

A once-in-a-lifetime home, this modern dwelling is nestled on 131 acres of nature's beauty. Streams, ponds, fenced pastures and a pole barn enhance the grounds, while 4 bedrooms and 2.5 baths are found within the modern stone masterpiece. Six-foot windows display the entire surrounding property. The top floor is a master level complete with bath, sitting room and library.

4 bedrooms, 2 full and 1 half baths | \$899,000
 Represented by: Brian Carothers, Sales Associate
 Coldwell Banker Real Estate Services
 T. 888.373.3262 | info@pittsburghmoves.com



HAMPTON, PENNSYLVANIA

This masterpiece is in The Estates at the Villa of North Park. Stylish and beautifully maintained, this spectacular home features soaring ceilings, extensive crown molding, an exquisite high-end kitchen and a fabulous master suite with sitting room and granite and marble bath. Twelve rooms include custom craftsmanship defined with the finest materials. The sun-drenched interior includes floor-to-ceiling windows and panoramic views.

4 bedrooms, 4 full and 1 half baths | \$864,000
 Represented by: Linda Miller & Jaclyn Miller
 Sales Associates
 Coldwell Banker Real Estate Services
 T. 888.373.3262 | info@pittsburghmoves.com





RUXTON, MARYLAND

A state-of-the-art renovation and expansion enhanced this 1903 hill-top estate home. Enjoy 4 finished levels, grand rooms, a gourmet kitchen/family room/breakfast room complex, an extraordinary master suite with private deck, covered porches, a pool and more.

5 bedrooms, 5 full and 2 half baths | \$5,475,000
 Represented by: Karen Hubble Bisbee, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



ANNAPOLIS, MARYLAND

Luxury builder's residence was crafted with detailed trimwork, a great room, main-level master and water views from every room. The secluded in-town location has 2-plus acres, 640 feet of Weems Creek frontage, a deep-water pier, two 75-foot slips and 8-plus MLW.

4 bedrooms, 4 full and 1 half bath | \$4,990,000
 Represented by: Florence Calvert, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.263.8686 | T. 443.995.6625 | fcalvert@cbmove.com



RUXTON, MARYLAND

This French-inspired manse with unsurpassed renovation and expansion is on a 13-acre hilltop in the heart of Ruxton. There is a grand foyer, large living and dining rooms (each with fireplace), a sunroom, gourmet kitchen, master suite, terraces, a tennis court, pool and more.

6 bedrooms, 4 full and 2 half baths | \$4,495,000
 Represented by: Karen Hubble Bisbee, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



OCEAN CITY, MARYLAND

Featuring expansive indoor and outdoor entertaining spaces as well as sweeping water views, this waterfront Tuscan/Mediterranean villa is truly one-of-a-kind. Every detail has been created for a luxurious lifestyle, including terraces, travertine floors, walls of windows and 2-story living and dining areas. There is also a deep-water dock.

4 bedrooms, 4 full and 1 half baths | \$3,699,999
 Represented by: Coldwell Banker Residential Brokerage
 T. 443.973.3008 | cbmove.com





CROWNSVILLE, MARYLAND

Mediterranean-inspired, custom-crafted estate offers over 8,000 square feet within a gated enclave. Unique architectural details, hand-painted elements, magnificent woodwork and fabulous main rooms are found beneath soaring 28-foot ceilings. The lush grounds include a pool and spa, covered terraces and a courtyard.

6 bedrooms, 5 full and 1 half baths | \$2,995,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 443.973.3008 | cbmove.com



COCKEYSVILLE, MARYLAND

Unparalleled quality and detailing enhance this Southern Living home on 2.3 acres with a pool. You'll find formal rooms and intimate spaces, 4 finished levels, a gourmet kitchen, adjacent family room, great room, library, 7 fireplaces, a master suite, lower-level rec room and a wet bar.

7 bedrooms, 6 full and 2 half baths | \$2,495,000
 Represented by: Karen Hubble Bisbee, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



ANNAPOLIS, MARYLAND

Elegant waterfront estate on 4-plus beautifully manicured acres offering over 7,500 square feet of spectacular living space. Every room is designed to offer the finest comfort and is perfect for luxurious living. Enjoy 60 feet of waterfront with a private deep-water pier, pool and pool house.

6 bedrooms, 5 baths | \$1,999,500
 Represented by: Connie Cadwell, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.263.8686 | T. 410.693.1705 | connie@conniecadwell.com



PASADENA, MARYLAND

Breathtaking Chesapeake Bay views add to the enchantment of this historic waterfront home in Windmill Point. Enjoy an open floor plan, handcrafted woodwork, a 2-story stacked-stone fireplace in the expansive great room, 3 sunrooms, water access and more than 2 acres of woods and open space to relax in and treasure.

9 bedrooms, 4 baths | \$1,800,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 443.973.3008 | cbmove.com





PASADENA, MARYLAND

Escape to the breathtaking beauty of Windmill Point as Chesapeake Bay peeks through the windows of this rustic, stone 2,400-square-foot waterfront home with open, expansive rooms, a stone fireplace, hand-crafted bookshelves and charming woodwork. Enjoy water access, a brick barbecue for entertaining and lovely gazebo and stone patio.

3 bedrooms, 3 baths | \$1,700,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 443.973.3008 | cbmove.com



STEVENSON, MARYLAND

One of the East Coast's most notable properties, offered for the 1st time since the 1920s. Exceptional estate house on 98-plus acres is surrounded by storybook gardens and fields. Grand rooms with fireplaces, a loggia, walled gardens and a pool. Farm includes a barn and so much more.

7 bedrooms, 7 full and 1 half baths | \$4,995,000
 Represented by: Karen Hubble Bisbee, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



RUXTON, MARYLAND

Custom Peter Ratcliffe-designed, Nantucket-style home has 5,874 square feet on 3 levels with the finest finishes, materials and design. Features include hardwood flooring, a gourmet kitchen, library, master suite and a lower-level rec room. Set on 4.13 beautiful acres.

4 bedrooms, 5 full and 2 half baths | \$1,675,000
 Represented by: Karen Hubble Bisbee, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



OWINGS MILLS, MARYLAND

Originally part of the historic Chattolane Hotel, this Dutch Colonial on 3.48 landscaped acres offers a formal living room with fireplace, a custom country kitchen featured in Chesapeake Home, hardwood and pine floors, fine details, an elevator, a lower-level media room and more.

5 bedrooms, 5 full and 1 half baths | \$1,450,000
 Represented by: Karen Hubble Bisbee, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com





WASHINGTON, D.C.

Impeccably crafted, this magnificent new estate features main rooms that are grand in proportion and style and numerous amenities offer elegant entertaining possibilities. Balconies and terraces look out on tranquil grounds, with upper-level rooms enjoying downtown D.C. views.

7 bedrooms, 8 full and 2 half baths | \$11,900,000
 Represented by: Martha Apel, Sales Associate
 Coldwell Banker Residential Brokerage
 T. 301.718.0010 | T. 301.807.0242 | marty.apel@erols.com



ANNAPOLIS, MARYLAND

Graced by waterfront views, this award-winning Palladian architectural estate offers optimal surroundings for fabulous entertaining. This home boasts large, bright rooms with walls of glass, 2 kitchens, a professional office and a guest suite. Private lush grounds include a deep-water pier.

3 bedrooms, 3 full and 1 half baths | \$2,700,000
 Represented by: Betsy Dunigan, Sales Associate
 Coldwell Banker Residential Brokerage
 T. 410.263.8686 | T. 443.994.1239 | bdunigan@cbmove.com



MIDDLE RIVER, MARYLAND

Spectacular 3-level luxury home built to maximize water views! Resort-like amenities plus a 2nd-floor master suite, guest/au pair suite with kitchen, spa/exercise room with sauna and steam room leading to a hot tub deck with outdoor kitchen and fireplace, an infinity pool and more.

4 bedrooms, 5 full and 2 half baths | \$1,780,000
 Represented by: Karen Hubble Bisbee, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



STEVENSON, MARYLAND

Original 1939 home beautifully renovated and expanded with a formal living room with fireplace, gourmet kitchen, 2-story family room with fireplace, study, master suite with fireplace and lower-level rec room with full bath. The 2 acres offer a pool, patios, verandas and 3-car garage.

5 bedrooms, 4 full and 1 half baths | \$1,499,000
 Represented by: Karen Hubble Bisbee, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com





BALTIMORE, MARYLAND

Stunning townhome with many builder/owner upgrades offers a 2-story black-granite foyer, living room with fireplace, dining room with built-ins, a custom kitchen, coffered den with surround sound, an incredible master suite, a walk-out lower level, elevator and deck.

4 bedrooms, 3 full and 1 half baths | \$1,250,000
 Represented by: Karen Hubble Bisbee, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 410.821.1700 | T. 443.838.0438 | kbisbee@cbmove.com



GIBSON ISLAND, MARYLAND

Spacious and bright, this fully furnished home has water views. Beautifully appointed rooms and an open floor plan distinguish the property, accommodating entertaining and comfortable living. The grounds include a mature garden and heated pool on a private island on the Chesapeake Bay.

3 bedrooms, 2 baths | \$1,100,000
 Represented by: Coldwell Banker Residential Brokerage
 T. 703.956.8924 | cbmove.com



ALEXANDRIA, VIRGINIA

Facing Robert E. Lee's boyhood home in Old Town Alexandria, this brick Colonial is just blocks to the Potomac waterfront, shopping and fine dining and minutes to D.C. A center-island kitchen and grand addition, and a master retreat and private veranda overlook lush gardens.

4 bedrooms, 4 full and 2 half baths | \$1,945,000
 Represented by: Christopher Upham, Sales Associate
 Coldwell Banker Residential Brokerage
 T. 703.518.8300 | T. 202.359.1308 | cupham@cbmove.com



ALEXANDRIA, VIRGINIA

Elegant appointments define this flawlessly restored 1920s-era Rosemont Federal. Numerous updates include a slate and copper roof and fully equipped chef's kitchen, while intricate molding and custom built-ins distinguish 3,500 square feet. A gorgeous property.

3 bedrooms, 2 full and 1 half baths | \$1,400,000
 Represented by: Donnan C. Wintermute, Associate Broker
 Coldwell Banker Residential Brokerage
 T. 703.518.8300 | T. 703.608.6868 | dwintermute@cbmove.com



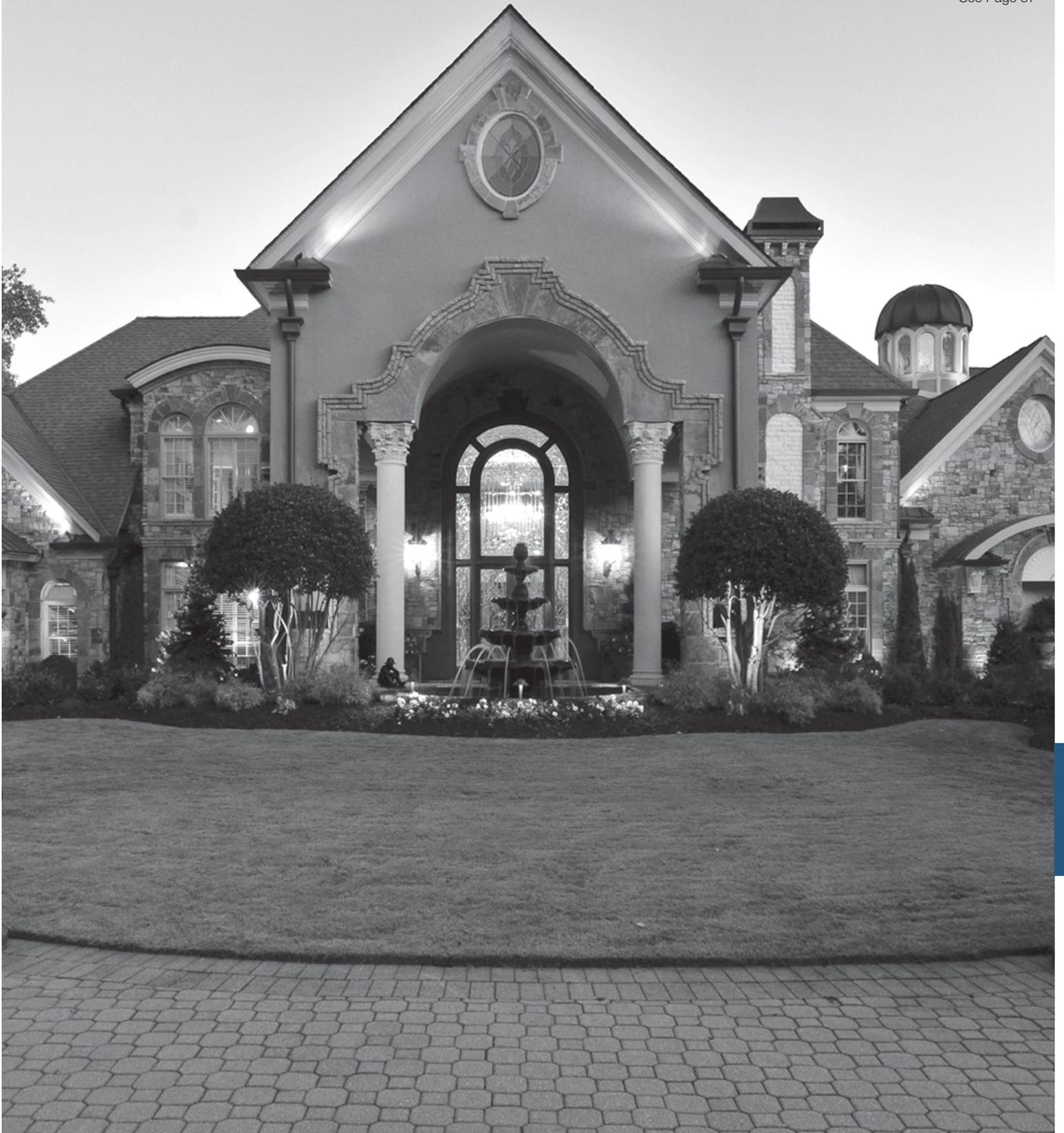


SOUTH | FLORIDA · GEORGIA · TEXAS

Johns Creek, GA
6 Bedrooms, 6 Full and 4 Half Baths
\$3,185,000

Represented By: Jackye McCarley & Christopher McCarley
Coldwell Banker Residential Brokerage
T: 770.955.0555 | jackye.mccarley@coldwellbankeratlanta.com

See Page 87





MAGNIFICENT IN MARIETTA





THE OWNER OF THIS GEORGIA HOME IS A LEADING DESIGNER WHO CRAFTED A PERSONAL MASTERPIECE.

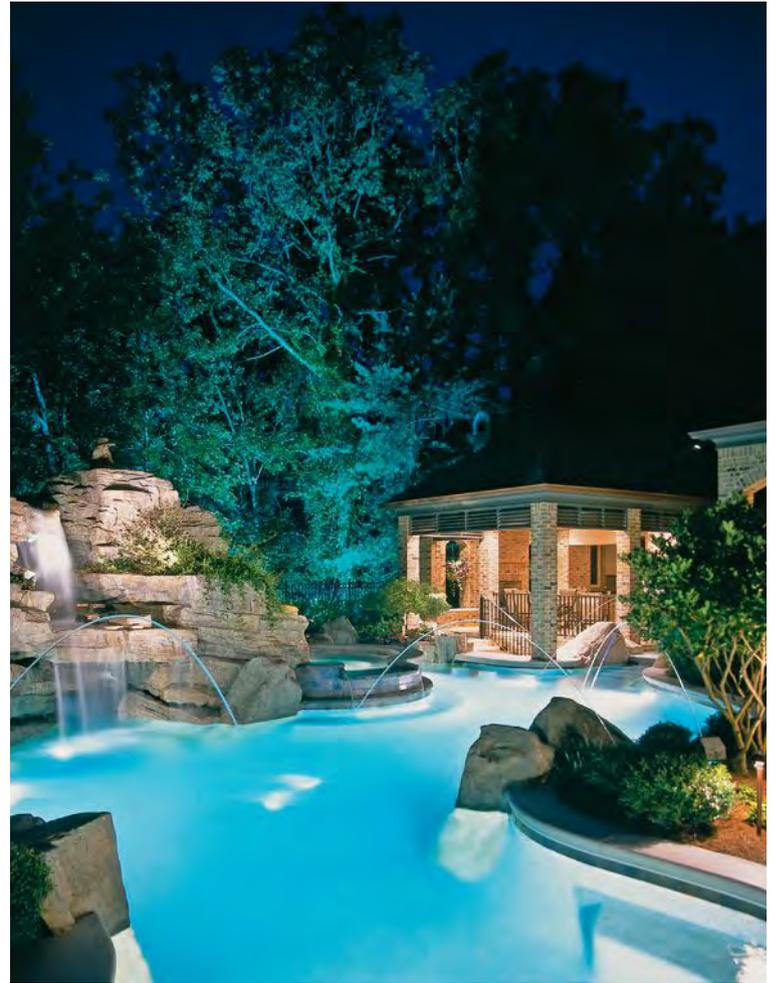
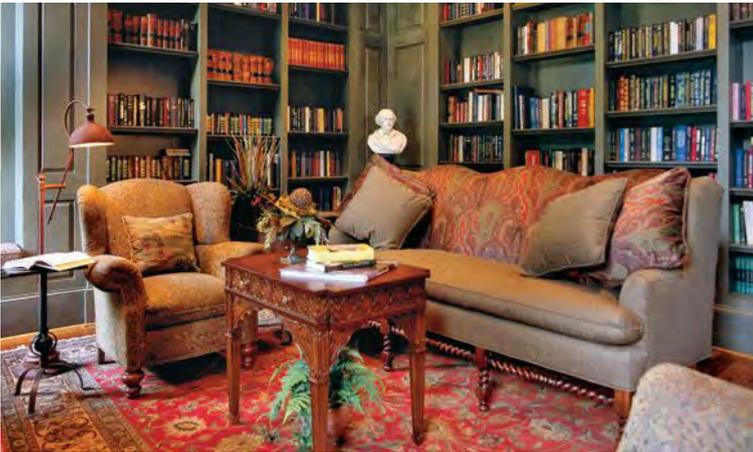
BY JESSICA DECINA

As a premier residential designer, Frank Betz has designed hundreds of homes for friends and clients. When it came time to design his own home, Betz knew exactly what he wanted: a residence that was functional, built to entertain and had stunning visuals at every turn.

"I'm all about visuals," he explains. "That was my focus: to create visuals that add interest to the house."

Whether his 8,500-square-foot home in Marietta, Ga. — currently on the market for \$5.5 million — is approached from the side entrance, the front entrance or the backyard, guests are almost always greeted with a surprise, he says.

"[The] two-story foyer ... goes straight through the house. It doesn't look into any rooms; it looks straight out back," he says. "When you walk in my side entrance, you can go in one of two directions: straight into the kitchen or through a brick tunnel. In that tunnel, I have a wine cellar that has glass on two sides. If you look straight ahead, I have a vertical aquarium that's 4 feet by 4 feet by about 5 feet tall."



But what's really going to sell this house, Betz says, is its backyard. "I have a mountain of rocks with a walk-through tunnel. Inside, there's a tube slide, a grotto, waterfalls, a hot tub [and] a swim-up bar," he says. "I have a separate cabana that has a bar, a fireplace, a TV, a grill, and a seating area so you can still sit outside without being in the sun and still be part of the pool action."

There's also a 400-square-foot guesthouse, which includes a bedroom, a full bath and an outside powder room for his pool party guests. "I call that 'the Chateaux,'" Betz says.

It's no secret that Betz lives to entertain; the home's interior lends itself to open, flowing rooms. When guests aren't enjoying themselves in Betz's impressive backyard, they're congregating in his kitchen, which flows into an open family room.

As a designer, Betz has seen homes with massive dimensions and proportions. In visualizing his own residence, that's exactly what he wanted to avoid.

