

HE

HOMES & ESTATES

LUXURY LIVING WORLDWIDE | 2014 EDITION I



THE RITZ-CARLTON
MODERN MAKEOVER

LUXURY MARKET REPORT
HOTTEST CITIES IN THE U.S.

Kelowna, British Columbia Canada
Price Available Upon Request

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SPRING 2014

HOMES & ESTATES MAGAZINE



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Aspen, Colorado
6 bedrooms, 6 full and 2 half baths
\$19,500,000

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THE WORLD'S MOST EXCLUSIVE PROPERTIES UNDER ONE ADDRESS

Coldwell Banker Previews International® website traffic climbed over 30%* last year—a sign that more and more affluent consumers recognize and seek out Previews® to find their next luxury home. With over 8,000 luxury listings worldwide, is your new address somewhere in ours?



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*Source Coldwell Banker 2013 quotables

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Panoramic views of the Mediterranean Sea surround this stunning Sicily, Italy residence.

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Lake Forest, Illinois
9 bedrooms, 6 full and 3 half baths
\$3,900,000

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Luxury State of Mind



If the last year was any indication, affluent homebuyers are definitely in a luxury state of mind. In 2013, those purchasing homes priced at \$1 million or more spent over \$57 billion in America's top markets for luxury home sales.* It gives me great pride to know that the **Coldwell Banker®** network contributed to many of those transactions.

Over the last decade, I have had the honor of working with some of the most successful professionals in our industry, both in California and around the world. I am often

asked if there is a common thread that is visible in each of our highest achievers. On pg. 26, you see it winding through the words of three influencers in our company: Jill Hertzberg, Jill Eber and Chris Cortazzo. It is one simple value: integrity.

With integrity, these top agents can partially earn the trust and business of their clients, but not without creating and executing the full-service experience today's affluent consumer demands. Luxury today has become much less about what is tangible and far more about what the experience is concerning a product or service. In fact, the trend has gained such traction that Boston Consulting Group declared earlier this year that luxury experiences make up nearly \$1 trillion of the annual global total of luxury spending.

This paradigm shift has wide-reaching implications for affluent brands. That is why, for our first issue of 2014, we decided to explore all the ways you can be in a luxury state of mind. Naturally, we started with the most obvious of experiences: vacations. Our exclusive interview with The Ritz-Carlton reveals the lengths to which many luxury hotel chains are going to create authentic hotel experiences that express the unique spirit of their surroundings. We also talk with the executives behind Bespoke Global, online curator of custom commissions and source for the now-famous Bespoke Falconry Companion from the 2013 Neiman Marcus Fantasy Gifts guide.

From the more than 150 pages of beautiful **Previews®** properties to the latest findings in the Luxury Market Report, we also give you an exclusive look at the world's most prestigious real estate. Where will your next home experience be? Start your search on pg. 36, and I think you'll see that our magazine is an expression of experiential luxury itself. Authentic. Exceptional. And all yours.

A handwritten signature in black ink, appearing to read 'Ginette Wright', written in a fluid, cursive style.

Ginette Wright

Vice President

Previews® NRT

* Source: Coldwell Banker Luxury Market Report, March 2014.

CEO NOTES



The word “experience” has multiple meanings for us at **Coldwell Banker Previews International**[®]. Experience means having 80 years of luxury real estate marketing leadership on our side. It also means having 84,900 knowledgeable representatives worldwide. These talented men and women in the **Coldwell Banker**[®] network participated in 20,097 luxury property sales priced over \$1 million last year.* Coldwell Banker Previews International Property[®] Specialists also sold two of the top five most expensive properties in the United States in 2013, according to Forbes: Casa Casuarina in Miami, Fla. and Le Palais—The Crescent Palace in Beverly Hills, Calif. These numbers give you a sense of how deep our luxury authority runs.

Experience also means creating an atmosphere of luxury for our discerning clients who live not just in the United States, but also all over the world. This year, we expanded our international footprint with additional locations in Berlin, India, Argentina and Uruguay, with plans to expand into Kenya, Ghana and Nigeria by the end of this year. The luxury real estate opportunities we see abroad are robust, bolstering our already intense focus on digital marketing. The results of our efforts were realized last year: Web traffic to ColdwellBankerPreviews.com was up 35%—with 27% of that traffic coming from outside the United States. If that is not a resounding statement of the global strength of our luxury marketplace, then I don’t know what is!

The housing market’s strength at the upper end is further demonstrated in the first edition of our 2014 Luxury Market Report. We give you a peek at what we’re covering on pg. 10. If you’re wondering whether it’s still a buyer’s market in Miami or a seller’s market in San Francisco, you must take a look at our list of Top 20 U.S. Cities for Luxury Listings and Sales. Now available for download at www.previewsinsideout.com, the full report also shines a spotlight on two maturing marketplaces: Honolulu and Istanbul. Both cities have seen an influx of affluent international consumers, who are pushing high-end home prices upward—especially along the waterfront. These examples show us that luxury consumers place great value on experience, especially one that is unique and most coveted.

When you’re in the business of luxury, experience means everything. It’s the **Previews**[®] difference and our promise to you in 2014.

Enjoy the journey.

A handwritten signature in black ink, appearing to read "Budge Huskey", written in a cursive style.

Budge Huskey
President and Chief Executive Officer
Coldwell Banker Real Estate LLC

*Data based on closed and recorded transaction sides of homes sold for \$1 million or more as reported by the U.S. Coldwell Banker franchise system for the calendar year 2013. USDS

LUXURY MARKET REPORT 2014



Coldwell Banker Previews International® brings you an exclusive look inside the business of luxury real estate.

To read and download the full report visit
www.PreviewsLMR.com/2014



PREVIEWS®

LUXURY MARKET

REPORT EXCLUSIVE:

TOP 20 U.S. CITIES FOR LUXURY HOME LISTINGS AND SALES

All real estate is local—but does that famous adage apply to the luxury real estate market? The latest findings from **Coldwell Banker Previews International®** and Real Data Strategies, Inc. make a strong case for it.

In San Francisco, where inventory is down to record low levels, it is still a seller's market. The Golden Gate City topped the list of U.S. cities with the highest number of closed sales in the \$1 million+ category for the first time—up a whopping 52% from 2012.

"It's interesting to see such a marked increase in closed sale activity in San Francisco," notes Patrick Veling, founder and president of Real Data Strategies, Inc. "And yet when you look at active listings in the same price point, San Francisco is completely absent from the list. Sellers have all the edge here."

Could Silicon Valley's surging tech industry also be fueling demand in a city like San Francisco? Other tech metropolises showed strength in closed \$1 million+ sales, including No. 4 San Jose—which moved up from No. 9—and newcomers Seattle (No. 15) and Austin (No. 20).

Still, the power lies with the affluent heavyweights at the \$10 million+ mark for closed sales: New York, Los Angeles, Beverly Hills, Miami Beach and Aspen. The only newcomer to the list was Palm Beach with 12 homes sold over \$10 million—"perhaps an indication of a maturing ultra luxury market there," says Veling.

And speaking of Florida... the Sunshine State made an especially strong showing on the active listings side in the \$1 million+ category—once again showing its might as a buyer's market. For the first time, Naples beat out Miami Beach and Miami, taking the No. 2 spot among the top 20 U.S. cities. The affluent coastal city had a nearly 28% increase in \$1 million+ active listings over 2012, buoyed by rising prices and seller confidence in high-end neighborhoods such as Port Royal, Aqualane Shores and Old Naples. Newcomers to the \$1 million list this year also include Fort Lauderdale, Boca Raton, Sarasota and Sunny Isles Beach. Moving over to the \$10 million+ niche, it gets even more interesting: there were ten Florida cities in the top 20 for active listings.

"For the first time, Miami Beach topped the list after New York in this price point with 67 active listings—beating out past luxury strongholds such as Los Angeles, Beverly Hills, Greenwich and Aspen," says Veling. "Meanwhile, Palm Beach, Fort Lauderdale and Boca Raton earned first-time positions on the list for the highest price points. Florida has definitely become a powerful contender in the ultra luxury sector."