"I've been in homes that have a family room 30 feet by 40 feet. It doesn't make sense," he says. "I have 8,500 square feet in this house. A lot of people have 15,000-square-foot homes. I'm more concerned about the quality that's in the house."

Quality touches are everywhere in this residence. Betz notes that there is virtually no carpet on the first floor ("The only carpet is in my master bedroom closet," he affirms); many of the walls are stucco; and much of his cabinetry was custom-designed to appear as if it were centuries old. But one of Betz's favorite personal touches can be found in the wooden trusses in the vaulted ceiling of his bedroom.

"A big red oak tree was too close to the house [and] had to be taken down," he says. "I sent the tree to the mill and had them cut timbers out of this red oak; then I designed trusses to go into my vaulted ceiling."

Another unique feature of Betz's home is the design of the master bath.

"Being in the business and designing so many houses over the years, most master baths are open, but I separated mine off into a his side and a her side. I have a shower on my side [and a] Jacuzzi tub is on the woman's side. Between the halves is a huge walk-in closet that you can get to on both sides."

His closet allows him to get dressed without leaving the bathroom, a feature that many of his clients appreciate.

"That's a feature a lot of people like — why do you need to walk back out to the bedroom to get dressed? Everything's right there in the closet," he says.

Betz isn't sure who might own the home next — perhaps a large family or a couple whose children are grown, he suggests. Most importantly, Betz hopes the home's new owners are ready to entertain.

"I designed this home for entertaining from the inside to the outside because I love to entertain," he says. "It's all about visuals and functionality."

Marietta, Georgia
7 bedrooms, 8 full and 3 half baths
\$5,500,000

Represented by: Marsha Sell
Coldwell Banker Residential Brokerage
T. 770.955.0555 | T. 404.830.2000





CLAYTON, GEORGIA

Income-producing business component on a private 17-acre estate includes 4 villas, a gorgeous chapel and event hall plus 17 exquisite bedroom suites. Enchanting Tuscan-design main villa is nestled next to a soothing 100-foot waterfall. This exceptional first-class compound is ideal for private, corporate, religious and educational venues. Includes prestigious and successful wedding, reception and resort business. Additional mountaintop acreage is available plus a 15-suite lodge and vineyard. An opportunity not to be missed.

17 bedrooms, 17 baths | \$7,000,000
 Represented by: Cristian Koch | T. 770.594.2016 | coldwellbankeratlanta.com



JOHNS CREEK, GEORGIA

European-style estate on a river lot with sweeping views of the golf course and endless upgrades. Gourmet kitchen with granite counters, Sub-Zero refrigerator, custom-stained cabinetry and new high-end appliances are open to the keeping room with fireplace. Master suite boasts a fireside sitting area and garden room with leaded-glass window, fountain and waterfall. Luxury master bath with 24-carat gold plumbing fixtures, onyx jetted tub and counters. Four bedroom suites on the upper level with custom-designed baths. Terrace level with theater, media/billiard areas and more.

6 bedrooms, 6 full and 4 half baths | \$3,185,000
 Represented by: Jackye & Chris McCarley | T. 678.478.7636 | coldwellbankeratlanta.com





BUCKHEAD, GEORGIA

Poised at the center of prestigious West Paces Ferry and Rembrandt is this French Country home built in 2006 by Gary and Olsson Properties. It has baronial-sized rooms, stone and hardwood floors, elaborate millwork and high-end electronics, including an Otis elevator. There is a full carriage home over the 4-plus-car garage.

7 bedrooms, 6 full and 1 half baths | \$2,499,000
 Represented by: Katie Brinkman
 T. 707.804.6217 | coldwellbankeratatlanta.com



MARIETTA, GEORGIA

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

5 bedrooms, 5 full and 2 half baths | \$2,200,000
 Represented by: Marsha Sell
 T. 404.830.2000 | coldwellbankeratatlanta.com



ATLANTA, GEORGIA

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

5 bedrooms, 5 full and 2 half baths | \$2,175,000
 Represented by: Robin Blass
 T. 770.804.6226 | coldwellbankeratatlanta.com



MARIETTA, GEORGIA

Escape to your own custom-built, private 1.67-acre estate. Sophistication at its best it offers a luxurious main-level master retreat with access to a fireside porch. The home features an infinity pool, spa, steam shower, home theater, gym and 4-car garage.

6 bedrooms, 6 full and 2 half baths | \$1,849,550
 Represented by: Debbie Sonenshine
 T. 404.250.5311 | coldwellbankeratatlanta.com





DUNWOODY, GEORGIA

Soaring ceilings, walls of windows, an open floor plan, rich finishes and an amazing resort backyard are just a few of the features in this 2005 custom home. Master on main with sitting and spa bath; a chef's kitchen; 4 more bedrooms; a terrace level with kitchen, bedroom, 2 full baths and more; plus a mineral pool, spa, waterfall and putting green.

6 bedrooms, 6 full and 1 half baths | \$1,600,000
 Represented by: Kimberly Russell
 T. 404.504.0813 | coldwellbankeratlanta.com



ATLANTA, GEORGIA

Prestigious close-in area. Designed for entertaining and family living, this custom contemporary white-brick home on a cul-de-sac has a kitchen with all the bells and whistles, all ensuite bedrooms, a master with sitting area, fireplace and his/her baths, and a finished terrace with walk-out to flat/fenced grassy area, pool and outdoor entertaining area.

8 bedrooms, 3 baths | \$1,500,000
 Represented by: Debbie Sonenshine
 T. 404.250.5311 | coldwellbankeratlanta.com



DEKALB, GEORGIA

Spacious, elegant John Willis resale. Quality abounds in this Traditional with 3 finished levels. The open floor plan has a fabulous, spacious chef's kitchen opening to breakfast room, a great room and a delightful sunroom. Gorgeous master suite with fireplace and built-ins. Finished basement with rec room, wet bar, exercise room, bedroom and more.

6 bedrooms, 5 full and 1 half baths | \$1,050,000
 Represented by: Kimberly Minter
 T. 404.504.0774 | coldwellbankeratlanta.com



SANDY SPRINGS, GEORGIA

Elegant home on 2 acres offers elaborate hardwoods, marble and molding; a great room with 22-foot ceiling, fireplace, ornate mantel, chandelier, wet bar and columned gallery; and a master with his/her closet, fireplace and dressing room. Enjoy a terrace-level ballroom, gym and 2-bedroom apartment with kitchen and private entrance.

7 bedrooms, 10 full and 1 half baths | \$995,000
 Represented by: Joe Oliver
 T. 404.843.6426 | coldwellbankeratlanta.com





HEATH, TEXAS

Enjoy the feel of being on a tropical vacation, while only minutes from downtown Dallas in this beautiful waterfront estate property on the shores of Lake Ray Hubbard. An entertainer's dream, the 6,608-square-foot main home offers a bright open floor plan. Enjoy a tropical pool with waterfall, private sunroom with Jacuzzi, guesthouse, cabana and much more.

4 bedrooms, 5 full and 1 half baths | \$2,750,000
 Represented by: Kelly Crowell Group & Aidan Flores
 Coldwell Banker Residential Brokerage | T. 214.924.3388 | T. 214.679.1477



MCKINNEY, TEXAS

This impressive country estate has a huge gourmet kitchen with built-in refrigerator and oversized island, game room, music and exercise rooms, a sewing closet and unbelievable storage space. Outdoors, enjoy a saltwater diving pool fit for a king and a large workshop for RV parking. Nestled on a lush hilltop, it offers breathtaking views.

6 bedrooms, 6 full and 2 half baths | \$2,449,000
 Represented by: Benny Dinsmore
 Coldwell Banker Residential Brokerage | T. 469.878.5585



FRISCO, TEXAS

Perfection! Over 9,200 square feet of pure opulence includes a stunning hard-coat stucco facade and some of the finest architectural detailing throughout. There are 2 master suites, 2 separate kitchen areas, an oversized loggia, crown molding, wood flooring, a state-of-the-art media room, elevator and a luxurious pool/spa.

5 bedrooms, 5 full and 2 half baths | \$2,394,000
 Represented by: Christina White
 Coldwell Banker Residential Brokerage | T. 972.989.2010



SOUTHLAKE, TEXAS

Meticulously maintained custom home in premier golf community has quality appointments, such as exquisite molding, special finishes, plantation shutters, and wood and travertine flooring. Other features include a large game room with wet bar and balcony overlooking the landscaped lawn, saltwater pool, spa and outdoor living area with fireplace.

5 bedrooms, 5 full and 5 half baths | \$1,345,000
 Represented by: Susan Mayer
 Coldwell Banker Residential Brokerage | T. 817.329.9005





HEATH, TEXAS

Stunning 1-story on a private lake boasts a custom interior showcased by architectural details, marble and hand-scraped wood flooring, beamed barrel ceiling and cast stone work. Highlights include a 7-car garage that includes 1,100-plus square feet of air-conditioned space with a glass roll-up door, a game room, media room, gourmet kitchen and master suite.

5 bedrooms, 5 full and 1 half baths | \$1,249,000

Represented by: Vicky Chesna

Coldwell Banker Residential Brokerage | T. 972.771.7417 | cdbfw.com



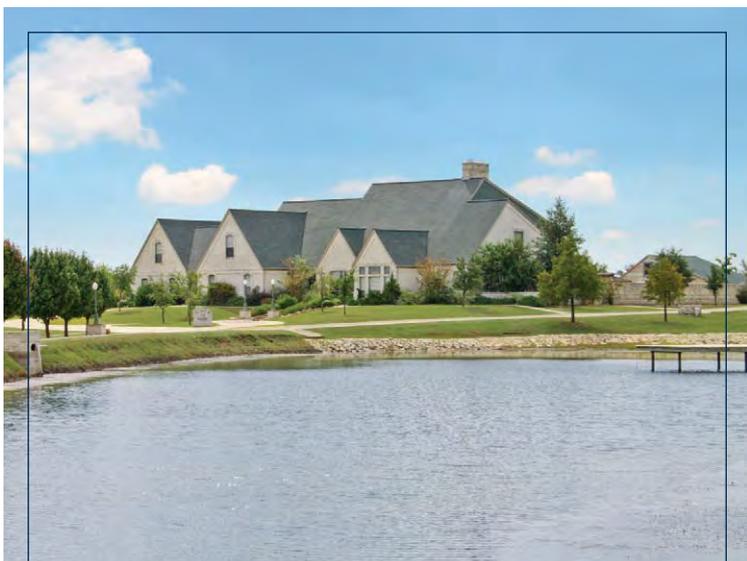
DALLAS, TEXAS

Sophisticated, executive home with 3 living areas, a study and a media room with wet bar. This great entertainment home also features a spectacular outdoor kitchen, lounge and Zen garden. The pool is stunning, as is the interior design, and there is a gourmet kitchen with Dacor stainless appliances, butler's pantry and a soaring fireplace.

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

Represented by: Claire Hill

Coldwell Banker Residential Brokerage | T. 469.328.9375 | cdbfw.com



ROCKWALL, TEXAS

This palatial 8-acre estate awaits those who crave privacy. The owner says the home is over 10,000-plus square feet with a true trophy room in the huge master suite with mini kitchen, bath and additional 2,000-plus square feet. There are 2 deep lakes (1 with pier), a 3-bedroom guesthouse, pool, cabana and parking for 9 vehicles.

8 bedrooms, 6 full and 2 half baths | \$799,990

Represented by: Vicky Chesna

Coldwell Banker Residential Brokerage | T. 972.771.7417 | cdbfw.com



FRISCO, TEXAS

This stunningly elegant home on over a third of an acre, with beautifully landscaped grounds, surrounds a spectacular Riverbend Pebble-tec-like saltwater pool and spa and a huge grassy backyard. It offers upstairs game and media rooms, impressive millwork, a curved iron staircase, hand-scraped hardwood floors, plantation shutters and more.

5 bedrooms, 5 full and 1 half baths | \$839,900

Represented by: Melissa Manemann

Coldwell Banker Residential Brokerage | T. 214.244.3786 | cdbfw.com





HEATH, TEXAS

Waterfront elegance in prestigious Lafayette Landing. Enjoy sunsets and views of the Dallas skyline from this 6,049-square-foot, waterfront home featuring a gourmet kitchen, an Austin Stone exterior, covered porches, vanishing-edge pool, meditation garden and sea wall, all on 1 acre.

4 bedrooms, 4 full and 2 half baths | \$2,249,000
 Represented by: Aidan Flores
 Coldwell Banker Residential Brokerage
 T. 214.679.1477 | aidan.flores@cbsdfw.com



HEATH, TEXAS

Stellar home, awarded best floor plan in the Annual Tour of Luxury Homes, has a grand foyer, featuring hand-painted murals and views of a custom pool. Entertain in the spacious family room, game room, wine grotto, media room with bar, pool with a spa and enjoy pond views.

5 bedrooms, 4 full and 1 half baths | \$650,000
 Represented by: Aidan Flores
 Coldwell Banker Residential Brokerage
 T. 214.679.1477 | aidan.flores@cbsdfw.com



HEATH, TEXAS

Luxury and comfort combine in this palatial 7,658-square-foot, custom-estate home with parking for 6, an additional 2-bedroom guesthouse with kitchen, bath and private parking, a pool with spa and waterfall and a loggia on 1.9 lush acres in a premier gated community.

5 bedrooms, 5 full and 2 half baths | \$1,395,000
 Represented by: Aidan Flores
 Coldwell Banker Residential Brokerage
 T. 214.679.1477 | aidan.flores@cbsdfw.com



HEATH, TEXAS

Only minutes from downtown Dallas, this waterfront home offers million-dollar lake views from almost every room, reminiscent of Caribbean luxury with approximately 200 feet of waterfront. With captivating views, the home has a Florida room, guesthouse and a vanishing-edge pool.

4 bedrooms, 4 full and 1 half baths | \$1,395,000
 Represented by: Kelly Crowell
 Coldwell Banker Residential Brokerage
 T. 214.924.3388 | kellycrowellgroup@gmail.com





PLANO, TEXAS

From the hand-scraped hardwoods to the warm, rich tones of the Venetian plaster walls, this stately home features beautiful plantation shutters, a morning room, which is truly the heart of the home, and a wall of windows that reveals a breathtaking view of the pool and landscaping.

4 bedrooms, 5 full and 1 half baths | \$1,325,000
 Represented by: Sheri Stinson & Betty Black
 Coldwell Banker Real Estate Solutions, Coldwell Banker United Realty
 Sheri: 972.523.6901 | Betty: 903.530.7578



LAKWOOD RANCH, FLORIDA

Situated in a fabulous location, this former model boasts magnificent upgrades throughout and extraordinary finishes. The home impresses with a grand entrance and spectacular golf course and lake views. Expansive space abounds from the gourmet kitchen to the upper level with a balcony overlooking the luxurious pool and spa.

4 bedrooms, 4 baths | \$1,250,000
 Represented by: Karen Singleton | T. 941.780.1642
 Coldwell Banker Residential Real Estate | floridamoves.com



MANASOTA KEY, ENGLEWOOD, FLORIDA

Over 2.5 acres of rare gulf-to-bay property. Enjoy the beach, bay, boating and fishing from this gulfside, custom-built home with a private guest suite offering direct access to the beach. The property's bayside location boasts a gated entry, spectacular bay views and decks meandering through mangroves leading to the boat dock with a lift.

4 bedrooms, 4 baths | \$2,699,000
 Represented by: Peggy Lewis | Coldwell Banker Residential Real Estate
 T. 941.544.8400 | floridamoves.com/peggy.lewis



CAPE CORAL, FLORIDA

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

4 bedrooms, 5 baths | \$1,237,000
 Represented by: Susan Ball & Rob Ricca
 Coldwell Banker Residential Real Estate
 T. 239.246.0167 | T. 239.209.7465 | floridamoves.com/201133541





TAMPA, FLORIDA

This 6,200-square-foot Culbreath Isles pool home has been tastefully updated, now featuring a spacious open floor plan with a 1st-floor master retreat. Entertain family and friends in the expansive 2nd-floor media/game room with a large balcony overlooking the lush backyard.

5 bedrooms, 5 full and 2 half baths | \$1,495,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate
 T. 813.286.6563 | hughesshelton.com



TAMPA, FLORIDA

In one of South Tampa's most desirable neighborhoods, this Beach Park pool home offers block construction, a barrel-tiled roof and casement windows. A spacious floor plan boasts volume ceilings, extensive molding, travertine floors, custom wrought-iron railing and Brazilian cherry wood.

5 bedrooms, 4 full and 1 half baths | \$1,195,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate
 T. 813.286.6563 | hughesshelton.com



TARPON SPRINGS, FLORIDA

Surrounded by nature's beauty, this custom 20-plus-acre estate is truly one-of-a-kind. The 6,674-square-foot home features a remodeled guest/in-law home with 2 bedrooms and 1 bath and includes 20,435± square feet of warehouses and a RV storage/shop, all completely climate-controlled.

4 bedrooms, 4 full and 1 half baths | \$2,995,000
 Represented by: Kathy & Danny Carbaugh
 Coldwell Banker Residential Real Estate
 Kathy: 352.650.5770 | Danny: 727.858.8818



PALMETTO, FLORIDA

Bella Riviera, a Mediterranean courtyard home, is a boater's paradise in the prestigious Riviera Dunes yacht and marine community on the majestic Manatee River. Enter through an impressive, private courtyard with a sparkling fountain pool and enjoy a 50-foot boat dock. www.704RivieraDunesWay.com. MLS#A3955266

4 bedrooms, 4 baths | \$1,049,000
 Represented by: Team Vitale | Coldwell Banker Residential Real Estate
 T. 866.242.9506 | info@teamvitale.com | teamvitale.com



TAMPA, FLORIDA

Quality construction and unparalleled amenities are found in this custom-built Sunset Park waterfront pool home. The unique and practical design features a spectacular floor plan that effortlessly connects the stunning interior spaces to its inviting resort-style outdoor amenities.

5 bedrooms, 5 baths | \$2,195,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate
 T. 813.286.6563 | hughesshelton.com



TAMPA, FLORIDA

Waterfront living at its best. This exceptional 2-story Harbour Island pool home is located on a deep-water channel with a dock, sweeping views and direct access to Tampa Bay. An open floor plan boasts 5,400-plus square feet, a guest casita, morning kitchen and sun-drenched courtyard.

5 bedrooms, 4 full and 2 half baths | \$2,495,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate
 T. 813.286.6563 | hughesshelton.com



TAMPA, FLORIDA

Revel in the finest finishes and resort-style amenities in this newly built South Tampa masterpiece, nestled on over a half-acre of land overlooking the 17th green of the Palma Ceia Golf and Country Club and offering breathtaking expansive views of the 17th and 18th fairways.

4 bedrooms, 4 full and 2 half baths | \$2,795,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate
 T. 813.286.6563 | hughesshelton.com



TAMPA, FLORIDA

This stunning waterfront pool home was designed to capture the beauty of its Beach Park setting, with custom brick and iron details, copper gutters and downspouts, elegant patios and balconies. A center-island kitchen is the heart of the home, overlooking a large covered patio, pool and yard.

4 bedrooms, 4 full and 1 half baths | \$2,000,000
 Represented by: Mike Hughes & Jeff Shelton
 Coldwell Banker Residential Real Estate
 T. 813.286.6563 | hughesshelton.com





ODESSA, FLORIDA

Located on Hillsborough County's largest lake in Lake Keystone's premier gated community, this luxurious estate is a car collector's dream, featuring a 7-car detached air-conditioned garage, an attached 4-car garage and total parking for 15 cars. The 9,300-square-foot home, which includes a 2,600-square-foot basement, contains a 2-story open-design living and dining room with glass atrium doors, 2 full balconies overlooking the lake and a 3-story elevator.

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

Represented by: Joe Lewkowicz | Coldwell Banker Residential Real Estate | T. 813.962.0631 | jjewkow1@tampa.rr.com





CASEY KEY, OSPREY, FLORIDA

This elegant Gulf-to-bay, 1-acre, walled and gated estate is conveniently located 12 miles from downtown Sarasota, but offers the utmost in privacy and security. Exquisite detailing throughout includes custom iron work, glass-art windows, state-of-the-art technology, a whole-house generator and an infinity-edge pool. A private beach and dock on the wide bay complete the perfect island retreat.

4 bedrooms, 5 full and 1 half baths | \$9,995,000

Represented by: The Ayers: Albert, Annette & Kathy | Coldwell Banker Residential Real Estate
T. 941.223.2343 | T. 941.650.1127 | alayers@comcast.net | 1232NorthCaseyKey.com



CASEY KEY, OSPREY, FLORIDA

Stretching from a private beach to the bay on the exclusive North Key, this residence has been completely renovated. A newer private master suite includes his-and-her baths and a large dressing-room closet. Features views of the Gulf or bay from every room, a bayside lap pool overlooking the new dock, good boating water, courtyards, bell towers, custom iron, wood beams, wood and Spanish tile floors.

4 bedrooms, 5 baths | \$4,850,000

Represented by: The Ayers: Albert, Annette & Kathy | Coldwell Banker Residential Real Estate
T. 941.223.2343 | T. 941.650.1127 | alayers@comcast.net | 540NorthCaseyKey.com





CASEY KEY, FLORIDA

Fashion your own peaceful paradise on this Gulf and Bay property featuring an amazing beach, gorgeous sunsets, boating-depth bayfront and extraordinary privacy. Build the most magnificent estate or create that family compound you've always dreamed of. The property includes contiguous lots with land on both sides of the road, 240 feet of white-sand Gulf beachfront plus 240 feet of frontage on Little Sarasota Bay, with dune walkovers and docks in place.

Beach-to-Bay (4 lots): \$5,995,000, Smaller parcels: \$2,850,000 to \$3,500,000

Represented by: Lynn Robbins | Coldwell Banker Residential Real Estate | T. 941.376.5077 | lynn@lynnrobbins.com | www.lynnrobbins.com



BRADENTON, FLORIDA

Nestled on almost 8 acres near the Manatee River, this home features luxurious architectural detailing. The abundance of conveniences includes a fully-screened outdoor living area with pool, a spa and summer kitchen, a multipurpose game room with billiards area, a state-of-the-art theater with stepped seating and an elevator with access to the sub-level wine cellar.

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

Represented by: Stacy Haas-Goodwin | T. 941.587.4359

Coldwell Banker Residential Real Estate | stacy@haasgoodwin.com



TIDY ISLAND, FLORIDA

Embrace panoramic bay views from this stunning waterfront home in a private gated community. A spacious open floor plan features walls of glass, a chef's kitchen, an expansive terrace, Control4 and Lutron systems and a bayfront, lagoon-style, saltwater pool with spa and waterfall.

5 bedrooms, 4 full and 1 half baths | \$3,900,000

Represented by: Carmen Baskind & Marty Warren

Coldwell Banker Residential Real Estate

Carmen: 941.724.1854 | Marty: 941.302.2408





SIESTA KEY, FLORIDA

Contemporary masterpiece near America's No. 1 beach. Sustainable building techniques and architectural details are evident in every aspect of this outstanding pre-constructed residence. A rooftop terrace, garden and a solar heated pool with a waterfall enhance the concept of indoor/outdoor living. Natural light flows through walls of glass.

4 bedrooms, 3 baths | \$1,125,000

Represented by: Carla Rayman & Patricia Tan | T. 941.724.0519 | Coldwell Banker Residential Real Estate | carla@carlarayman.com



VENICE ISLAND, FLORIDA

Enjoy stunning bay views from almost every room of this impressive residence, where architectural details abound and natural light permeates every room. Many luxurious custom features are in this recent construction. Watch dolphins play from the expansive wraparound terrace and pool deck, walk to the beach or sample the delights of nearby downtown Venice.

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

Represented by: Cindy Taliaferro & Carla Rayman | T. 941.894.7269 | Coldwell Banker Residential Real Estate | cindytalialferro@gmail.com





BIRD KEY, SARASOTA, FLORIDA

Located in the premier waterfront community of Bird Key, this 4-bedroom gem will awaken your senses. Spectacular views of the downtown skyline and John Ringling Bridge from almost every room. Exceptional attention to detail and comfort. Enjoy a cozy fireplace while watching the dazzling lights at night from downtown Sarasota. www.243RobinDrive.com

4 bedrooms, 3 full and 3 half baths | \$3,690,000
 Represented by: Lynne Koy | lkoy@coldwellbanker.com
 Coldwell Banker Residential Real Estate
 C. 941.544.5117 | T. 941.387.1803



BIRD KEY, SARASOTA, FLORIDA

Spectacular newly renovated, Spanish-style home surrounded by water, with 100 feet directly on the bay and 150 feet on the canal. Two docks and a lift. Located directly across from the Bird Key Yacht Club and minutes to St. Armands Circle and downtown Sarasota. www.302BirdKeyDrive.com

3 bedrooms, 3 full and 1 half baths | \$2,200,000
 Represented by: Lynne Koy | lkoy@coldwellbanker.com
 Coldwell Banker Residential Real Estate
 C. 941.544.5117 | T. 941.387.1803



ST. ARMANDS CIRCLE, SARASOTA, FLA.

Steps away from the white sand of Lido Beach and world-renowned St. Armands Circle. Overlooking protected Pansy Bayou, this custom-built family home features over 3,000 square feet of gracious living space. Enjoy a luxurious tropical lifestyle in this fabulous waterfront Florida retreat. www.460NWashingtondrive.com

4 bedrooms, 3 baths | \$2,190,000
 Represented by: Lynne Koy | lkoy@coldwellbanker.com
 Coldwell Banker Residential Real Estate
 C. 941.544.5117 | T. 941.387.1803





NAPLES, FLORIDA

This custom-built courtyard home is located on over 1 acre in one of the most sought-after gated communities in Naples; Stonegate at The Crossings. Features include porcelain tile throughout, marble vanities, extensive granite, a wet bar, heated pool/spa, summer kitchen and 3-plus-car garage.

5 bedrooms, 3 full and 1 half baths | \$1,375,000

Represented by: Mari-Bea Warnken

Coldwell Banker Residential Real Estate

T. 239.262.7131 | m.warnken@coldwellbanker.com



NAPLES, FLORIDA

Enjoy breathtaking sunset views overlooking the Gulf of Mexico from this exquisite Port Royal Beach estate with a private balcony off every room. The stunning home is perfect for entertaining or luxuriating in ultimate privacy. Guests will enjoy the comfort of 4 private suites located on a separate floor, plus there is a screened lanai with heated pool and spa.

5 bedrooms, 5 full and 1 half baths | \$10,900,000

Represented by: Pam Broderick | Coldwell Banker Residential Real Estate

T. 239.207.1116 | T. 860.729.2725 | 3630gordondrive.com



BRADENTON, FLORIDA

Manatee River frontage and breathtaking views of deep boating water are offered in this private, newly constructed home with 5,713 square feet of remarkable architecture and custom details. Features include a gourmet double-island kitchen with grade-A appliances, private decks in all bedrooms, a Tiger Maple-wood library and a sparkling pool with a hot tub.

4 bedrooms, 5 full and 1 half baths | \$2,895,000

Represented by: Kathy Hoonhout | Coldwell Banker Residential Real Estate

T. 941.228.3925 | T. 941.388.3966 | ktyhoon@aol.com



BRADENTON, FLORIDA

Embrace the Florida lifestyle you have dreamed of on the Manatee River, 20 minutes to the gulf by boat. Offering privacy and security, this home has a comfortable feel of elegance with the fine finishes of a guest suite, theater, elevator, saltwater pool, outdoor kitchen and private dock.

4 bedrooms, 4 full and 2 half baths | \$1,450,000

Represented by: Liz Klements

Coldwell Banker Residential Real Estate

T. 727.424.6444 | liz.klements@floridamoves.com





NAPLES, FLORIDA

Contemporary design meets European flair! This unique 8,000-square-foot residence boasts stunning panoramic views of the Gulf of Mexico. Outfitted to entertain royalty, this home is accented with the latest technology, fiber optic-enhanced ceilings, angled mosaic marble flooring, a custom theater with 106-inch projector screen, state-of-the-art fitness center, fully appointed 400-square-foot gourmet kitchen and sumptuous private master. Each floor has access to separate beachside lanais with automated screens and shutters. Additional features include a boat dock, saltwater aquarium, wet bars, illuminated waterfall, hand-blown chandeliers, 25-bottle wine cooler, hand-painted etched murals, etched glass and so much more.

5 bedrooms, 5 full and 2 half baths | \$9,975,000
 Represented by: Loretta M. Young
 Coldwell Banker Residential Real Estate
 T. 239.450.5022 | lorettasellsflorida@gmail.com



NAPLES, FLORIDA

360 degrees of unbelievable water views accent this extensively remodeled gulf-access home. Updated with the finest quality craftsmanship and located in Collier County, it features an open living room plan with crown molding, an elevator, 2-car garage, a fully equipped granite kitchen and large screened lanai. Enjoy 2 boat docks with dual lifts (7,000 lb and 10,000 lb) a short distance to the Gulf of Mexico, and sailboat access through Wiggins Pass. It is located in a wonderful Naples neighborhood and only 1 mile to the beach. Perfect opportunity for boaters, beach lovers and anyone looking for a truly unique piece of property with private estate living and, best of all, no fees!

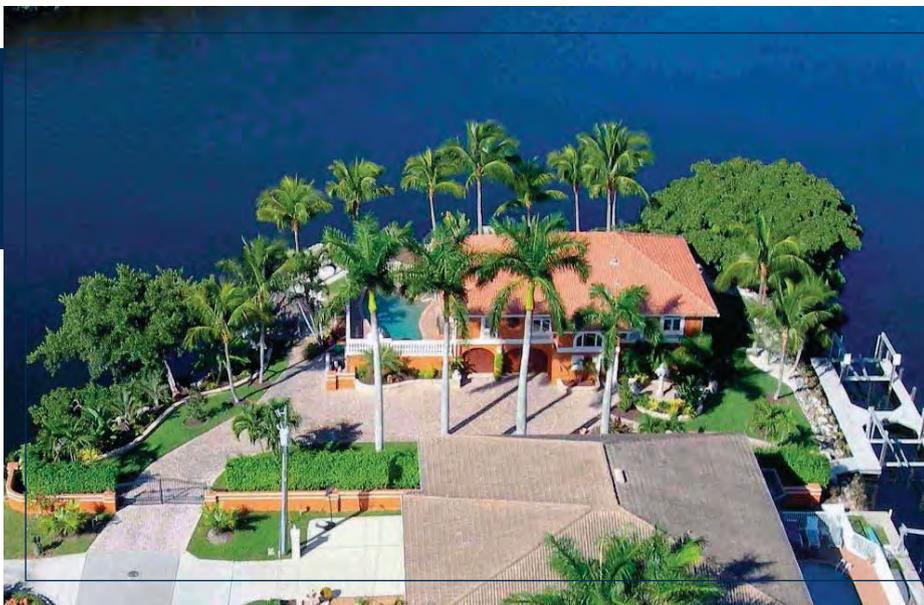
4 bedrooms, 3 full and 1 half baths | \$2,800,000
 Represented by: Loretta M. Young
 Coldwell Banker Residential Real Estate
 T. 239.450.5022 | lorettasellsflorida@gmail.com



NAPLES, FLORIDA

An incredible tropical paradise with unbelievable views of the Gulf of Mexico. This beachfront, 3-story home offers numerous upgrades and superior craftsmanship. The luxurious master retreat includes a sitting area, round shower and soaking tub with jets. The great room with its high pitched, open beam ceilings opens to a custom copper-top keystone fireplace. The kitchen comforts you with custom cabinetry, a wet bar and wine cooler. You'll fall for every luxury appointment. Features include oak floors and built-ins, mahogany doors, California closets, etched glass and much more. Separate guest quarters for privacy and convenience. Must see to believe this masterpiece on the gulf!

4 bedrooms, 3 baths | \$1,599,500
 Represented by: Loretta M. Young
 Coldwell Banker Residential Real Estate
 T. 239.450.5022 | lorettasellsflorida@gmail.com





CORAL GABLES, FLORIDA

Spectacular Mediterranean estate is located on the private island of Tahiti Beach in a guarded bayfront community of 28 homes in Coral Gables. This home has gorgeous views of Biscayne Bay, 15,000 square feet, 7 bedrooms, 2 bonus rooms, 8.5 baths, an elevator, 28-foot ceilings, a media room, an expansive kitchen with a breakfast room, a 3-car garage and dockage. Embrace the scenery from the master suite balcony or take a dip in the resort-style pool/spa. Call today for a private showing.

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



INDIAN SHORES/TAMPA BAY, FLORIDA

Exclusive beachfront condo on the Gulf of Mexico! 3,684 square feet of exquisite interior living space, expansive wraparound balcony, gourmet kitchen, 2-car garage, heated pool and spa. Elegant travertine marble flooring, crown molding, accent-designed ceilings and attention to detail in every room!

4 bedrooms, 4 baths | \$1,650,000
 Represented by: Marcy Daniels | Coldwell Banker Residential Real Estate
 T. 727.560.8080 | marcyrcrs@aol.com | marcydaniels.com



WESTON, FLORIDA

This magnificent custom-built home, in the exclusive Weston Hills Country Club neighborhood features 5,400 square feet, gym, office, game room, marble floors, raised foyer entrance, wet bar and a chef's kitchen. Spectacular heated pool with state-of-the-art LED lighting!

6 bedrooms, 6 full and 1 half baths | \$1,490,000
 Represented by: Ileana Jantzen
 Coldwell Banker Residential Real Estate
 T. 954.993.6884 | ileanajantzen.com





KEY BISCAIYNE, FLORIDA

In exclusive Smuggler's Cove, this incomparable modern waterfront property is ideally situated for those seeking a tranquil lifestyle. The expansive entry opens to 2 pavilions that showcase the blending of interior and exterior living, perfect for family enjoyment or elegant entertaining. Lush grounds include an infinity pool plus secure yacht dockage.

6 bedrooms, 6 full and 1 half baths | \$8,700,000

Represented by: Lilibet Warner | Coldwell Banker Residential Real Estate | T. 305.606.1461 | lilibetw@gmail.com



AVENTURA, FLORIDA

Live in grand style in this 4,200-square-foot, split-level townhome on the Intracoastal Waterway in gated Williams Island. Ideal for large gatherings with a dreamy gourmet kitchen and breakfast area, formal living and dining and a private patio overlooking the waterfront. Exceptional amenities.

3 bedrooms, 3 full and 1 half baths | \$1,050,000

Represented by: Renee Pollack & Natalie Gaylis | Coldwell Banker Residential Real Estate
T. 305.965.1850 | T. 305.975.3990 | floridamoves.com/renee.pollack

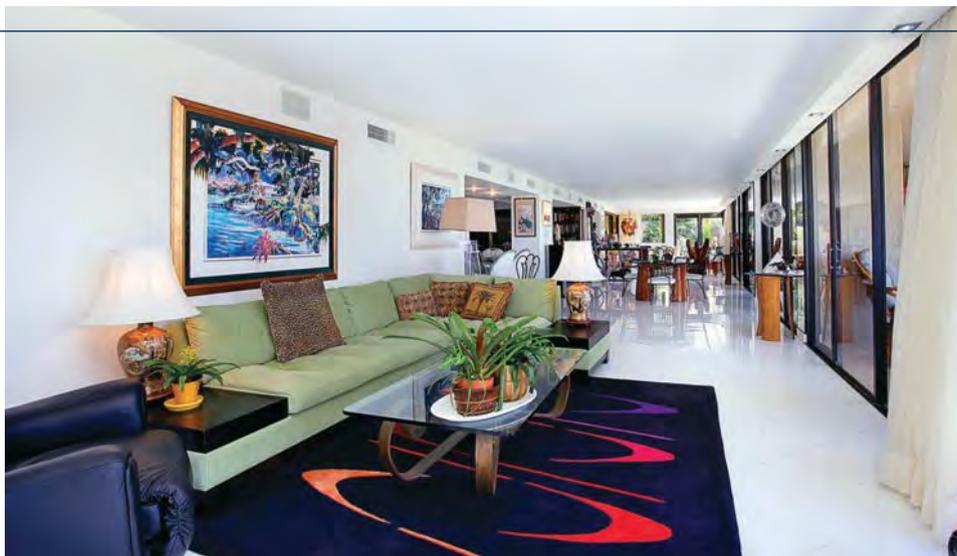


CORAL GABLES, FLORIDA

In sought-after Cocoplum 2, this Mediterranean-style, 6-bedroom, 8,142-square-foot home includes a soaring 2-story ceiling in the foyer and living room, crown molding, marble floors, a gourmet kitchen with breakfast room, family room, downstairs guest room, luxe master suite, 3 upstairs bedrooms and covered terraces overlooking the pool and private gardens.

6 bedrooms, 6 full and 1 half baths | \$3,490,000

Represented by: Helen Jeanne Nicastrì | Coldwell Banker Residential Real Estate | T. 305.332.4534 | jeanne@floridaluxuryhomes.com



MIAMI, FLORIDA

Manhattan meets Coconut Grove at Yacht Harbour. This sleek 5,200-square-foot condo offers 75 feet of living/dining space overlooking the Biscayne Bay, a spacious foyer and 4 large covered terraces. Conveniently located near private yacht clubs, a sailing club, theaters and restaurants.

3 bedrooms, 2 baths | \$1,850,000

Represented by: Marilyn Tatman | Coldwell Banker Residential Real Estate | T. 305.807.1996 | marilyn.tatman@floridamoves.com





MIAMI BEACH, FLORIDA

In a gated community just 200 feet from beach, this stately 2-story home is designed in neo-traditional for those who prefer a more formal living style. Elegant features include a covered entrance, shimmering fountain, multiple courtyards, private guest suite with terrace that may also serve as a home office, fireplace and rooftop sun deck with breathtaking views.

4 bedrooms, 4 full and 1 half baths | \$2,799,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | 305.341.7447
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Neo-classical architecture with a stone-clad covered entrance, tall ceilings, arched French doors and an abundance of natural light complement this residence, just 200 feet from the beach. A large covered terrace on the 1st floor is ideal for entertaining, while additional highlights include a large pool, trellis-covered summer kitchen and a guest suite with cabana.

4 bedrooms, 4 full and 1 half baths | \$2,649,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | 305.341.7447
 Coldwell Banker Residential Real Estate | thejills.com



PINECREST, FLORIDA

This newly constructed French chateau on Rock Lake will capture your heart and ignite your senses. Exquisite details abound, from the hand-crafted stone entryway, a watchtower in the master suite, a stately foyer leading to a lavish living room, spacious bedrooms and a 3-car garage.

6 bedrooms, 6 full and 1 half baths | \$2,500,000
 Represented by: Patricia Klock Parker & Christine Llanos Lynch
 Coldwell Banker Residential Real Estate LLC
 Pat: 305.773.6343 | Christine: 786.295.3270 | klockparker.com



MIAMI BEACH, FLORIDA

With the magnificent works of architect Ramon Pacheco and interiors by Nu-House Design, this Key West-style home in a gated community offers Bahama shutters, a covered porch and terraces, charming entry court, pool and a short walk to the beach. A warm, contemporary feeling combined with a laid-back atmosphere create the ultimate beachside living.

4 bedrooms, 4 full and 1 half baths | \$2,499,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | 305.341.7447
 Coldwell Banker Residential Real Estate | thejills.com





MIAMI BEACH, FLORIDA

The Jewel of Miami Beach penthouses. Located on the top floor of the exclusive Philippe Starck-designed Icon building, this tri-level unit offers the most enviable space south of Fifth and 360-degree views of downtown Miami and all of South Beach. Features include an interior elevator, a private rooftop pool and a private 7-car garage.