To explore all the contenders in the U.S. luxury housing market, download the full *Luxury Market Report* at www.PreviewsLMR.com/2014

CITIES WITH THE HIGHEST NUMBER OF ACTIVE LUXURY HOME LISTINGS

\$1,000,000+		
City	State	Number of Listings
New York	NY	3,538
Naples	FL	931
Scottsdale	AZ	826
Miami Beach	FL	825
Miami	FL	735
Los Angeles	CA	666
Fort Lauderdale	FL	562
Chicago	IL	558
Boca Raton	FL	546
Atlanta	GA	520
Park City	UT	451
Honolulu	HI	418
Houston	TX	411
Greenwich	CT	351
Dallas	TX	338
Sarasota	FL	338
San Diego	CA	322
Paradise Valley	AZ	303
Sunny Isles Beach	FL	282
Austin	TX	270

CITIES WITH THE HIGHEST NUMBER OF CLOSED LUXURY HOME SALES

\$1,000,000+		
City	State	Number of Sales
San Francisco	CA	2,294
Los Angeles	CA	2,220
New York	NY	2,076
San Jose	CA	963
Chicago	IL	900
Houston	TX	873
San Diego	CA	843
Washington	DC	839
Naples	FL	806
Atlanta	GA	718
Dallas	TX	681
Boston	MA	655
Newport Beach	CA	592
Miami Beach	FL	581
Seattle	WA	566
Honolulu	HI	560
Scottsdale	AZ	545
Miami	FL	513
Pasadena	CA	501
Santa Barbara	CA	495

CITIES WITH THE HIGHEST NUMBER OF ACTIVE LUXURY HOME LISTINGS

\$5,000,000+		
City	State	Number of Listings
New York	NY	1,041
Miami Beach	FL	196
Greenwich	CT	126
Naples	FL	108
Aspen	CO	108
Los Angeles	CA	105
Malibu	CA	83
Park City	UT	73
Boca Raton	FL	73
Fort Lauderdale	FL	68
Beverly Hills	CA	63
Palm Beach	FL	61
Bal Harbour	FL	51
Miami	FL	49
Laguna Beach	CA	48
Coral Gables	FL	47
Rancho Santa Fe	CA	47
Scottsdale	AZ	47
Wellington	FL	44
Honolulu	HI	43

CITIES WITH THE HIGHEST NUMBER OF CLOSED LUXURY HOME SALES

\$5,000,000+		
City	State	Number of Sales
New York	NY	163
Beverly Hills	CA	99
Los Angeles	CA	98
San Francisco	CA	62
Miami Beach	FL	59
Palm Beach	FL	57
Greenwich	CT	50
Aspen	CO	42
Naples	FL	42
Malibu	CA	37
Laguna Beach	CA	32
Newport Coast	CA	30
Boca Raton	FL	30
Atherton	CA	29
Pacific Palisades	CA	27
Boston	MA	23
Montecito	CA	22
Hillsborough	CA	22
Santa Barbara	CA	19
Kailua Kona	HI	19

CITIES WITH THE HIGHEST NUMBER OF ACTIVE LUXURY HOME LISTINGS

\$10,000,000+		
City	State	Number of Listings
New York	NY	440
Miami Beach	FL	67
Aspen	CO	43
Greenwich	CT	39
Malibu	CA	38
Los Angeles	CA	29
Beverly Hills	CA	28
Naples	FL	26
Palm Beach	FL	23
Park City	UT	21
Fort Lauderdale	FL	21
Laguna Beach	CA	20
Montecito	CA	19
Boca Raton	FL	19
Wellington	FL	19
Key Biscayne	FL	18
Bal Harbour	FL	17
Honolulu	HI	15
Miami	FL	14
Coral Gables	FL	14

CITIES WITH THE HIGHEST NUMBER OF CLOSED LUXURY HOME SALES

\$10,000,000+		
City	State	Number of Sales
New York	NY	43
Los Angeles	CA	27
Beverly Hills	CA	26
Miami Beach	FL	16
Aspen	CO	12
Palm Beach	FL	12
Malibu	CA	11
Greenwich	CT	8
San Francisco	CA	8
Atherton	CA	6
Montecito	CA	6
Laguna Beach	CA	6
Honolulu	HI	6
Santa Barbara	CA	5
Naples	FL	5
La Jolla	CA	5
Newport Beach	CA	4
Pacific Palisades	CA	4
Wellington	FL	4
Newport Coast	CA	4

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COLDWELL BANKER®

THE **PREVIEWS**®

IN
SIDE





What happens when beautiful experiences meet beautiful things? Homes & Estates answers that question with the latest stories from Previews® Inside Out, the official luxury lifestyle blog of Coldwell Banker Previews International®. First, we vacation with The Ritz-Carlton and explore its new boutique design approach, then we look at the bold stylings and real estate secrets of designer William Georgis, and, finally, we share the fine art of custom commissions with Bespoke Global. For more on luxury estates, culture and design, subscribe to monthly updates at www.previewsinsideout.com.

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WILLIAM GEORGIS



PIPPA McARDLE



AB

EYOND

THE WHITE GLOVE

BY ALYSON PITARRE



The Ritz-Carlton, Hong Kong

RUSTIC PINE BEAMS IN THE COLORADO ROCKIES. NATURAL QUARTZITE IN ARIZONA'S HIGH DESERT. HAND-PAINTED CHINESE MURALS AND CONTEMPORARY FURNISHINGS IN HONG KONG.

Welcome to a new era of luxury escapism. The quest for authentic vacation experiences has opened the door to high-end hotels that express the unique spirit of their surroundings. Even The Ritz-Carlton, a bastion of traditional luxury hospitality, has embraced a modern design philosophy that feels more boutique than homogeneous white glove.

CONTINUED



The Ritz-Carlton, Dove Mountain

“We do not work from a design book, but rather we look to local interior design firms to bring the *authentic nature and sense of place to the property.*”

BILL BARRIE — *Senior Vice President of Design*

Of course, this wasn't always the case. Ten years ago, you could have walked into any Ritz-Carlton hotel and found the same black tie-worthy interiors: rich mahogany paneling, classic marble flooring and chandeliers dripping with crystals. Yes, you knew you had arrived at the gold standard of hospitality. But where was the unique sense of place, the celebration of the culture of the locale you were visiting? Bill Barrie, the company's senior vice president of design and project management, likens the old Ritz-Carlton experience to walking onto a set of "Downton Abbey."

"It felt stuffy," says the Scottish-born Barrie, who has been with the company for 25 years. "Back then, we felt consistency was what our customers wanted. They wanted to feel like they were in a Ritz-Carlton no matter where they were in the world."



Dorado Beach, a Ritz-Carlton Reserve



The Ritz-Carlton,
Moscow

That all changed in 2004. After conducting a research study among its customers, The Ritz-Carlton realized that if it was going to appeal to a new generation of affluent travelers, it would need to "blow the dust off the crown" and enhance its brand image. Under president Hervé Humler's helm, the luxury hotel chain embarked on a mission to provide guests with curated luxury experiences at its properties, which numbered in the mid-50s at the time. This new design aesthetic, which Barrie describes as "consistently inconsistent," became The Ritz-Carlton's new calling card, a way of saying you have still arrived at the gold standard of hospitality—but in Moscow, Thailand or Boston.

“
consistently
inconsistent
”

"Our philosophy is to design hotels that are casually elegant, with the occasional classical influence as appropriate," says Barrie. "Our company design standards are the blueprint from which we establish engineering infrastructure, operational requirements, safety regulations and room sizes—however, they do not drive the character of a hotel. We do not work from a design book, but rather we look to local interior design firms to bring the authentic nature and sense of place to the property."

The first hotel that embodied the brand's new design philosophy was The Ritz-Carlton Georgetown, Washington, D.C. Drawing on themes of local relevance such as the Brickyard Hill House and the incinerator smokestack, the hotel weaved echoes of the dramatic symbol of the 1930s waterfront industry into the design, resulting in an imaginative blend of modern design and historical influence. Vienna, Muscat and Riyadh—all former palaces, tastefully converted and opened as opulent Ritz-Carlton hotels—soon followed. Opening in 2009, The Ritz-Carlton, Dove Mountain celebrated Arizona's high Sonoran Desert surroundings with natural quartzite floors, raw steel fixtures, copper accents and historical desert artifacts, such as colorful geodes and quartz crystal. Across the globe, The Ritz-Carlton, Hong Kong opened in 2011, claiming the title of the world's highest hotel. Designed by cutting-edge firms such as Singapore's LTW and Japan's Wonderwall, the East-meets-West

interiors take the world traveler on a sky-high urban journey from the transitional 102nd floor lobby to the futuristic rooftop bar 118 stories above the city. And just recently, in Colorado's posh Beaver Creek Resort, The Ritz-Carlton, Bachelor Gulch underwent a \$15 million renovation to embrace the rich heritage of what Barrie calls "parkitecture"—a style inspired by the great mountain lodges in North America. In all, there have been numerous renovations and more than 40 new Ritz-Carlton hotels since 2004, each individually designed and curated to capture the distinct flavor of cities and regions all over the world.