6 bedrooms, 10 baths | \$14,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | 305.341.7447
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

Some would call it Bermuda architecture, some Caribbean, but what best characterizes this home on the beach is the spa feeling that permeates its every aspect. An elegant leather-clad staircase leads to an extraordinary master suite with panoramic ocean views and a master bath with Jacuzzi. More features include a gym, game room, library and elevator.

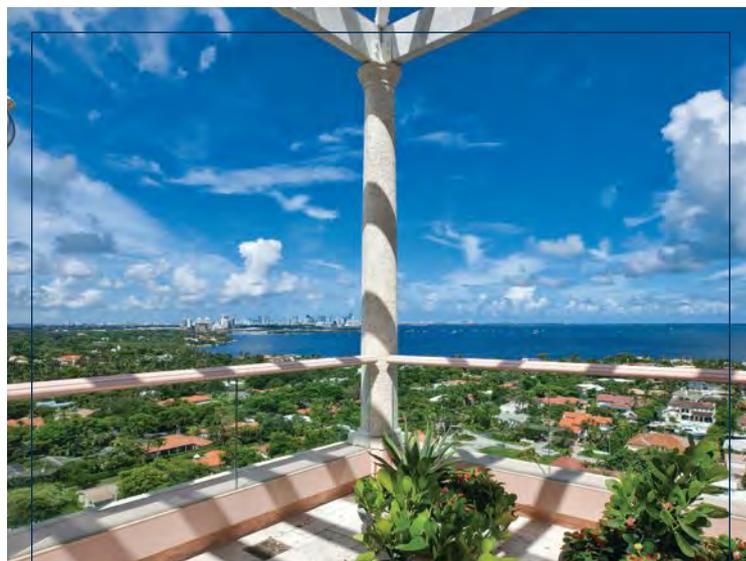
5 bedrooms, 6 full and 1 half baths | \$12,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | 305.341.7447
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

On guard-gated Palm Island, this private Mediterranean estate boasts spectacular bay and downtown Miami skyline views, a resort-style pool and 100 feet of water frontage with yacht dockage. Lavished with Old World details, soaring ceilings, fine in-laid marble floors, hardwood floors, exquisite molding, custom built-ins, columns, arched windows and more.

6 bedrooms, 8 full and 1 half baths | \$11,500,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | 305.341.7447
 Coldwell Banker Residential Real Estate | thejills.com



CORAL GABLES, FLORIDA

Unobstructed views of Biscayne Bay, the Atlantic Ocean and the city accent this palace in the sky, poised with breathtaking architectural design. Custom details include coffered ceilings, hand-crafted cabinetry, walls of glass, 30-foot ceilings, spacious living/dining, theater, oak-paneled library with built-ins, in-laid wood floors and nearly 3,000 square feet of terraces.

4 bedrooms, 4 full and 2 half baths | \$9,950,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | 305.341.7447
 Coldwell Banker Residential Real Estate | thejills.com





BOCA RATON, FLORIDA

Outstanding opportunity to own a beautiful golf-course estate on one of the largest lots overlooking Boca West Country Club. This updated home offers 4,427 square feet; a contemporary kitchen with Miele, Sub-Zero and Wolf appliances; 4 guest rooms; and a resort-style backyard with a pool. Spacious living areas and a custom wet bar are perfect for entertaining.

5 bedrooms, 4 full and 1 half baths | \$1,100,000
 Represented by: Chris Bottini | Coldwell Banker Residential Real Estate
 T. 561.699.8825 | chrisb0902@gmail.com



NORTH PALM BEACH, FLORIDA

Custom waterfront estate on a large corner lot, beautifully landscaped with views of the waterway. Features include pecky cypress ceilings inside and out, travertine marble and wood flooring and a main-level master suite. Entertain with formal living and dining rooms, canal dockage and a gourmet kitchen overlooking the pool, Jacuzzi and backyard.

5 bedrooms, 6 full and 1 half baths | \$3,200,000
 Represented by: Jan Burke | Coldwell Banker Residential Real Estate
 T. 561.346.8330 | janrealtorburke@aol.com



WEST PALM BEACH, FLORIDA

Within the secure gated community of IBIS Golf & Country Club is the esteemed neighborhood of Egret Pointe. This 2-story Mediterranean-style home provides golf course views and detailed craftsmanship throughout the residence. A remarkable legacy estate home with 7,080± gross square feet and 5,643 square feet of living space.

6 bedrooms, 7 full and 1 half baths | \$1,300,000
 Represented by: Brandon Tate | Coldwell Banker Residential Real Estate
 T. 615.533.7214 | floridamoves.com/brandon.tate



KEY BISCAYNE, FLORIDA

Unobstructed bay and ocean views accent this gorgeous split-plan residence with a den/office as a possible 3rd bedroom. Enjoy beautiful sunrises and sunsets on any of the 2 magnificent balconies. Features include a private elevator, private laundry, valet, concierge, security, tennis, a pool, gym, world-class amenities and much more.

2 bedrooms, 2 full and 1 half baths | \$1,575,000
 Represented by: Richard Capote | Coldwell Banker Residential Real Estate
 T. 305.297.2547 | richardcapote@yahoo.com





WESTON, FLORIDA

A spectacular custom home in the prestigious Windmill Ranch Estates. Amazing upgrades; every bathroom is uniquely designed with tremendous detail, an upgraded kitchen, extra-large bedrooms, large master suite, custom garage and a floor plan for entertaining and privacy.

6 bedrooms, 6 full and 1 half baths | \$1,900,111
 Represented by: Diana M. Reyes
 Coldwell Banker Residential Real Estate
 T. 954.608.3874 | dianamreyes.com



HIGHLAND BEACH, FLORIDA

Enjoy breathtaking ocean and Intracoastal views from every room of this 2-story penthouse within a boutique, oceanfront, concierge building. An elevator takes you to the 2nd-floor master suite with his-and-her bath and a large terrace overlooking the ocean. Features plantation shutters on all windows and an open balcony off the living room with expansive views.

3 bedrooms, 4 baths | \$1,233,600
 Represented by: Ted Meroe | Coldwell Banker Residential Real Estate
 T. 561.703.4047 | tmeroe@comcast.net



FORT LAUDERDALE, FLORIDA

Contemporary showplace in the gated island enclave of Sunrise Key, with 95 feet of deep-water frontage on a 220-foot-wide canal. This sophisticated 2-story residence offers 4,897 square feet of air-conditioned living space, a dock, dramatic walls of glass, an office, a fabulous in-law suite with a sitting area used as a 4th bedroom and a 3-car garage.

4 bedrooms, 4 full and 1 half baths | \$2,750,000
 Represented by: Joanne McKeage | T. 954.592.0441
 Coldwell Banker Residential Real Estate | gofloridahomes.net



FORT LAUDERDALE, FLORIDA

This magnificent Mediterranean-style, tri-level corner townhouse on Las Olas Isles features a deeded dock for a 50-foot yacht or catamaran, a chef's gourmet kitchen with Wolf range and butcher-block island, 3 gas fireplaces, a huge master suite with sitting room, an elevator and spacious balconies and patios on every floor. Close to all area amenities.

4 bedrooms, 4 full and 1 half baths | \$1,295,000
 Represented by: Stephanie Jordan
 Coldwell Banker Residential Real Estate | T. 954.600.9801





WEST PALM BEACH, FLORIDA

Breathtaking Mediterranean point-lot estate in the Ibis Golf & Country Club, overlooking 247 feet of lake frontage and golf fairways. Old World charm and unequalled luxury come together in this masterpiece featuring 28-foot ceilings, a theater, 24-foot high-impact windows and unparalleled quality throughout.

5 bedrooms, 5 full and 1 half baths | \$3,650,000
 Represented by: Rita Shapiro & Lee Farmer | Coldwell Banker Residential Real Estate
 T. 561.308.5958 | ritalor@aol.com | T. 561.685.0419 | leefarmer@aol.com



BOCA RATON, FLORIDA

This exceptional beachside residence is steps away from a private beach with deeded access. Renovated to perfection with the finest finishes, the interior offers beautiful slate flooring throughout, Meile appliances in the gourmet kitchen and an exquisite 1,000-bottle wine cellar. Outside, enjoy a summer kitchen and a stunning, heated, mosaic-tiled pool.

4 bedrooms, 3 full and 1 half baths | \$1,495,000
 Represented by: Lynn Johnsen & Misti Bell
 Coldwell Banker Residential Real Estate | T. 561.239.1900 | T. 561.866.0272



HIGHLAND BEACH, FLORIDA

Direct Intracoastal views and dockage for a 100-foot yacht accent this home spanning over 9,000 square feet in a guard-gated community with a private beach club and Har-Tru tennis courts. Features include a 20-by-40-foot heated pool and spa, large loggia with pecky cypress ceilings, new impact doors and windows, generator, elevator, office and a 3-car-garage.

4 bedrooms, 6 full and 1 half baths | \$3,750,000
 Represented by: Bernice Kaminski
 Coldwell Banker Residential Real Estate | T. 561.279.6938





BOCA RATON, FLORIDA

Set within the exclusive Carlton Place in the premier country club of Woodfield, this elegant custom estate is finished to perfection and affords stunning lakefront and golf course vista views on nearly one-half of an acre. Pristine landscaping and elegant pillars welcome you to etched-glass double doors leading you into an expansive main level with the finest features, including a master wing with his-and-her private office/libraries and baths, 3 additional bedrooms, a custom-designed wine cellar, an open gourmet kitchen, designer draperies throughout and an elevator. On the 2nd floor, you will find a superb theater room, family room and 2 bedroom suites with sweeping views of Woodfield's magnificent golf course. www.circlepix.com/TV3DUK

6 bedrooms, 7 full and 2 half baths | \$3,999,900

Represented by: Claire Sheres | Coldwell Banker Residential Real Estate | T. 561.414.4146 | floridapropertywithclaire.com



BOCA RATON, FLORIDA

Beautiful 2-story estate in Coventry at Woodfield Country Club. Situated on one-third of an acre the property boasts phenomenal golf course views, visible from nearly every room. Highlights include a spacious master suite, a custom built-in wood library, Saturnia marble and wood floors, in-ground generator and a gourmet kitchen. www.circlepix.com/3WDVZU

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

Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
T. 561.414.4146 | floridapropertywithclaire.com



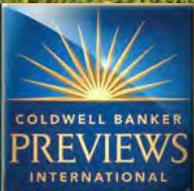
BOCA RATON, FLORIDA

Pictures cannot capture the magnitude of this hidden gem estate on almost 4 acres of equestrian property in the Florida Fruit Lands. Party like a rock star in this private haven with a Perry Sinett tennis court, a resort-style pool and 2 guesthouses. The expansive main residence features a gourmet kitchen and much more. www.circlepix.com/WD6HEM

6 bedrooms, 6 full and 1 half baths | \$2,199,000

Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
T. 561.414.4146 | floridapropertywithclaire.com





MIDWEST | ILLINOIS · MINNESOTA · MISSOURI · OHIO · WISCONSIN



Minneapolis, MN
4 Bedrooms, 6 Baths
\$2,395,750

Represented By: Burnet & Birkeland
Coldwell Banker Burnet
T: 612.925.8405 | bbirkeland@burnetbirkeland.com



'A REFRESHING ENCLAVE'



BY JENNIFER MARTIN

When Realtor Alli Close walked into the palatial home at 9110 Tartan Fields Drive, in Dublin, Ohio, she was struck by its atmosphere of warmth and family. “You can see it, especially in the lower level,” said Close, of Coldwell Banker King Thompson, in Dublin. “You have everything from a mother-in-law suite with its own outside entrance to an entire arcade for children. It’s amazing.”

The 9,195-square-foot home is somewhat of a study in contrast. Its architectural details, such as the walnut floors and exterior stone, are unparalleled. The home overlooks a golf course and offers water views. Yet within, there’s a sense of welcome and comfort, an environment where family and friends can connect without the intrusions of the outside world. They might relax in the cigar room, aka the “man cave,” with its rustic wooden walls, humidor, flat-screen TV and fireplace. They might enjoy a glass of Chablis in the wine cellar, or a movie in the media room, complete with its tiered seating and full-sized movie screen.

“There’s a very unique covered lanai with stone pillars,”

said Close, the home’s listing agent. “It’s an outdoor partially covered space with very comfortable and stylish seating and a bar. From there, family and friends can walk out to a sparkling swimming pool that overlooks a pond and two of the golf course holes. The entire area is a refreshing enclave where a party or cookout would be perfect.”

This is just the tip of the iceberg. With six bedrooms and six bathrooms, the home encompasses a network of ingenious rooms and spaces for every use imaginable. There are three offices — his, hers and the teenagers’ study area. There’s a mudroom with a dog wash for dirty canines — or kids. That room contains lockers for leashes, boots, toys and other outdoor paraphernalia.

The arcade, on the lower level, is a masterpiece. Black-and-white checkerboard floors are offset by “Route 66” and “Coca-Cola” signs, and the signature red walls of a 1950s-style diner. “You have air hockey, foosball and nine full arcade games,” Close said. “There’s Pac Man, pinball and everything else. It’s fabulous for kids, even for adults. You can spend a day in there just unwinding.”



Complete with a "man cave" and arcade, this home offers spaces for everyone.

The cigar room/man cave contains seating for four. Just outside the door is a fully stocked bar, refrigerator and cabinetry for glassware. "It's a full kitchen and bar, minus the stove," Close said.

The kitchen itself is spacious and convenient with gourmet chef's appliances, and open to the hearth room with one of the home's seven fireplaces. Marble countertops offset hand-glazed cabinetry. A central island provides a cozy spot for breakfast. "The details and amenities in this home are delightful," Close said.

The home lies in the Tartan Fields subdivision, a golf course development in Dublin. This vibrant community northwest of Columbus is a popular destination for families relocating for business purposes (The Scotts Miracle-Gro Company, Cardinal Health, and Nationwide are among the area's top employers).

"Every house in Tartan Fields has to be architecturally unique," Close explains. "This one certainly is. It's an absolute gem."

Dublin, Ohio
6 bedrooms, 6 full and 2 half baths
\$2,200,000

Represented by: Alli Close
Coldwell Banker King Thompson
T. 614.889.0808 | alli.close@kingthompson.com





WAYZATA, MINNESOTA

This grand estate commands the major share of Lake Minnetonka's most prominent peninsula. It is within close proximity to downtown Minneapolis (15 minutes). Steeped in history and lovingly restored, this 13-acre property enjoys magnificent water views and 1,700 feet of lakeshore. Minnesota's most significant estate, it was once home to the revered Pillsbury Family.

7 bedrooms, 13 baths | \$24,000,000

Represented by: Meredith Howell | Coldwell Banker Burnet | T. 952.476.3692 | mhowell@cbburnet.com | meredithhowell.com





ORONO, MINNESOTA

European elegance and grandeur await at this Lake Minnetonka estate, built in 2006. Perfectly sited on 1.9 acres it has 135 feet of east-facing lakeshore. This home features numerous amenities, including a 22-foot grand foyer and great room, gourmet kitchen, home theater, wine cellar and elevator. It also offers advanced technology, geothermal and ICF construction. It is just minutes to charming Wayzata and bustling Minneapolis.

4 bedrooms, 6 baths | \$2,950,000

Represented by: Jody Peterson Lodge & Patty Morris | Coldwell Banker Burnet | T. 612.386.8699 | 952.292.7125 | 1860Shoreline.com



EDINA, MINNESOTA

The exceptional Rolling Green neighborhood is the site for this luxurious estate. Set on a sprawling .93-acre lot, this property provides an in-ground swimming pool, large rear yard and mature landscaping. Grand interior spaces include a beautifully renovated kitchen, vaulted sunroom, exquisite millwork and private indoor sport court.

6 bedrooms, 9 baths | \$3,200,000

Represented by: Burnet & Birkeland | Coldwell Banker Burnet
T. 612.925.8405 | burnetbirkeland.com



MINNEAPOLIS, MINNESOTA

This stunning example of Historic Prairie School architecture is set on prestigious Fremont Avenue. Offering uncompromising quality and panoramic Lake Harriet views, this home boasts elegant spaces, a private elevator, 1,900-square-foot garage, custom bluestone patio with waterfall and an attached 1-bedroom full apartment.

5 bedrooms, 6 baths | \$2,950,000

Represented by: Burnet & Birkeland | Coldwell Banker Burnet
T. 612.925.8405 | burnetbirkeland.com





LADUE, MISSOURI

This splendid Maritz & Young estate property is on 2 acres with a pool, overlooking a golf course. Expanded by Markway Construction, the home features a foyer with sweeping reversed circular stair, spacious formal rooms opening to a bluestone terrace and pool area, extensive use of millwork, and plaster roping, and a dining room and library, each with fireplace. The cook's kitchen has a double center island, 3 sinks and top appliances.

8 bedrooms, 9 full and 1 half baths | \$4,100,000

Represented by: Anne Ryan & John Ryan | Coldwell Banker Gundaker | T. 314.993.8000 | anneryan@coldwellbanker.com





RICHMOND HEIGHTS, MISSOURI

Sheer Perfection! Renowned architect Louis LaBeaume's Hampton Park masterpiece has been completely restored and expanded, creating one of the area's finest residences. The fabulous interior spaces and dramatic views provide that rare combination of elegance, comfort and space.

7 bedrooms, 10 baths | \$4,000,000

Represented by: Maria Elias | Coldwell Banker Gundaker | T. 314.971.4346 | melias@cbgundaker.com





CREVE COEUR, MISSOURI

Only once in a rare while will a truly magnificent home such as this become available. This custom-designed, 1-story French Country manse features over 7,500 square feet enhanced by extraordinary craftsmanship and energy-efficient systems. A dramatic foyer opens to a stunning great room highlighted by a full-height granite fireplace—the showpiece of the home! Throughout, you'll find additional stunning rooms, an incredible lower level, a pool and more.

4 bedrooms, 5 full and 2 half baths | \$2,195,000

Represented by: Debbie Midgley | Coldwell Banker Gundaker | T. 314.610.7519 | debbiemidgley@cbgundaker.com





CINCINNATI, OHIO

A major renovation and addition done by Stewart & Jervis Builders has created something not commonly found in Hyde Park—a home where all you need to do is move in! It started with the desire to have a sunroom and blossomed into a full-out, top-to-bottom job. The 1st floor has a large, airy and bright eat-in kitchen; adjoining family room and a formal living room, each with fireplace; fabulous sunroom with rear-yard views; formal dining room; and the organization and convenience of the laundry room/mud room set off the kitchen. The 2nd-floor additions allowed for a central sitting room/family room and 4 bedrooms. The lower level includes a rec room, wine cellar and au pair/guest bedroom suite. Perfection!

5 bedrooms, 5 full and 1 half baths | \$1,195,000

Represented by: Perrin March | Coldwell Banker West Shell | T. 513.379.2253 | perrin.march@cbws.com



ANDERSON TOWNSHIP, OHIO

This custom-built, 7,800-square-foot home in Riverview Estates in Coldstream has every amenity for luxury living. Enjoy a 1st-floor study with stone fireplace, a 1st-floor master suite and a great room with custom built-ins and a fireplace. The gourmet kitchen is enhanced by custom cabinets and Thermador appliances and an adjacent hearth room. The finished lower level is perfect for entertaining with a media room, wet bar, billiards area and exercise room.

5 bedrooms, 4 full and 1 half baths | \$2,350,000

Represented by: The Tipp Team | Coldwell Banker West Shell | T. 513.460.7900 | gayle.tipp@cbws.com





NEW ALBANY, OHIO

Stunning Georgian masterpiece renovated in 2004 overlooks the NACC Golf Course. Its elegant design is open and flowing with soaring 30-foot ceilings in the sunken great room, a curved granite island in the kitchen with custom cabinets, hardwood and marble floors, and a breakfast room. The private nanny/guest suite has a full kitchen, bedroom and living room. A custom bar with glass buffet and cabinets is located just off the kitchen. The 1st-floor master suite is luxurious with walk-in closets, a fireplace and jetted tub. The den has incredible wood detail and built-ins. An authentic stone wine cellar can hold 2,000 bottles, the movie theater has custom lighting and seating, and there is so much more.

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

Represented by: Donna Vichinsky | Coldwell Banker King Thompson Realtors | T. 614.741.2467 | donna.vichinsky@kingthompson.com



DUBLIN, OHIO

The exceptional Tartan Fields Estates golf course home is set on a lush lot with serene pond view. Exciting architecture and the finest finishes await. Marvel at the custom stained/leaded glass, the quarry stone floors, oversized wood trims and the refinished hardwoods. The bedrooms are spacious, the master suite luxurious, and the huge finished lower level is very special. Please visit www.10502MackenzieWay.com

4 bedrooms, 4 full and 1 half baths | \$1,349,000

Represented by: Mathias Marketing Team | Coldwell Banker King Thompson Realtors | T. 614.403.2890 | virgil.mathias@kingthompson.com





LAKE FOREST, ILLINOIS

This spectacular home of screenwriter, director and producer, John W. Hughes, Jr. is located within 1 block of Lake Michigan in the historic district of East Lake Forest. Historic presence and exquisite detail encompass this Edwin Hill Clark-designed home. The exceptional craftsmanship, superior materials and attention to detail are evident throughout the entire estate. Meticulously maintained, renovated and expanded for today's families in 1992, this 11,233-square-foot home includes formal living and dining rooms, a huge family room, hardwood floors, high ceilings, a handsome library, lovely garden room, 6 fireplaces, a pool, 4 bluestone terraces and beautiful professionally landscaped grounds.

6 bedrooms, 6 full and 4 half baths | \$5,890,000

Represented by: Ann Lyon | Coldwell Banker Residential Brokerage | T. 847.828.9991 | ann.lyon@cbexchange.com | 855westminster.com



CHICAGO, ILLINOIS

Stunning 8,000-plus-square-foot, historic home in the Hutchinson Landmark District is on a large irregular lot. Amazing architectural details and grand rooms make this perfect for entertaining. Highlights include a master with fireplace, rec and bonus rooms, a 1-bedroom apartment, a landscaped yard and a 3-bedroom coach house.

5 bedrooms, 4 full and 3 half baths | \$2,499,000

Represented by: Suzanne Gignilliat
Coldwell Banker Residential Brokerage | T. 312.475.3134



CHICAGO, ILLINOIS

This one-of-a-kind home on a double 50-by-124-foot lot is on the best street in Lincoln Park. Gorgeous grounds include patios, decks, balconies and a large backyard. Inside, there is a grand staircase, 12-foot ceilings, 4 fireplaces, an eat-in kitchen and lower level with great room, exercise room and 2 bedrooms, plus a top-floor rec room.

7 bedrooms, 6 full and 1 half baths | \$5,999,000

Represented by: Suzanne Gignilliat
Coldwell Banker Residential Brokerage | T. 312.475.3134





GREEN LAKE, WISCONSIN

CD Peacock Estate is an exceptional property occupying the tip of Sugar Loaf Peninsula with a 270-degree view of Green Lake. The estate sprawls over 10 acres of land and has over 1,200 feet of lake shore property on one of Wisconsin's most prestigious inland lakes. Conveniently located 180 miles north of Chicago, CD Peacock Cottage offers the ideal location for your private retreat or a grand resort. This extraordinary property has been in one family over 120 years.

8 bedrooms, 4 full and 1 half baths | \$6,400,000

Represented by: Tom Sykora | Coldwell Banker Residential Brokerage | T. 262.573.7323 | tom.sykora@cbexchange.com



CHICAGO, ILLINOIS

At a soaring 735 feet, this 62-story showplace has spectacular, panoramic views of lakefront and stunning city views of Grant Park, Monroe Harbor, Burnham Harbor, Soldiers Field and Museum Park. Interior features consist of magnificent custom upgrades that include custom cabinetry by Brookhaven throughout, large rooms opening to city views, an oversized gas fireplace, granite and marble baths, a whole-house sound system, ultra-custom crown molding in all rooms, and more. This stunning new addition to the great Chicago skyline is an architectural masterpiece. This unit has the comfort of a real mansion in the sky. Within walking distance to museums, Grant Park, theaters, shopping, dining and the Loop.

3 bedrooms, 3 baths | \$1,850,000

Represented by: Phil & Layana Hanson | Coldwell Banker Residential Brokerage | T. 773.908.0802 | layana@cbexchange.com





RIVERWOODS, ILLINOIS

A seamless interface with nature . . . a spectacular whisper of Wright. Imagine a soaring original home of stone, cedar and glass fronting 550 acres of gentle solitude. Natural materials are dominant throughout—aggregate, concrete, cedar wood, glass and stone. The entry opens to an explosion of space in the main living areas. The great room is 40-by-40 feet with a skylight 39 feet above, creating ever-new patterns of light and movement.

4 bedrooms, 3 full and 1 half baths | \$2,678,888

Represented by: Peggy Cobrin | Coldwell Banker Residential Brokerage | T. 847.791.1213 | peggy.cobrin@cbexchange.com



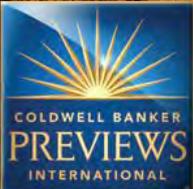
CHICAGO, ILLINOIS

This spacious 3-bedroom, 4-bath residence is in the elegant Belvedere! Sun-filled, views of the Lake, Navy Pier, the City and the Museum of Contemporary Art & Gardens abound. The gourmet kitchen is outfitted for high-class entertaining, and there is a spacious terrace, a massive master suite and lovely finishes throughout. Located in a fantastic building with many amenities, just steps from the Water Tower, the Magnificent Mile and the beach.

3 bedrooms, 4 baths | \$1,675,000

Represented by: Melinda Jakovich | Coldwell Banker Residential Brokerage | T. 312.953.3425 | melindajakovich@aol.com

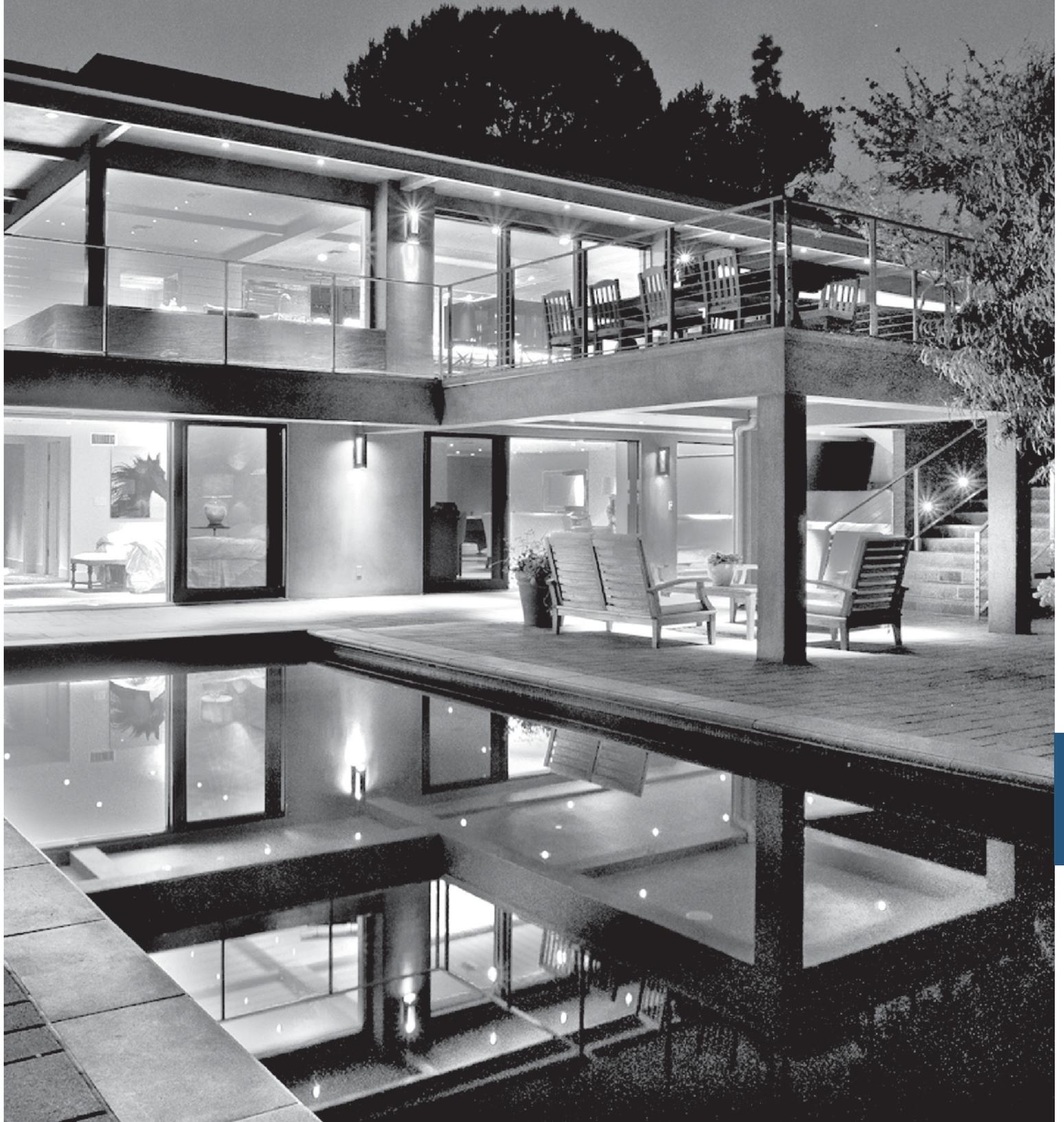




WEST | ALASKA · ARIZONA · CALIFORNIA · COLORADO
HAWAII · IDAHO · NEW MEXICO · UTAH

Beverly Hills, CA
4 Bedrooms, 6 Full and 1 Half Baths
\$7,995,000

Represented By: James Muske
Coldwell Banker Residential Brokerage
T: 310.273.3113 | jmuske@coldwellbanker.com





QUINTESSENTIAL HAWAIIAN LUXURY



INDOOR-OUTDOOR LIVING SHOWCASES SPECTACULAR VIEWS OF THE PACIFIC OCEAN AND DIAMOND HEAD.

BY ROGER GRODY

This striking Honolulu home in a highly coveted location on the slopes of Diamond Head features contemporary lines yet incorporates traditional Hawaiian elements. Situated in a small, gated community on approximately a half-acre of lushly landscaped property, the 6,873-square-foot home features spectacular ocean and mountain views. Beth Chang, vice president of Coldwell Banker Pacific Properties, who is offering the listing at \$14.95 million, reports, "There is nothing on the market as nice... it's just one-of-a-kind."

All of Diamond Head is exceptionally desirable, but this particular home enjoys the quintessential Diamond Head location, just a 10-minute walk from Kapiolani Park, the largest and oldest public park in Hawaii and a favorite of local joggers. "The location is absolutely perfect" insists Chang, who notes this is one of the few locations in Diamond Head from which memorable sunsets can be enjoyed. While it's likely to be purchased as a second or third home, the property is very family-friendly and could easily serve as a primary residence.

"You enter the house through a beautifully landscaped courtyard with a tranquil, Zen quality," reports Cynthia Waters of Cynthia Waters Interiors, who assisted Chang in preparing the home for sale. "To me, the majesty of this house is that you're on the Pacific, but the views of Diamond Head are almost as stunning as the ocean," says Waters. She explains the home is thoughtfully oriented on the lot, affording spectacular ocean views and breezes from nearly every room. This meticulous site-planning reflects an important principle of traditional Hawaiian design, which required architects to exploit ocean breezes before the era of air conditioning.

All the floors are clad in richly grained Tasmanian blackwood, explains Waters, who is impressed with the attention to detail found throughout the residence. "The home offers a casual island lifestyle, but is refined... there's nothing kitschy about it," she

says. That classic Hawaiian lifestyle is reflected in the state-of-the-art kitchen and dining room opening up to large lanais overlooking the swimming pool and ocean. Two covered, fully furnished outdoor dining areas are ideal for entertaining, and the spacious living room also has sliding glass doors that invite the Pacific breezes in. "Throughout the house, the inside becomes outside, which is really the Hawaiian style of living," observes Waters.

The designer, however, is most partial to the second-floor master suite. "I love it," she reports, adding, "Every time I'm there, it beckons me to sit outside and listen to the surf." Ideal for relatives, house guests or a live-in nanny is a secluded suite downstairs, where its occupants don't feel like they're intruding. "This has a floor plan that really works," says Chang, who notes that she has represented much larger homes whose layouts are not nearly as functional.

A media room with black-out shades seats eight in comfortable elegance and the pool area, complete with waterfall, offers two separate cabanas. "And when you're in the yard and look up, there is Diamond Head peeking over the roof of the house," says Waters of the home's dramatic neighbor. Her advice to the next owner of this magnificent residence is to maintain the casually elegant qualities that reflect island living at its best. "The décor needs to speak to the setting we live in," suggests Waters. Chang, who reports very little current inventory of waterfront estates, is fielding serious interest in this home from Asia, California, New York and Texas.

Honolulu, Hawaii
4 bedrooms, 5 full and 1 half baths
\$14,950,000

Represented by: Beth Chang
Coldwell Banker Pacific Properties
T. 808.593.6449 | Beth@BethChang.com





HONOLULU, HAWAII

This rarely available Makiki Heights perimeter home was masterfully designed by famed architect Albert Ives. All on 1 level, it opens to panoramic views of serene mountains, conservation lands, Diamond Head and the ocean. Features includes an elegant turnaround drive, tiled pool, Ohia and wide-plank Koa floors, a media room and a stylish new master suite with spa bath. Ideal for entertaining, art and audio/visual. Photos © 2011 David Franzen.

3 bedrooms, 4 full and 1 half baths | \$2,950,000 fee simple

Represented by: Douglas Shanefield & Matt Brummel | Coldwell Banker Pacific Properties | Douglas: 808.551.5551 | Matt: 808.203.3819 | cbpacific.com





HONOLULU, HAWAII

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

5 bedrooms, 4 full and 1 half baths | \$2,950,000 fee simple
 Represented by: Frankie Anderson | Coldwell Banker Pacific Properties
 T. 808.597.5554 | C. 808.282.2411 | frankiea@cbpacific.com | cbpacific.com/frankiea



KANEOHE, HAWAII

A spectacular hilltop estate! Sweeping ocean and mountain views enhance this nearly 1.7-acre estate...a spacious and private retreat. Enjoy 4 generous bedroom suites, a weight room or 5th bedroom, sparkling saltwater pool, sauna, large game room, theater, 2 double garages, a motorcycle mini-garage, enormous main kitchen plus an award-winning outdoor kitchen and more. You can have it all!

5 bedrooms, 5 full and 1 half baths | \$1,950,000 fee simple
 Represented by: Frankie Anderson | Coldwell Banker Pacific Properties
 T. 808.597.5554 | C. 808.282.2411 | frankiea@cbpacific.com | cbpacific.com/frankiea





DIAMOND HEAD, HAWAII

This magical direct-oceanfront double unit at Tahitiene Inc. is the perfect waterfront residence. Watch the surfers, sailboats or even whales from your kitchen, dining or living room. The super location is right across from Kapiolani Park. Walk to restaurants and shopping. Beautiful new designer furniture is included in the sale. There is a sound system throughout, even in the closet! Two reserved parking spaces are also included.

2 bedrooms, 2 baths | \$2,488,800 fee simple
 Represented by: Miki K. Matsumoto | Coldwell Banker Pacific Properties
 T. 808.738.3947 | C. 808.224.2282 | mikim@cbpacific.com | cbpacific.com/mikim



LANIKAI, HAWAII

This custom island-style home has wraparound decks and was built in 2008. A lush expansive yard, panoramic ocean views and new gorgeous granite counters throughout just begin its list of features. This is a perfect blend of nature and fine construction. Enjoy spending time relaxing on decks, while absorbing the breathtaking scenery. Located 1 block from Lanikai's white-sand beach. Includes potential for separate guest living.

3 bedrooms, 3 baths | \$1,798,000 fee simple
 Represented by: Susan N. Borochoy | Coldwell Banker Pacific Properties
 T. 808.748.2631 | C. 808.478.0330 | susanb@cbpacific.com | cbpacific.com/susanb



DIAMOND HEAD, HAWAII

With a location that most can only dream about living in, this beautiful oceanfront estate sits on the slopes of Diamond Head. This is a home to be enjoyed, where all rooms are used, from the living and formal oceanfront dining room to the state-of-the-art kitchen and media room. True to the Hawaiian lifestyle, there is a large separate covered oceanfront cabana adjacent to the pool and waterfall. This 2-story home is designed to take advantage of the ocean views.

4 bedrooms, 5 full and 1 half baths | \$14,950,000 fee simple

Represented by: Beth Chang | Coldwell Banker Pacific Properties | T. 808.593.6449 | C. 808.478.7800 | beth@bethchang.com | bethchang.com





PARADISE VALLEY, ARIZONA

Nance construction and Candelaria architectural design combined to create this 7,179-square-foot Santa Barbara-style home with beautiful views of Mummy Mountain on a privately gated 1.01-acre lot. Special features include Venetian plaster walls throughout, and a chef's kitchen with teak island, premium appliances, 4 ovens and a butler's pantry that opens to a huge family room with dual entertainment center. The master suite has his-and-her separate baths, a coffee bar, groin-vault ceilings, custom lighting, niches and more. A guest suite has a separate entrance and walk-in closet/bath. Outside, enjoy a sparkling pool, spa, water feature and covered patio, plus a 4-car garage/storage with HVAC.

4 bedrooms, 6 baths | \$3,179,000

Represented by: Jan Kabbani | Coldwell Banker Residential Brokerage | T. 602.739.5050 | jan@pvproper.com | pvproper.com



PARADISE VALLEY, ARIZONA

Located in the premier location of Camelback Country Club Estates, this 3,882-square-foot home sits on a N/S oversized 1.03-acre park-like lot. The interior offers plaster walls, limestone/marble floors; reclaimed wood floors; a chef's kitchen with commercial Garland six-burner gas range, Dacor ovens, Miele dishwasher and Sub-Zero stainless-steel appliances; designer Starck Sisal/print carpets; Versaille chandeliers; slab granite countertops; custom cabinetry; custom tile in all baths; 3-plus fireplaces; Canterra accents/custom window coverings and more! A den, office, boulder-feature diving pool, outdoor ramada with built-in barbecue, huge grassy play yard and mature trees further enhance this offering.

4 bedrooms, 4 baths | \$1,499,000

Represented by: Jan Kabbani | Coldwell Banker Residential Brokerage | T. 602.739.5050 | jan@pvproper.com | pvproper.com



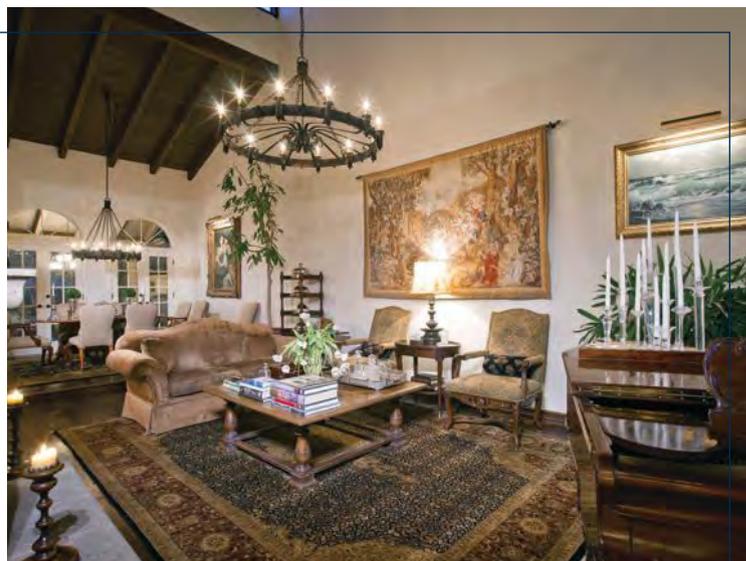


PARADISE VALLEY, ARIZONA

Fabulous north/south interior lot in Cheney Estates! This 4,225-square-foot home has been updated with travertine floors, black granite countertops, wide crown molding, 2 gas fireplaces, soaring high ceilings and solid wood doors. With a split master floor plan, all bedrooms offer en-suite baths. The chef's kitchen opens to a breakfast room and large family room. A grassy yard in front and back, a circular drive, heated pool, spa and relaxing water feature grace the grounds. Enjoy a 3-car garage, security system, manned gated community with tennis and more!