"The luxury traveler today is much more interested in *unique service, personalization and an authentic travel experience*, as opposed to all of the trappings of luxury."



Sharq Village & Spa



Phulay Bay, a Ritz-Carlton Reserve

The white gloves are off, and a new era of luxury vacationing has arrived. *Nothing will ever be the same.*

“The luxury traveler today is much more interested in unique service, personalization and an authentic travel experience, as opposed to all of the trappings of luxury,” says Barrie. “Whether it’s the delivery of authentic materials that look seamless with the environment, personalized service or absolute privacy or discretion, we must not only meet but exceed that expectation.”

And that expectation is constantly evolving, too—one that The Ritz-Carlton will closely follow as it embarks on the development of an additional 30 hotels within the next three years. The white gloves are off, and a new era of luxury vacationing has arrived. Nothing will ever be the same.



The Ritz-Carlton, Bachelor Gulch

.....
To read more about The Ritz-Carlton and its newest generation of properties, visit www.previewsideout.com/ritzcarlton.

ANDREA CLAIRE STUDIO
IVY: A, B, C, D



BEAUTIFULLY BESPOKE

BY DRESDEN SCOTT

If your home is not customized to your standards, is it worth having at all? It's a question affluent consumers have long been answering with their one-of-a-kind home décor purchases—and one that Bespoke Global hopes to answer with its exclusive online marketplace of custom commissions.

Established in 2011 by Gwen Carlton and Pippa McArdle, Bespoke Global already has a loyal following of high-net-worth collectors who have a desire for the most personal luxury goods on the market today. Late last year, the pair became media darlings after their Falconry Companion set—with its 20-karat gold-plated perch, Chatwin chairs and four exotic-skin leather hoods—graced the ever-popular Neiman Marcus 2013 Fantasy Gift Guide. McArdle won't reveal how many \$150,000 rapturous raptor sets sold due to confidentiality, but the commission undoubtedly caught the eye of master falconers everywhere (and perhaps the occasional "Game of Thrones" fan).

Today, Bespoke Global's highly curated website features a revolving mix of artisan wares from around the world, which



SHARON SIDES FLOR CHAIR

can range from custom furnishings such as a Michael Coffey bar cabinet to a 24-carat gold-plated foosball table and leather chandelier. With that level of artistry, it's not surprising to hear that about 95% of the company's artisans are not found at any other major retailers—making Bespoke Global the digital destination for those who want to lead a life of complete custom.

"Our clients have multiple homes, and these spaces are often the inner sanctum for entertaining and relaxing with close friends and family," explains McArdle. "They do not compromise on their personal environments and are constantly searching for ways to distinguish themselves with custom interiors. This cannot be achieved with standard, off-the-rack home furnishings. Bespoke Global was created to service the demand in the market."



JALLU EBENISTES GYPSE CABINET

Homes & Estates recently spoke to Pippa McArdle about what it means to be bespoke today.

H&E: *The trend toward experiential luxury seems to be gaining a lot of traction this year. Do you think the modern luxury consumer puts more emphasis on curated luxury experiences as opposed to acquiring luxury things?*

PM: Bespoke Global is both; our clients can be as involved in the creative process as they desire. The experience of collaborating with an artisan to create a product is exponentially more meaningful than simply purchasing something off the rack that anyone else can have. If it's not made for you, it's mass produced. In the most considered homes, objects have meaning and they resonate aesthetically.

H&E: *What is the most expensive bespoke offering you currently have on your site?*

PM: The \$158,000 Titan. It's a bar cabinet conceived and hand-carved by Michael Coffey, one of America's greatest living studio furniture makers. An 800-pound piece of Honduran mahogany standing 8½ feet tall with a 3-foot circumference. Titan almost found the best owner a bar could have. Originally shown at a gallery in Fair Lawn, N.J., a close associate of comedian John Belushi fell in love with Titan. Belushi, designing a New York City townhouse, was set to buy it when he passed away at the Chateau Marmont on March 5, 1982.



PIPPA MCARDLE
BESPOKE GLOBAL CO-FOUNDER

H&E: *What is the most over-the-top and unusual bespoke commission you've ever received?*

PM: A personal submarine.