4 bedrooms, 4 baths | \$1,399,000

Represented by: Jan Kabbani | Coldwell Banker Residential Brokerage | T. 602.739.5050 | jan@pvproper.com | pvproper.com



SCOTTSDALE, ARIZONA

This gorgeous, 2,740-square-foot villa was totally remodeled with the most luxurious finishes. All bedrooms are on the 1st floor, including the master suite. Hardwood and stone floors, a canterra fireplace, vaulted high ceilings, custom light fixtures and more highlight an interior with a chef's kitchen with Viking appliances, Carrera marble countertops and walnut island, a den, office and loft. The private lot has a side entrance to the grassy backyard. Situated in a golf course, gated community with 2 pools, tennis courts and a location adjacent to green park.

2 bedrooms, 2 baths | \$819,000

Represented by: Jan Kabbani | Coldwell Banker Residential Brokerage | T. 602.739.5050 | jan@pvproper.com | pvproper.com





PARADISE VALLEY, ARIZONA

Architecturally significant Old World and refined French design offers unimaginable character and breathtaking views! The beauty of Mummy Mountain is the backdrop for this 15,000-square-foot estate on 1.8 acres. Cantera stone, marble and exquisite millwork set the stage for this home, featuring a music observatory, library, theater/game room, art gallery, guesthouse and indoor pool/spa.

5 bedrooms, 8 baths | \$12,900,000

Represented by: Patricia Garrity & Renee Allen | Coldwell Banker Residential Brokerage
T. 602.942.7520 | patricia.garrity@azmoves.com | azmoves.com/patricia.garrity



PHOENIX, ARIZONA

New York-style penthouse at Phoenix's ultimate high-rise address, Esplanade Place, adjacent to the Ritz-Carlton. The 3,350-square-foot unit, totally redesigned by award-winning designer Pat Bresemann in 2011, includes a chef's kitchen, hardwood floors, spa-like baths and 2 magnificent view balconies. Enjoy the finest services and amenities, including a roof-top pool, valet parking and fitness center!

4 bedrooms, 3 baths | \$2,250,000

Represented by: Susan Polakof | Coldwell Banker Residential Brokerage
T. 602.738.5500 | susan.polakof@azmoves.com | susanpolakof.com



SANTA FE, NEW MEXICO

Rediscover Santa Fe and rediscover luxury living; now offered at a more attainable price than ever! This elegant 4-bedroom, 4-bath home has magnificent expansive views of the Sangre de Cristo Mountains, hand-troweled, diamond-finish plastered walls with beautiful curves, well-appointed coved ceilings with vigas in all 4 bedrooms, custom-carved vanities in baths and many skylights providing an abundance of natural light.

4 bedrooms, 4 baths | \$1,088,000
 Represented by: James Delgado
 Coldwell Banker Trails West Realty Ltd.
 T. 505.699.7472
coldwellbanker.com/website/jamesdelgado



SANTA FE, NEW MEXICO

Santa Fe is like no other place. The rich culture, the stunning Southwest architecture and world-class skiing make Santa Fe not only a destination for part-time living, but a vibrant city for year-round enjoyment. This custom Northern New Mexico-style home is located in the horse-friendly community of Arroyo Hondo and has views of 3 mountain ranges. It features 3 exquisitely landscaped courtyards, a gourmet kitchen, an office, a studio and the privacy of 6 acres.

3 bedrooms, 2 full and 1 half baths | \$1,500,000
 Represented by: Carol Day
 Coldwell Banker Trails West Realty Ltd.
 T. 505.690.6806 | caroldaysantafe.com

SANTA FE, NEW MEXICO

The "City Different" is truly a place you will want to call home. This light-filled abode with fabulous views of 2 mountain ranges is definitely one you won't be able to resist. The main house has 3 bedrooms, 4 baths, a sun-room, a media room and a 3-car garage. The guest casita includes 1 bedroom, 1 bath and an artist studio/workshop with a half bath and single garage, all on 14 acres in beautiful La Tierra.

4 bedrooms, 5 baths | \$1,395,000
 Represented by: Suzanne Field Kelly
 Coldwell Banker Trails West Realty Ltd.
 T. 505.983.0315 | coldwellbankersantafe.com





GREENWOOD VILLAGE, COLORADO

Nestled in The Preserve, this exceptional home offers a foyer with hardwood floors, formal living room with coffered ceilings, wood paneling and built-in cabinetry. The vaulted ceilings and large windows of the family room open to the gourmet kitchen with slab granite. The floor plan includes 2 master suites and a finished basement.

6 bedrooms, 6 baths | \$1,599,000
 Represented by: Carrie Wernecke | Coldwell Banker Residential Brokerage | T. 303.885.9671
 carrie@carriesellsdenver.com | carriesellsdenver.com

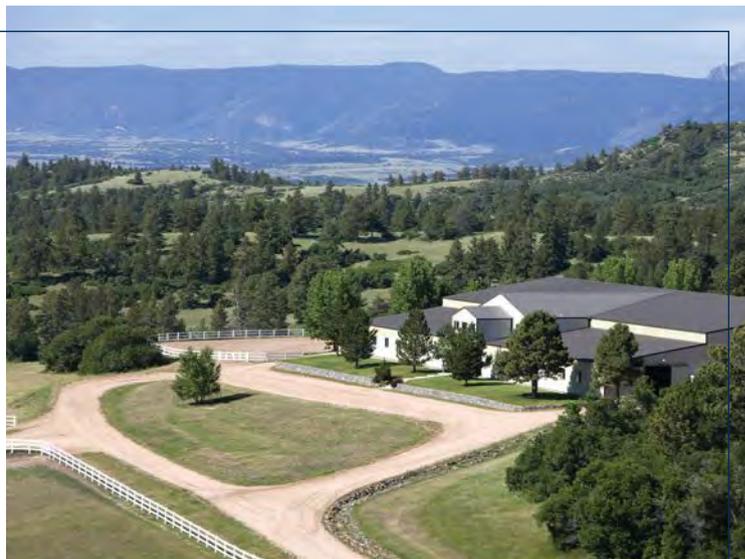


CHERRY HILLS VILLAGE, COLORADO

This amazing home on more than 2 acres boasts mountain views, a pool and huge cabana, a theater room, a basement media and game area with wet bar and wine cellar, and an exercise room with steam shower and pool access.

7 bedrooms, 12 baths | \$7,900,000
 Represented by: Erica Chouinard | Coldwell Banker Residential Brokerage | T. 720.233.6481 | erica@denvercohomes.com | mydenvercohomes.com

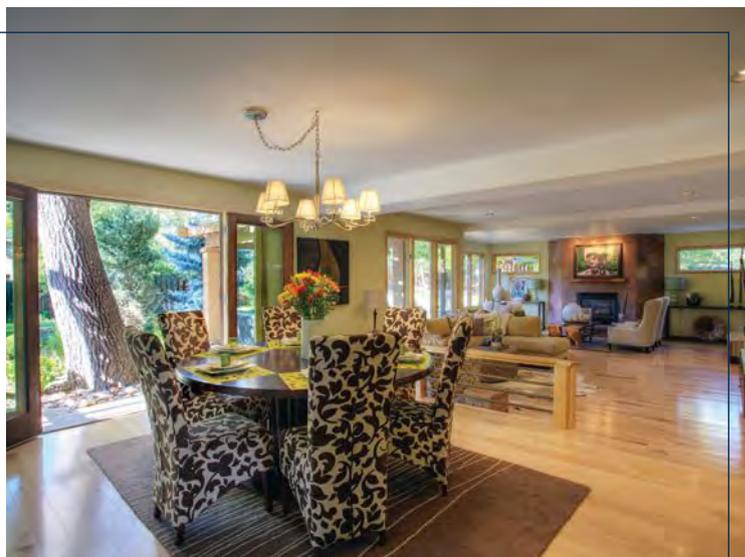




SEDALIA, COLORADO

Character and charm describe this enchanted 52-acre equestrian estate, fully equipped for boarding and training, and perfect for those interested in jumping. Castle Cliff Farms offers views and privacy, surrounded by 4,000 acres of open space, The Ridge Golf Course, sandstone cliff formations and expansive vistas of Pikes Peak and the Rocky Mountain range from the front patio.

6 bedrooms, 6 baths | \$8,995,000
 Represented by: Louie Lee | Coldwell Banker Residential Brokerage | T. 303.549.6925
 louie.lee@coloradohomes.com | coloradohomes.com/louie.lee | luxuryhorseranch.com



BOULDER, COLORADO

This contemporary home with foothills views has been completely remodeled, including an award-winning kitchen. The home is more than 4,400 square feet with 6 bedrooms, 4 baths, an open floor plan, and a huge family room that opens to an arbor-covered patio with outdoor kitchen, sitting area and fire pit. The lower-level media room features a wet bar and wine cellar.

5 bedrooms plus a study, 4 baths | \$1,695,000
 Represented by: Leslie Oldham | Coldwell Banker Residential Brokerage | T. 303.517.3401
 leslie@leslieoldham.com | leslieoldham.com





DENVER, COLORADO

Stunning Tudor-style home offers knotty walnut floors, a wrought-iron circular staircase, library, sunroom, marble island and Wolf appliances in the kitchen, and a stone fireplace. The master boasts a balcony and double fireplace. There are 3 additional bedrooms each with their own bath. Downstairs features a rec room, media room, bedroom and bath.

6 bedrooms, 6 baths | \$1,875,000
 Represented by: Linda Hantman | Coldwell Banker Residential Brokerage | T. 720.298.1266
 lhantman@yahoo.com | coloradohomes.com/linda.hantman



DENVER, COLORADO

Upscale, contemporary and Manhattan-esque describe this 2-story penthouse. This renovation project garnered a spot on HGTV's New Spaces segment. Features include a continuous ribbon fireplace, a floating staircase and a Zen-like master bedroom and bath.

2 bedrooms, 3 baths | \$1,495,000
 Represented by: Suzy Whittemore | Coldwell Banker Residential Brokerage | T. 303.908.9948
 suzysellsre@gmail.com | suzysellsdenver.com





SANDY, UTAH

Boasting European style with main-floor living, this home offers open rooms with large windows, vaulted ceilings, a theater with kitchen and mountain views. Situated on a cul-de-sac, it's in a 24-hour gated community with pool, tennis and basketball courts, a playground and bike/jog paths throughout. It is within minutes to world-class ski resorts.

5 bedrooms, 4 baths | \$850,000

Represented by: Shelly Tripp | Coldwell Banker Residential Brokerage | T. 801.573.6400
shelly.tripp@utahhomes.com | pepperwoodrealestate.com



SANDY, UTAH

This luxurious villa includes a main-floor master suite, spectacular great room with gourmet kitchen, walnut hardwood floors, 2 fireplaces and a dramatic formal dining room. There is also a large entertainment room with bar, workout room and 2 dens. Boasting incredible mountain views, it's only minutes to world-class skiing and in a maintenance-free gated community with pool and clubhouse.

5 bedrooms, 5 baths | \$799,900

Represented by: Ann Reid | Coldwell Banker Residential Brokerage | T. 801.573.6056
ann.reid@utahhomes.com | utahhomes.com/ann.reid





HOLLADAY, UTAH

This spacious mansion is located in desirable Holladay, offering 2-story windows, a gourmet kitchen, great room, butler's pantry, 6 fireplaces, 5 bedrooms and 7 baths. With more than 11,000 square feet, it also features a theater room and walnut library and sits on approximately .54 of an acre.

5 bedrooms, 7 baths | \$1,650,000
 Represented by: Barbara Thornton | Coldwell Banker Residential Brokerage | T. 801.550.3158
barbara.thornton@utahhomes.com | utahhomes.com/barbara.thornton



DRAPER, UTAH

This exceptional custom home located in the Cove at Corner Canyon boasts incredible mountain and valley views. Built with quality craftsmanship, it offers 2 master suites with beautiful fireplaces, 7 grand baths, a full kitchen in the basement, handcrafted hardwood, travertine finishes and a full theater room with equipment.

6 bedrooms, 7 baths | \$2,300,000
 Represented by: Beckie Meisenheimer | Coldwell Banker Residential Brokerage | T. 801.599.8440
beckie.meisenheimer@utahhomes.com | beckieshomes.com





DRAPER, UTAH

Exceptional home with stunning views of the Salt Lake Valley and Wasatch Mountain Range. Features include approximately 8,440 square feet, 6 bedrooms, 5 baths, a gorgeous chef's kitchen, great room, 2 additional game rooms, workout room and private backyard patio. Located in one of Draper's most prestigious gated communities.

6 bedrooms, 5 baths | \$850,000

Represented by: Lisa Edgington | Coldwell Banker Residential Brokerage | T. 801.631.6186
lisa.edgington@utahhomes.com | utahhomes.com/lisa.edgington



SALT LAKE CITY, UTAH

Fantastic mid-century modern home features some of the best views in Salt Lake from all 3 levels. Features include high-end appliances, 5 bedrooms, 5 baths, high-end finishes, a family/theater room, office with fireplace and 2 master suites. A grand double staircase, 4 fireplaces and cherry-wood floors complete the home.

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

Represented by: J. Michael Kener | Coldwell Banker Residential Brokerage | T. 801.699.4663
mike.kener@utahhomes.com | utahhomes.com/mike.kener





ANCHORAGE, ALASKA

Significant price reduction! With building costs over \$10 million, Ocean View Estate is beyond compare and sits on a coastal bluff overlooking Cook Inlet and the mountains beyond. Breathtaking views are enjoyed from every main room, including the expansive living room, humidity-controlled spa and kitchen containing every amenity one could desire. A fusion of magnificent architecture, superior construction and custom designs, this home is meant for living life to the fullest.

7 bedrooms, 8 baths | \$4,999,999

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





SUN VALLEY, IDAHO

Nestled on 80 acres of beauty and privacy in an area known for its luxury ski resorts, the 10,000-square-foot Mats Wilander estate features 7 bedrooms and 8.5 baths, a guest residence with 2 bedrooms and 1 bath, a lap pool, hot tub, multiple large patios, caretaker's quarters and much more in a unique tranquil setting you can enjoy year-round.

7 bedrooms, 8 full and 1 half baths | \$5,900,000
 Represented by: Todd Conklin & Stephanie Reed
 Coldwell Banker Distinctive Properties | T. 208.622.3400



SUN VALLEY, IDAHO

An architectural masterpiece in an old growth Aspen forest. State-of-the-art technology, high-end finishes, uncompromising standards in quality construction, European spa, fitness studio, acres of outdoor living spaces and premier mountain views highlight this newly built, private 4,000-square-foot smart home near the Sun Valley resort. www.pioneerranchsunvalley.com

4 bedrooms, 3 full and 1 half baths | \$3,800,000
 Represented by: Todd Conklin & Stephanie Reed
 Coldwell Banker Distinctive Properties | T. 208.622.3400



SUN VALLEY, IDAHO

A secluded riverfront mountain estate, this gorgeous 8,000-square-foot custom-designed stone/timber home sits on 5 acres on the Big Wood River in prestigious Sun Valley. Features include 7 en suite beds and 8.5 baths, a guesthouse, swimming pool, spa, 4-car garage, heated paver driveway and patios, room for horses, tennis court and more.

7 bedrooms, 8 full and 1 half baths | \$7,000,000
 Represented by: Badell - Sisilli | Real Estate Group
 Coldwell Banker Distinctive Properties | T. 208.806.1110



SUN VALLEY, IDAHO

Rugged natural beauty fuses with stand-out luxury living in the exclusive Golden Eagle neighborhood. This riverfront home represents a collection of architectural design features that make a statement. Features include a gourmet kitchen, gracious dining and living area, media/game room, wine room, exercise studio, over 11,000 square feet and a 4-car garage.

4-plus bedrooms, 4 full and 3 half baths | \$4,395,000
 Represented by: Deborah Sievers
 Coldwell Banker Distinctive Properties | T. 208.622.3400





RE-ENVISIONING THE MODERN HOME

BY JESSICA DECINA

Lifestyle architect Windsor Smith is re-imagining the modern home. In her mind's eye, she sees a multifaceted, one-floor residence with an open floor plan, versatile rooms, strategic design elements that bring families together, and a focus on a seamless transition between indoor and outdoor living spaces.

Smith's varied complementary visions meet face to face and come to life in a remarkable new Brentwood home that is having a lingering, awe-inspiring effect on real estate agents, builders, architects, designers and buyers alike. Many claim "it is the most beautiful house they have ever seen."

"I wanted to build a house that was 8,000 square feet, but all on one floor, to really appeal to someone who wants to spend the rest of their life there," says Smith. The size of 1691 Mandeville Canyon Road is large enough for a family with several children but not overwhelming for a couple of any age. The crown jewel of the six-bedroom, six-bath home is a stunning, sunny and spacious chef's kitchen that can serve as a busy family's central hub or as the hot spot of a couple's dinner party.

"I'm making the kitchen one of the larger rooms in the house, creating a place that is so beautiful that people will enjoy being there and entertaining their friends there," Smith says. "I've introduced the concept of bringing the dining

room table into the kitchen and using it as the centerpiece. I believe that is where a family works everything out."

Throughout the kitchen and beyond, the home's fresh, yet classic aesthetic is manifest in "very refined, imported architectural elements that give [the home] the look of having been there for a while," Smith says. "Many of the materials are reclaimed — reclaimed oak floors from France, many old fireplace mantels, coffered ceilings that I left in their old distressed wood and built rooms around." The result of her elegant, yet restrained touch is a home with welcoming aristocratic air that still lends itself to spontaneous, casual living. The extraordinarily high ceilings and volume, for instance, are an aspect of utmost luxury, yet they allow the home to breathe and contribute to its welcoming feel. "It's exciting and beautiful; yet at the same time it is unpretentious and offers an easy, relaxed, informal way of living and entertaining," says listing agent Mary Lu Tuthill of Coldwell Banker Residential Brokerage.

Virtually every room has access to the outdoors, including several vestibules and courtyards. "My idea was to create a banquette in the kitchen where the kids would have their laptops. They would be looking out to this amazing garden and subconsciously be drawn back to the outdoors," Smith says. Specimen trees, a stable with a loft, an outdoor fireplace, and a long harvest table perfect for casual



This brand new equestrian estate offers an unpretentious yet sophisticated air.





outdoor dining, a barn and paddock complete the grounds of the Virginia horse-country-style estate.

Smith's back-to-basics approach in this home has so strongly resonated that she has been commissioned to build two additional ground-up residences.

"This house is a return to a more simplified existence without sacrificing any luxury. There's a reclaiming of an intimacy that wasn't the model in the 1980s and 1990s," Tuthill says. "[We have returned] to the basics and what a home means in the life of a family."

Brentwood, California
6 bedrooms, 6 baths
\$11,250,000

Represented by: Mary Lu & Kathleen Tuthill
Coldwell Banker Residential Brokerage
T. 310.979.3990 | mtuthill@coldwellbanker.com





INDIO, CALIFORNIA

On approximately 5 acres is this unique home with a 14,000-square-foot living area in a quadrangle of wings, all opening to a central pool/spa area. Features include 9 bedrooms, 12.5 baths, a great room overlooking the lake, dining room, library, huge kitchen/family room, 2 master suites, a 12-seat theater and tennis court. www.80260Avenue50.com

9 bedrooms, 12 full and 1 half baths | \$8,995,000

Represented by: Morgan Ward | Coldwell Banker Residential Brokerage | T. 760.564.0066 | mwardrty@aol.com



LA QUINTA, CALIFORNIA

This one-of-a-kind custom home is located in The Enclave Mountain Estates. Beautiful Spanish-style architecture highlights this highly upgraded home, offering 4 bedrooms, 4.5 baths and approximately 6,817 square feet, including a casita and bonus room flanked by 2 guest suites. Enjoy mountain, lake and fairway views plus great outdoor entertaining, with a pool, 2 spas, a putting green, fireplace and built-in pool table. Offered decorator-furnished.

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

Represented by: Janine Stevens | Coldwell Banker Residential Brokerage | T. 760.776.2289 | janine@janinestevens.com | janinestevens.com





SHADY CANYON®, CALIFORNIA

Masterfully built on a nearly 1-acre private lot, this 3-level grand villa may well be one of the finest homes to come on the market in Shady Canyon®. Reminiscent of the remarkable villas and farmhouses of Tuscany, Villa Monticello offers a unique blend of classic Italian-style architecture, Old World European materials and rich interior finishes applied by master craftsmen. Enjoy a courtyard, fire pit and stunning pool/spa with cabana.

5 bedrooms, 7 full and 1 half baths | \$7,945,000

Represented by: Jerry Snyder | Coldwell Banker Residential Brokerage | T. 949.235.5466 | jerry.snyder@camoves.com



CORONA DEL MAR, CALIFORNIA

Located right above Cameo Shores' gated beach entrance, this custom remodeled home has private steps from the patio allowing easy ocean access. The home has a large ocean-side patio with stunning panoramic views of Catalina Island and up the coast to Palos Verdes, and an open floor plan with great room and sliding disappearing doors to further enhance the ocean view. Approximately 5,500 square feet of luxurious living space.

4 bedrooms, 5 baths | \$5,895,000

Represented by: Evan Corkett & Steve High | Coldwell Banker Residential Brokerage | T. 949.640.3685 | T. 949.640.3603 | ocp homes.com





SHADY CANYON®, CALIFORNIA

This outstanding custom-built estate situated on a premier corner lot on almost 1 acre in Shady Canyon® exudes luxury and elegance in every way. 51 Echo Glen offers 3 levels of living, including 7 bedrooms and 13 baths with a separate guest apartment, grand ballroom, state-of-the-art theater with seating for 12, lounge, gourmet kitchen, 2 full bars, 2 wine cellars and elevator service.

7 bedrooms, 13 baths | \$10,999,980

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



LAGUNA BEACH, CALIFORNIA

Imagine floating above a white sandy beach and cove below, where disappearing walls of glass seamlessly open to terraces with breathtaking ocean views, Catalina Island, the Laguna Beach coastline and beyond. This extremely private oceanfront residence embodies the best of contemporary architecture and design—elevating living and entertaining to an art form. A state-of-the-art garage showcases your car as an art installation in the entry. Secured direct beach access. Exquisite furnishings by Minotti Italy included.

4 bedrooms, 5 baths | \$10,000,000

Represented by: Donna Pfanner | Coldwell Banker Residential Brokerage | T. 949.499.8722 | donnapfanner@mac.com | 32013pointplace.com





BEL AIR, CALIFORNIA

Four stories of sumptuous living and entertaining includes a beautiful master, gourmet kitchen, breakfast room, dual offices, 2 large entertainment rooms, a bowling alley, screening room, extraordinary outdoor and indoor pool/spa, state-of-the-art spa and gym and racquetball court. The guest suite features 2 bedrooms, a bath and kitchen. Beautiful grounds offer a rose garden, fruit trees, patios, outdoor pool, spas and outdoor kitchen. Also available for sale.

8 bedrooms, 20 baths | \$75,000 per month

Represented by: Joyce Rey | Coldwell Banker Residential Brokerage | T. 310.281.3693 | joyce@joycerey.com | joycerey.com | For more, text JOYCE at 24587





HOLMBY HILLS, CALIFORNIA

Situated on nearly 1.5 acres of park-like grounds, this 1-story, gated, approximately 9,600-square-foot estate is highlighted by 5 bedrooms, maid's quarters and 7 baths. A chic master wing features a master bedroom, dual baths, generous walk-in closets as well as a master study that overlooks the pool. Other amenities include a chef's kitchen, gallery/library, full-sized gym and bath, swimmer's pool/spa, pool house and kitchen, separate guesthouse, 3-car garage/motor court and much more. www.charingcrossestate.com

5 bedrooms, 7 baths | \$21,000,000

Represented by: Linda May | Coldwell Banker Residential Brokerage | T. 310.777.6247 | linda@lindamay.com | lindamay.com



PACIFIC PALISADES, CALIFORNIA

Built in the 21st century with an artist's eye and a craftsman's attention to detail, this custom contemporary estate creates a new language in design. On a beautiful, flat, more than 29,000-square-foot lot, this warm and authentic modern home has 35-foot mahogany vaulted ceilings, disappearing walls of glass, a fabulous pool, gym and lanai. Enjoy family living in a hip and exciting environment. www.1401sanremodrive.com

7 bedrooms, 10 baths | \$15,950,000

Represented by: Fran Flanagan | Coldwell Banker Residential Brokerage | T. 310.801.9805 | franflanagan@coldwellbanker.com





MALIBU, CALIFORNIA

Romantic French country-style bluff estate, recently redesigned and renovated on Malibu's most exclusive and private Encinal Bluffs with endless ocean and white-water views. There are 3 bedrooms, 2.5 baths in the main house plus a 1-bedroom guesthouse. French doors throughout create an indoor/outdoor flow, perfect for entertaining. There is a pool/spa, koi-pond entry, expansive decks, a greenhouse and deeded access to a pristine sandy beach. In a celebrity-studded location with privacy behind gates. www.32234pchmalibu.com

3 bedrooms, 2.5 baths | \$6,950,000

Represented by: Irene Dazzan-Palmer & Sandro Dazzan | Coldwell Banker Residential Brokerage | T. 310.317.9354 | iredazzan-palmer.com



ARCADIA, CALIFORNIA

Gated and private, this magnificent estate is located in the most prestigious area in Arcadia. Gorgeously custom built in 1994 on a flat parcel of approximately 41,820 square feet of beautifully landscaped grounds, this residence offers nearly 10,000 square feet of living space with fantastic mountain views. The outdoor space is an entertainment paradise with 8 palm trees, a fountain, a competition-grade lighted tennis court, magnificent custom-built pool, spa and water fountain, a pavilion and a built-in barbecue.

6 bedrooms, 9 baths | \$5,980,000

Represented by: Sabrina Wu | Coldwell Banker Residential Brokerage | T. 626.685.4080 | C. 626.688.0100 | sabrina@sabrinawu.com





MALIBU, CALIFORNIA, MARIPOSA DE ORO

This walled and gated hacienda in Serra Retreat includes a remodeled 3-bedroom main house and a 2-bedroom guesthouse on over an acre with tropical gardens. This home features a swimming pool, spa, outdoor fireplace, tennis court, gym, cabana, koi ponds and greenhouse.

5 bedrooms, 5 baths | \$13,500,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan
 Coldwell Banker Residential Brokerage
 T. 310.317.9354 | 23155mariposadeoro.com



MALIBU, CALIFORNIA, MALIBU ROAD

With 85 feet of beach frontage on Malibu Road, the private courtyard entry leads to a remodeled California beach house with 180-degree ocean views. It features a master suite with a balcony and a fireplace, 2 additional bedroom suites and a guest wing with a private deck.

4 bedrooms, 4 full and 1 half baths | \$10,900,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan
 Coldwell Banker Residential Brokerage
 T. 310.317.9354 | malibubeachhouse.com



MALIBU, CALIFORNIA, NEWTON CANYON ROAD

One of the most magical ranch retreats with 38 acres. Zoned agricultural with existing vineyard, citrus and avocado orchards. The 3-bedroom, 2-bath main house has dramatic ocean views and includes a separate guesthouse, pool and cabana and a helicopter landing area.

3 bedrooms, 2 baths | \$8,695,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan
 Coldwell Banker Residential Brokerage
 T. 310.317.9354 | 29300newtoncanyon.com



MALIBU, CALIFORNIA, PACIFIC COAST HIGHWAY

This French country estate has been recently renovated. On Malibu's most exclusive and private Encinal Bluffs it has endless ocean views. French doors throughout create a perfect flow. There is a pool and spa, koi pond entry, expansive decks and deeded access to the beach.

4 bedrooms, 3 full and 1 half baths | \$6,950,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan
 Coldwell Banker Residential Brokerage
 T. 310.317.9354 | 32234pchmalibu.com





BEVERLY HILLS, CALIFORNIA

Set on nearly 20 acres overlooking the city, this Mediterranean Villa, in Benedict Canyon, captures the beauty of Southern California living. Enjoy immaculate lawns, a mosaic-tiled swimming pool, outdoor pavilion, a pool house with kitchen, tennis court and walking paths.

10 bedrooms, 16 baths | \$63,000,000
 Represented by: Joyce Rey
 Coldwell Banker Residential Brokerage
 T. 310.285.7529 | joycerey.com



BEVERLY HILLS, CALIFORNIA

Tucked behind private gates and set on over 2 acres in Beverly Hills, this home is the epitome of European elegance with over 36,000 square feet. An entertainer's paradise, on an extraordinary scale. No expense has been spared in this famed 3-level French Palladian estate.

8 bedrooms, 12 full and 1 half baths | \$55,000,000
 Represented by: Joyce Rey
 Coldwell Banker Residential Brokerage
 T. 310.285.7529 | joycerey.com



MALIBU, CALIFORNIA

Available now at MariSol, the private, award-winning, oceanfront bluff-top 80-acre community, is the luxurious MariSol Estate, a stunning Spanish estate and 5 spacious, 1-acre lots to build your dream home on—landscaped and exempt from coastal development permits.

4 bedrooms, 6 baths | Homes from \$14,900,000; Lots from \$4,000,000
 Represented by: Joyce Rey
 Coldwell Banker Residential Brokerage
 T. 310.285.7529 | joycerey.com



HOLMBY HILLS, CALIFORNIA

Gated and private, this majestic, brick-tennis-court, traditional estate is located on one of the most sought-after streets in all of Los Angeles, Delfern Drive, and is set on almost 2 acres of rolling lawns and lush gardens.

5 bedrooms, 7 full and 1 half baths | \$22,900,000
 Represented by: Joyce Rey
 Coldwell Banker Residential Brokerage
 T. 310.285.7529 | joycerey.com





DEL MAR, CALIFORNIA

No finer place on Earth. This seaside village has long been associated with the Del Mar Race Track, Torrey Pines Golf Course, fine dining and one of the finest beaches in the nation. This designer-built home, in a private gated community of 8 residences, overlooks Torrey Pines State Beach. Torrey Pines Nature Preserve backs up to this landmark contemporary home with ocean and lagoon views, stone patios and decks, a sauna and ocean-view spa.

5 bedrooms, 5 full and 1 half baths | \$4,395,000

Represented by: Linda Andrews | Coldwell Banker Residential Brokerage | T. 858.755.8266 | linda.andrews@camoves.com





POINT LOMA, CALIFORNIA

Intimately nestled on the historic bayside beach of La Playa rests this 4,173± square-foot, custom-detailed Tuscan villa. It is fully equipped with an exercise room, sauna, elevator, 2 offices and a wine cellar. Enjoy a flowing floor plan and a bayfront backyard with pool and spa.

3 bedrooms, 3 full and 1 half baths | \$4,150,000
 Represented by: Shirley Haimsohn & Phyllis Whitebread
 Coldwell Banker Residential Brokerage
 T. 619.980.7563



LA JOLLA, CALIFORNIA

State-of-the-art masterpiece offers a plethora of green features and smart-home technology capabilities. Awe-inspiring unobstructed water views abound. Located just steps from the sand and shops. It boasts a media room, office, outdoor entertaining areas, a spa and wine cellar.

4 bedrooms, 4 full and 1 half bath | \$8,500,000
 Represented by: Kristen Slaughter
 Coldwell Banker Residential Brokerage
 T. 858.395.1359



RANCHO SANTA FE, CALIFORNIA

The most unique home in The Bridges! Amalfi Coast-style, light, airy, 1-story with 4,420± square feet with a master suite, newer custom kitchen, office with fireplace, guest casita, 3 outdoor living areas, loggias, fountains, a pool and spa. Members enjoy all club amenities.

4 bedrooms, 4 full and 1 half baths | \$2,950,000
 Represented by: Ellen Bryson & MaryAnn Smith
 Coldwell Banker Residential Brokerage
 T. 858.945.2522



RANCHO SANTA FE, CALIFORNIA

Enjoy stunning panoramic views from this private 2.17±-acre Mediterranean estate nestled in the desirable west side Covenant location on a cul-de-sac. Sunny and serene throughout, it features a gourmet chef's kitchen, wine cellar, vanishing-edge pool and spa, mature landscaping, exotic fruit trees, sauna and much more.

6 bedrooms, 8 full and 2 half baths | \$3,990,000
 Represented by: Michael Moradi | Coldwell Banker Residential Brokerage
 T. 858.518.3000





CORONADO, CALIFORNIA

View sweeping panoramic ocean views from this corner-unit condo conveniently situated just steps from the sandy shores. It has been immaculately remodeled with custom designer detail and modern fixtures. The kitchen has granite countertops and bar dining and there is plush carpet, travertine flooring and expansive windows throughout.

3 bedrooms, 3 full baths | \$2,375,000
 Represented by: Brunilda Zaragoza
 Coldwell Banker Residential Brokerage | T. 619.520.7799



MURRIETA, CALIFORNIA

Magnificent 5±-acre estate in the desirable community of La Cresta. This custom-built home has everything for the discriminating buyer, including the finest craftsmanship, an outdoor casita with fireplace, built-in barbecue island, a pool and spa. The equestrian facilities include 4 large pastures and fenced horse paths.

6 bedrooms, 6 full and 2 half baths | \$1,975,000
 Represented by: Walker Advantage Team
 Coldwell Banker Residential Brokerage | T. 951.253.4050



PACIFIC BEACH, CALIFORNIA

The ultimate bayfront home designed for entertaining. Panoramic views of the bay, beach, evening lights and Sea World fireworks abound. Enjoy 2 bedroom suites downstairs with a master retreat and main living area upstairs. There are 1,200± square feet, a rooftop deck, 50-foot viewing balcony off the living room, tropical landscaping and more.

3 bedrooms, 3 full and 1 half baths | \$1,850,000
 Represented by: Darlene Allen
 Coldwell Banker Residential Brokerage | T. 858.539.4412



ENCINITAS, CALIFORNIA

This gated, newer Spanish Revival-style home is close to Moonlight Beach and downtown. There is a central courtyard with fountain, outdoor fireplace and over 500± square feet of covered patio. Quality craftsmanship is throughout the wonderful floor plan that has a great room and gourmet kitchen with large dining area; plus a 2-car garage.

4 bedrooms, 4 full and 1 half baths | \$1,250,000-\$1,395,000
 Represented by: Debbie & Lauren McCauley
 Coldwell Banker Residential Brokerage | T. 760.505.2001





A TECH-BUFF GOES
TRADITIONAL

This Northern California home won approval from the Secret Service.

BY JESSICA DECINA

Boasting 6 bedrooms, 10.5 baths, a breathtaking conservatory and 18,000 square feet of pure elegance, the estate on West Santa Inez Avenue in Hillsborough, Calif., could be the quintessential dream home.

Eleven years ago, a venture capitalist from Silicon Valley purchased the home for \$15 million and ordered a complete overhaul — a project that took 3 years and cost about \$1,000 per square foot, according to Pierre Buljan of Coldwell Banker Residential Brokerage.

In simple terms, this home's owner "demanded the best," Buljan says.

"The house is totally customized, with museum-quality finishes throughout," adds Buljan.

What truly impressed Buljan about the residence — currently on the market for \$24.995 million — was the transformation of its outdoor features.

"[The] landscaping was in bad shape," Buljan admits. "All of it was gutted and redone."

The owner gave the outside a complete makeover, renovating the pool and pool house, installing a professional-grade athletic field for soccer or football games, building a one-third-mile jogging path around the home and adding trees to the front that keep the house private. All in all, the renovated landscape is "to die for," Buljan says.

"It's probably the best level usable 4 acres in Hillsborough," he says. "There's one area that's just fruit trees, one area that's a vegetable garden and an area by the pool house to plant flowers."

According to Buljan, the estate's current owner is a "technology buff." It comes as no surprise, then, to discover that the home boasts its own generator that could keep everything operating for "3 or 4 days if needed," Buljan says.

"The technology in the house is phenomenal," he affirms. "Every room in the house has its own temperature gauge. There's a computer

system [in] a smart room downstairs that has the controls of the house where you can check all the systems in one place."

The home's security system is also second-to-none and is operated completely by a one-touch control panel, Buljan adds. In fact, the state-of-the-art system has even managed to impress Secret Service staff members for a former presidential visit.

Buljan recalls the event: "Of course, they are very concerned about security. They came to check out the house beforehand and said, 'Nothing to worry about here.'"

In his redesign, the owner also incorporated unique features — like the 5,000-square-foot conservatory, constructed entirely of metal and glass and accented with French doors opening to outdoor terraces, ideal for fundraisers or large-scale events, Buljan says.

Still, Buljan stresses that the owner didn't just want a tech-savvy or ultra-luxe home; rather, the owner wanted something warm and comfortable for his family.

"[The home has] the kind of feel of an old, traditional style and when you walk in it is not overwhelming, but rather very comfortable for day-to-day living with an elegant feel. You walk into its 18,000 square feet, but its floor plan is so practical you are not overtaken by its size."

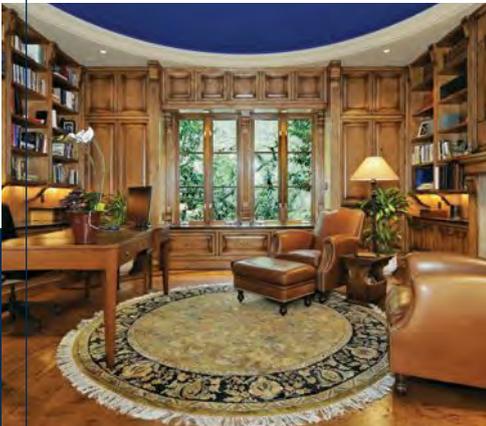
For Buljan, it has been a privilege to witness such a transformation.

"It's been an amazing experience to watch this property become the unique and fabulous one-of-a kind property it is today," he says.

Hillsborough, California
8 bedrooms, 10 full and 2 half bath
\$24,995,000

Represented by: Pierre Buljan
Coldwell Banker Residential Brokerage
T. 650.400.1188, 650.403.1288
pierre.buljan@cbtnorcal.com





HILLSBOROUGH, CALIFORNIA

On an enchanting cul-de-sac lot of more than 1 acre in a prime location, this splendid estate showcases hand-hewn beams, gorgeous oak and limestone floors and plaster-finished walls replicating those of a bygone era. A gourmet kitchen, customized wine cellar, 2 steam showers, a sauna and a lower-level home theater add to the appeal. The grounds, replete with a pool, spa, sport court, level lawns and a putting green, are nothing short of exceptional.