H&E: *The Bespoke Global Falconry Companion set garnered a lot of attention last year. What was your inspiration for that product?*

PM: I dabbled in falconry when I had more spare time, and am enamored with the whole sport. Gwen designed the Falconry Companion in collaboration with five of our artisans. It is exclusive to Neiman Marcus, with similar pieces available for sale at Bespoke Global.

H&E: *What can we look forward to from Bespoke Global in the near future?*

PM: We launched our Leisure & Gifting category last year, and have a Wedding Registry planned for the spring. We have some exciting collaborations coming up and increased expansion into the European Union.

To read more about being bespoke, visit www.previewsinsideout.com/bespokeglobal.

STYLE COMPASS



WILLIAM GEORGIS

BY JORGE S. ARANGO

Istdibs.

Architect, designer and real estate collector William Georgis has that Bruce Willis grin. You know the one: amused, mischievous and more than a little wicked. When coupled with his laddish looks—if one ignores the slightest wisp of gray peeking out from the square-cut black mane above his forehead—a natural question arises: Was young Billy a naughty boy?

The 55-year-old Georgis can't recall playing any elaborate childhood pranks on his sister Demetra or his brother Theodore Jr., back in their hometown of Oak Park, Ill., and he doesn't admit to ever being caught with his hand in a cookie jar. "I went to school all my life and worked all my life," he insists, "Just like my mother told me to do." However, he adds, "I wouldn't say I was a dull child. The perversity and transgression have always been there."

Ah. Right. That might explain the Fifth Avenue powder room Georgis designed for two empty-nesters, lining it with bullet-strafed mirrored panels. It could also offer some insight into the 2003 American Hospital of Paris showhouse bedroom he created for an imaginary deranged woman (black moiré walls, red satin sheets, rubber coverlet), or the "panic room" he outfitted six years later for the Kips Bay showhouse (Uzis, grenades, an oxygen tank and plenty of vodka). It might also illuminate the particular recess of his mind from which he excavated the inspiration for what appears to be a bloodstained carpet in the lobby of a hedge fund's offices (along with a console once again shot up with lethal ammo).

"I love to shock," he concedes in "Make It Fabulous: The Architecture and Designs of William T. Georgis," his monograph from Monacelli Press. Yet careers built singularly on shock value have a short shelf life. What elevates his interiors above tongue-in-cheek one-liners are the multiple layers of art and design knowledge, historical context and narrative thrust that underpin them. The bullet-riddled mirror panels in his La Jolla, Calif., home, for example, are the work of an incorrigible storyteller. "I can imagine an aging Joan Crawford walking in, looking in the mirror and pulling a mother-of-pearl-handled pistol out of her clutch to obliterate the lies," he writes in the book.



Behold, for example, the pairing of a 19th-century French crucifix and a Roman bust of Heracles, which can be found in the dining room of the Upper East Side townhouse that he shares with his companion, art curator and advisor Richard D. Marshall. This is not mere caprice. “You have to be able to coax a meaning from the dialogue that goes beyond visual splendor,” he tells me. “There has to be an intelligent component. Here you have the pagan and the Christian. You have different ideas of masculinity, the homoerotic element of two naked men, the Twelve Labors of Heracles and the Stations of the Cross—you could just keep riffing on it.”

Not, mind you, that Georgis is one to cast aspersions at the sheer joy of visual splendor. Among his early influences were the lavish Thorne Miniature Rooms at the Chicago Art Institute. They put the history of decorative arts in context for him and fueled what later blossomed in his interiors as a theatricality of rich, sumptuously worked materials, striking juxtapositions and impressive scale. As a teen, he also led guided tours through Oak Park’s many Frank Lloyd Wright residences, which fueled his predilection for modern architecture. And his familiarity with the Chicago residences designed by David Adler was essential to his understanding of the way historic European principles could be adapted to more modern domestic American architecture.

His pursuits also extend to real estate. Purchasing his first apartment on Fifth Avenue over 30 years ago, the madcap designer’s real estate empire has included an apartment and townhouse in New York City, an apartment in Miami, a mid-century modern ranch in La Jolla, land in the East Hampton hamlet of Amagansett and a sprawling nine-acre property in Litchfield, Conn.

“I’m often attracted to improbable properties,” he says of his secret real estate weapon. “I’ve been fortunate that the market has caught up to me.”