6 bedrooms, 7 full and 1 half baths | \$11,900,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@camoves.com | jimarbeed.com





HILLSBOROUGH, CALIFORNIA

Regally situated on a peaceful cul-de-sac lot of approximately .52 level acres, this California Arts and Crafts-style home with a contemporary flair boasts an open and flexible floor plan. With generous formal rooms that overlook the resort-like rear yard and breathtaking views of the Bay and beyond, this home exudes an ambiance of light-filled elegance. Outside, the verdant yard with spectacular landscaping, beautiful patios, pool and level lawn enhances the sophisticated style of this exceptional property.

5 bedrooms, 5 full and 1 half baths | \$3,465,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com



HILLSBOROUGH, CALIFORNIA

Magnificently set on one of Hillsborough's most coveted streets, this masterfully rebuilt residence seamlessly blends Old World elegance with modern amenities. The French Normandy-inspired architecture is integrated beautifully throughout, from the grand 2-story foyer to the graceful formal rooms. Large windows and an array of French doors showcase the private, lushly landscaped grounds. The resort-like rear yard is truly exceptional, featuring majestic trees, expansive lawns, multiple patios, a putting green and a large spa. This property is simply stunning.

4 bedrooms, 4 full and 1 half baths | Price upon request

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com





HILLSBOROUGH, CALIFORNIA

This stunning contemporary home on approximately 1.15 wooded acres offers amazing views of the San Francisco Bay and lush greenbelt. Boasting more than 3,700 square feet of sumptuous space, this amazing home brings the outside in with large picture windows, beautiful natural stone and rich hardwood floors. The updated kitchen offers access to a huge deck for outdoor entertaining and the luxurious master suite leads to an additional private deck, replete with hot tub and breathtaking views.

4 bedroom, 3 and 1 half bath | \$2,395,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com



HILLSBOROUGH, CALIFORNIA

Offering a prime Carolands address, this classic ranch-style home is situated on approximately .91 useable acres and effortlessly combines quality finishes with casual living space. With designer touches throughout, the formal entry is a prelude to the elegant living and dining rooms. The kitchen and family room offer picture windows that bring the outdoors in and imbue the interior with natural light. Outside, a private retreat awaits with manicured gardens, lush lawns, multiple patios and a sparkling pool.

3 bedrooms, 3 baths | \$2,350,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com





HILLSBOROUGH, CALIFORNIA

Sleek lines, the finest finishes, dramatic windows and a series of skylights bathe this stunning contemporary home with amazing light and a seamless sense of openness. A chef's kitchen, custom lighting, red oak hardwood flooring, house-wide sound system, stunning Bay views, incredible landscaping, fire pit, fountains, an herb garden and a bocce ball court adorn this unique property. Adding to the appeal of this lovely home is its proximity to commute routes as well as award-winning schools.

4 bedrooms, 3 full and 1 half baths | \$2,850,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com



HILLSBOROUGH, CALIFORNIA

This beautiful, ranch-style home situated on approximately .65 acres in premier lower Hillsborough offers more than 3,200 square feet of seamless space. This wonderful, sprawling home features spacious rooms, high ceilings, gorgeous hardwood floors, elegant wainscoting and large picture windows that overlook the verdant grounds. Replete with a swimming pool, spa, fire pit and expansive lawns, this glorious home offers great amenities, a top-rated school district and convenient access to major commute routes.

4 bedrooms, 3 full and 1 half baths | Price upon request

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com





HILLSBOROUGH, CALIFORNIA

Comprising more than 6,000 square feet of opulent space, this magnificent Mediterranean offers privacy along with commanding Bay views. This gracious residence boasts 5 oversized bedroom suites, plus a delightful bonus room with full bath. A dramatic 2-story foyer introduces the elegant formal rooms and wood-paneled library. The kitchen and family room provide access to a view-facing balcony and to the resort-like rear yard, replete with swimming pool, level lawn, patios and a barbecue area.

5 bedrooms, 6 full and 1 half baths | Price upon request

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com



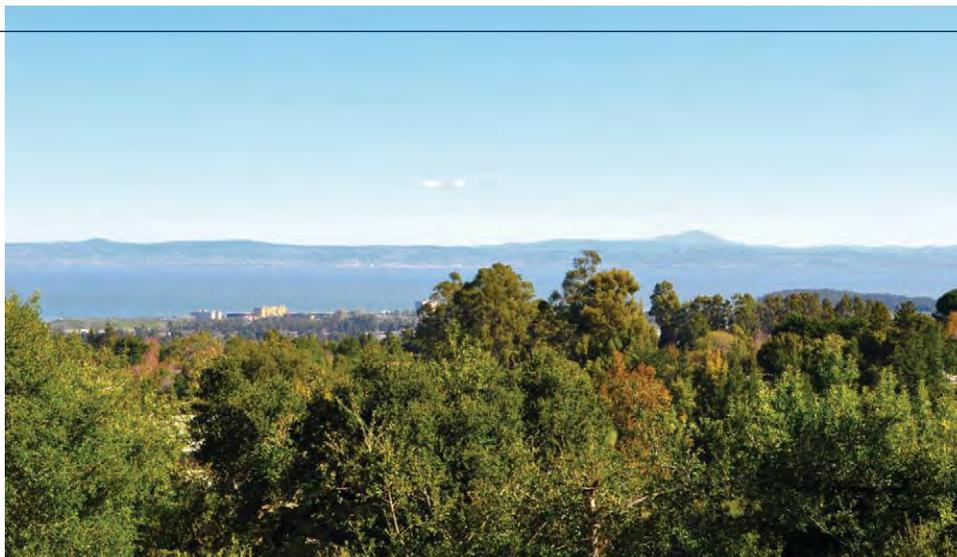
HILLSBOROUGH, CALIFORNIA

Regally situated on a level lot of just under one-half acre, this stunning, approximately 6,800-square-foot home has been elegantly expanded with meticulous attention to detail. Features include a grand formal entry, gorgeous chef's kitchen, stately formal rooms, a wood-paneled office, amazing sun room and a huge lower-level media room and bar. The lush yard, with mature landscaping, flagstone patios, built-in barbecue and expansive lawns, adds to the appeal of this exceptional property.

6 bedrooms, 5 full and 2 half baths | Price upon request

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com





HILLSBOROUGH, CALIFORNIA

Positioned in one of the most sought-after locations on the Peninsula, a rare opportunity presents itself to possibly build your dream home. This large vacant lot of approximately .66 acres with access from 2 streets, including cul-de-sac frontage, offers expansive views of the San Francisco Bay and Mount Diablo. Conveniently located midway between San Francisco and Silicon Valley, this premier property offers close vicinity to major international airports and nationally distinguished schools.

Land | \$1,295,000

Represented by: Jim Arbeed | Coldwell Banker Residential Brokerage | T. 650.558.4248 | jim.arbeed@cbnorcal.com | jimarbeed.com



MALIBU, CALIFORNIA

Located near Rosenthal Winery, enjoy 97 acres with 5 legal parcels on Kanan Road, the premier vineyard corridor in Malibu. If you are looking to have a winery, ranch, compound, retreat, private park or large estate in the Santa Monica Mountains, then this place is for you.

\$2,495,000

Represented by: Dianne Garnett | Coldwell Banker Residential Brokerage | T. 805.377.4692





SAN FRANCISCO, CALIFORNIA

Rarely offered on the northeast corner at a Grand Towers Association, 2 units have been thoughtfully combined to create 1 luxurious, remodeled home. Expansive windows provide distinct landmark views, including Grace Cathedral to the north and Huntington Park and city skyline to the east. Live the care-free lifestyle with professional on-site management and staff, guest parking, formal entry and lounge. Amenities include an indoor pool, sauna and gym. In a great Nob Hill location, it is steps away from the Financial District, Union Square, world-class dining and cable cars.

2 bedrooms, 2 baths | \$1,380,000

Represented by: Paige Gienger | Coldwell Banker Residential Brokerage | T. 415.336.0205 | paige.gienger@cbnorcal.com | ontherightpaige.com



CARMEL, CALIFORNIA

Recently completed 5-bedroom, 5.5-bath property on an oversized plot of land is just steps away from the shops and restaurants of Ocean Avenue, and fewer than 1,000 feet from Carmel Beach. Offering an open floor plan, it features a large dining area, granite-countertopped kitchen, rich random-planked floors, ocean-view terraces and a complete guesthouse. This is truly a home like none other in all of Carmel.

5 bedrooms, 5 full and 1 half baths | \$4,795,000
 Represented by: Tim Allen
 Coldwell Banker Residential Brokerage
 T. 831.214.1990
tim@timallenproperties.com | timallenproperties.com



PACIFIC GROVE, CALIFORNIA

This knoll-top, approximately 3,000-square-foot, 3-bedroom, 3-bath home is an attractive melding of contemporary and comfort accented with staggering ocean views. With hardwood floors, radiant heat, formal dining room, 2 fireplaces, a high-end kitchen and a sumptuous 2nd-floor master suite with even more stunning ocean views, this is a home where every evening you will truly believe that the sun sets just for you.

3 bedrooms, 3 baths | \$2,895,000
 Represented by: Tim Allen
 Coldwell Banker Residential Brokerage
 T. 831.214.1990
tim@timallenproperties.com | timallenproperties.com

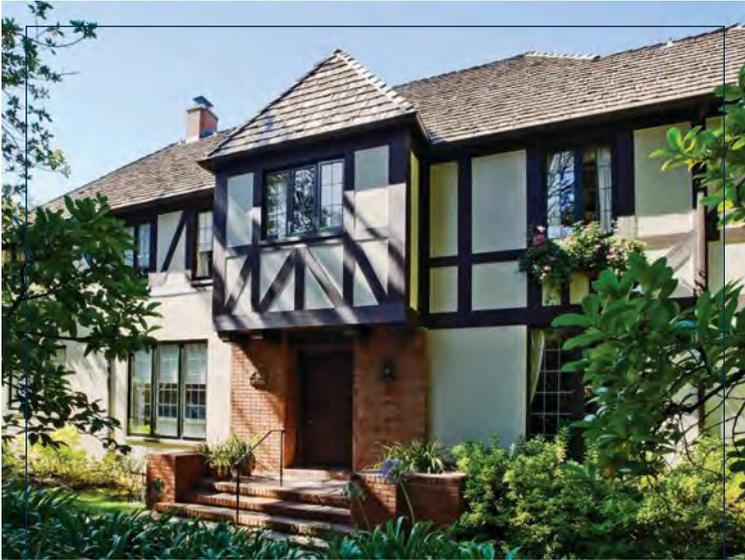


PEBBLE BEACH, CALIFORNIA

This 6-bedroom, 5-full- and 3-half-bath home is within walking distance to The Lodge. Like Pebble Beach, this sprawling gated manor offers amenities befitting the area. For AT&T devotees, a 3-par practice green and tee-box; for the Concourse de Elegance enthusiasts, garages for up to 6 cars, along with a complete guesthouse. This remarkable estate is beyond any doubt a Pebble Beach extraordinaire.

6 bedrooms, 5 full and 3 half baths | \$5,950,000
 Represented by: Tim Allen
 Coldwell Banker Residential Brokerage
 T. 831.214.1990
tim@timallenproperties.com | timallenproperties.com





HILLSBOROUGH, CALIFORNIA

On over 1 level acre, this classic 5-bedroom, 5.5-bath estate home was built by master craftsmen in 1927 and overlooks sweeping lawns, a tennis court, a pool and gardens. Within the approximately 6,800 square feet are formal living and dining rooms, a library, an updated kitchen and a separate apartment. Visit www.812irwin.com.

5 bedrooms, 5 full and 1 half baths | \$6,200,000
 Represented by: Ed Stephens | Coldwell Banker Residential Brokerage
 T. 650.208.1301 | edstephensrealestate@gmail.com



HILLSBOROUGH, CALIFORNIA

Located on about 1.4 level acres, this New England Colonial is one of Hillsborough's most revered estates. Built in 1914, and home to only 3 families, this is only the 3rd time in nearly 100 years that the home has been available for purchase. Grand-scaled rooms with tall ceilings. Visit www.1952ForestView.com.

7 bedrooms, 6 full and 2 half baths | \$7,200,000
 Represented by: Ed Stephens & Mike Amaroli
 Coldwell Banker Residential Brokerage | T. 650.208.1301



HILLSBOROUGH, CALIFORNIA

On Roblar Avenue, this home was custom-designed and built for the current owners. Inside and out are exquisite architectural features, including an antique-style brick exterior, large rooms with tall ceilings and fine woodwork. Nearly 4,000 square feet. Extra-tall ceilings. Visit www.110Roblar.com.

3 bedrooms, 2 full and 1 half baths | \$3,295,000
 Represented by: Ed Stephens | Coldwell Banker Residential Brokerage
 T. 650.208.1301 | edstephensrealestate@gmail.com

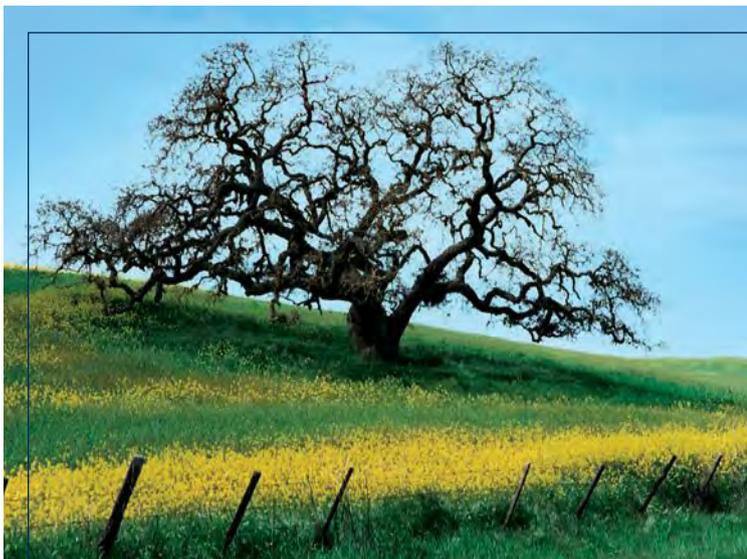


HILLSBOROUGH, CALIFORNIA

Secluded behind gates, stone walls and lush vegetation, this majestic estate is a resort paradise. Within the more than 7,300 square feet are formal living and dining rooms, a huge family/great room, wine cellar, paneled library and a fitness center. Outside, find a pool, spa and waterfall. Visit www.790elcerrito.com.

6 bedrooms, 7 full and 1 half baths | \$5,995,000
 Represented by: Ed Stephens | Coldwell Banker Residential Brokerage
 T. 650.208.1301 | edstephensrealestate@gmail.com





HOLLISTER, CALIFORNIA

EL RANCHO ESCONDIDO is 1,200 acres of Central California ranch within 50 minutes of Carmel and San Jose. Huge potential and great income just minutes from town.

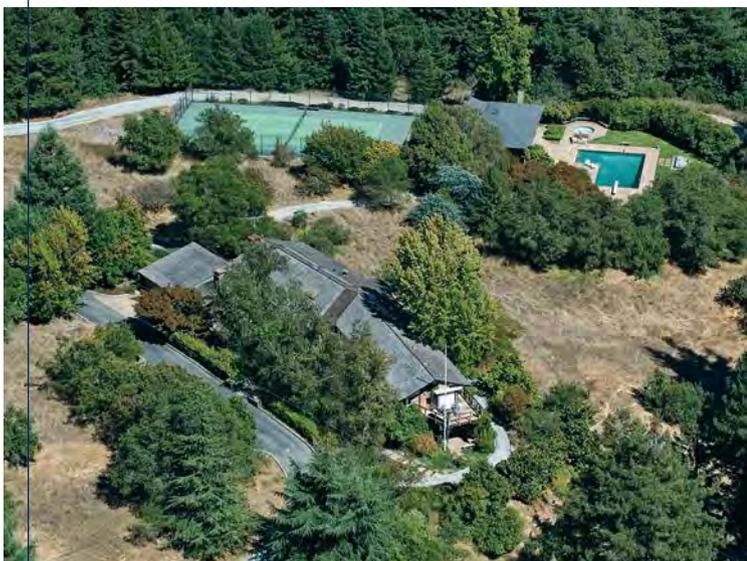
\$11,888,888
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



HOLLISTER, CALIFORNIA

THE BOURDET RANCH is 1,530 acres of working cattle ranch. Just 40 minutes to San Jose or Carmel. It can be sold in 3 separate pieces or as a whole diversified ranch.

\$8,947,749
 Represented by: Page Welton
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GILROY, CALIFORNIA

THE "FARAWAY" RETREAT is on 55 acres. It has a 5,000-square-foot home, a 2,000-square-foot recreation hall, pool, spa, tennis court and beautiful redwoods with timber income.

4 bedrooms, 4 full and 1 half baths | \$2,249,942
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 Coldwell Banker Residential Brokerage
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GILROY, CALIFORNIA

THE SOUTH BLUFF ESTATE — This 3-year-old, Santa Barbara-style, 5,000-square-foot, single-level home and the 850-square-foot pool/guesthouse offer exceptional views from 52 acres.

4 bedrooms, 4 full and 1 half baths | \$1,599,995
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



NAPA, CALIFORNIA

This amazing, gated, 10-plus-acre, vineyard estate is perched atop a knoll and is perfectly sited to capture the magnificent views and magical sunsets over the valley. This home features granite counters, marble floors, a 2,000-bottle wine cellar and media and spa rooms. Inviting outdoor spaces include a pool, spa and outdoor kitchen. Add to this a 2-bedroom guest cottage with a kitchen, a 2nd guest home and a 2-plus-acre Cabernet vineyard!

5 bedrooms, 8 full and 1 half baths | \$4,850,000

Coldwell Banker Brokers of the Valley | Represented by: Carolyn Roberts | T. 707.258.5248 | carolynroberts.com



NAPA, CALIFORNIA

Cedar Gables is a luxurious 10,000-square-foot, Napa Valley bed-and-breakfast mansion designed in the Shakespearean style. It is known for its elegant dining room with hand-cut, lead crystal chandeliers, Old English tavern with massive fireplace, period details and grand and secret staircases. It offers 9 unique guest rooms, which include private baths, some with fireplaces and 2-person whirlpool tubs. There is also a state-of-the-art culinary kitchen.

9 bedrooms, 9 full and 2 half baths | \$3,750,000

Coldwell Banker Brokers of the Valley | Represented by: Carolyn Roberts | T. 707.258.5248 | carolynroberts.com





Venetian
Armchairs, circa 1780



Sylvie Blum
Brooke I, 2009



Glass Sconces
circa 1970



Jonathan Lewis
Bit O'Honey



Pierre Vandel
Vertebre Lounge Chair, 1970s



Officine Panerai
Pam00005 Luminor, 2004



Danish Sculpture of a Monkey
Early 20th Century



Rare Late Gustavian
Empire Sofa, circa 1810



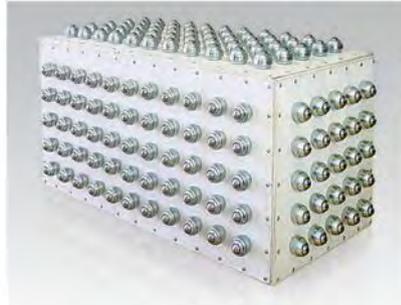
I. E. Morozov
Gold and Enamel Brooch, 1907-1918



Rodney Smith
Woman in Red Hat with Book, 2003



Driss Ouadahi
Shadows in the Sky, 2011



Russell Buchanan
Ball Transfer Table, 2009



Naomi Leshem
Tal, 2007



Patek Philippe
Ellipse for Tiffany & Co., 1970s



Marcel Wanders
Lounge Chair, 1980s



Yuki London
Silk Fringe Sheath, 1973



Van Cleef & Arpels
Diamond Coral Pin, 2000



Patrick Wilson
Right Now, 2011



Madame Grès
Chiffon and Velvet Gown, 1960s



9.76ct Emerald-Cut
Diamond Ring



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