Encouraged to pursue these passions by his real estate developer father, Theodore Sr., and his homemaker mother, Mitzie, Georgis’ education began with the Bauhaus-centered art and design curriculum of the Illinois Institute of Technology, then continued at Stanford (where he earned a degree in art history) and, finally, Princeton (a master’s in architecture). After a short stint with Robert Venturi and almost 10 years at Robert A.M. Stern, a South American couple asked Georgis to design their apartment at Manhattan’s Carlyle Hotel. His partner, Marshall—whom he’d met in 1989, when Marshall was a curator at the Whitney Museum—had introduced him to this art-collecting couple, and their confidence in him spurred Georgis to set up his own firm in 1992. (Another project for this couple appears in “Make It Fabulous.”)

Since then, Georgis has built a stalwart clientele of adventurous art collectors who, though they might live on Park Avenue, don’t tend to request the old-money aesthetic that once dominated the thoroughfare. “It’s a new generation of families who aren’t interested in plugging into the formula,” says Georgis. “When I went to Princeton, that WASP class was the ascendant voice. Now, there are newcomers from other social and cultural groups who are interested in the idea of difference. That entrenched demographic isn’t interested in what I do; they wouldn’t come to me.”

Georgis explains that his clients are “new merchant princes,” including developer Aby Rosen and collector and dealer Alberto Mugrabi (son of the Israeli-born collector José Mugrabi, who owns,



THEY COME TO GEORGIS PRECISELY BECAUSE HE EMPATHIZES WITH THEIR QUIRKS AND KINKS

Timid his clients are not. They come to Georgis precisely because he empathizes with their quirks and kinks, even ones they might be uncomfortable revealing. For instance, Georgis noticed one client liked to look at his wife in a, well, less-than-innocent way. So he designed a bath with louvers so he could watch her shower. “At first, they were a little embarrassed that I’d seen that,” says Georgis, who admits to his

own fascination with voyeurism. (This is a man, after all, who also designed a guestroom enclosed in a transparent glass bubble.) But in the end, the couple felt more understood than, shall we say, exposed. As he has matured, Georgis has in some respects become less confrontational. He admits, for instance, to not always feeling the need to work against historic architecture in a space, which for years was his default response to traditional surroundings. But does that mean his interiors are any tamer? “I don’t know,” he demurs, his lips curling into that Willis grin. “What do you think?” The answer: Not so much.

among many other works, the largest collection of Warhols in the world). They don’t balk when he suggests hanging half a dozen 1940s Japanese-style glass lanterns over a chunky burl wood coffee table on a flokati rug in the living room of a traditional Hamptons mansion. They thrill to his amalgamation of a 1970s Sciolari stainless-steel chandelier with a custom Chesterfield sectional sofa, chainmail curtains, Carlo Bugatti chairs and an alligator skeleton hovering in midair in a library. “Remember what they’re hanging on their walls: insane crucifixions by George Condo!” Georgis points out. “The imagery itself is provocative.”

STYLE COMPASS

DREAM HOME: A house on a Greek island.

HOTEL: Villa San Michele, in the hills of Fiesole, one of the dreamier hotels on the planet, has spectacular views over Florence. Also in the extraordinary vista department is Perivolos, in Oia on Santorini; the view of the caldera will blow your mind.

FABRICS: Indigenous and antique textiles—crunchy and slinky, refined and rough—are all amazing. Silk lampas and vinyl and antique Japanese textiles are of equal interest. More specifically, I love fabrics by Nuno, Place Textiles by Kristie Strasen, Bahama Hand Prints and Tara Chapas.

MUSEUM: Aside from obvious stars—the Met and Frick, the Louvre—I often tour house museums in any city I visit, such as the Robert Brady Museum in Cuernavaca, and the Leighton House Museum in London. For more off-road adventure, I visit the Mingei Museum in San Diego, and the Musée de Minéralogie in Paris.

RESTAURANT: Casa Lever is my favorite in Manhattan for the amazing food, warm service and the wall of Warhols. El Pescador, a fish market with a few tables in La Jolla, Calif., is the destination for fish tacos and ceviche made from the latest catch brought in by local fishermen.

ENTERTAINING: I always prefer entertaining out of doors, and nothing beats barbecuing on a Primo ceramic grill. From slow smoking to searing, it maintains moisture and intense flavor, and it’s a great-looking gadget.

COLOR: All greens—olive, emerald, leaf, avocado and moss.

BOOK: Anything by Yukio Mishima, Joan Didion or Henry James.

FAVORITE APP: Google Maps makes me feel like a god.

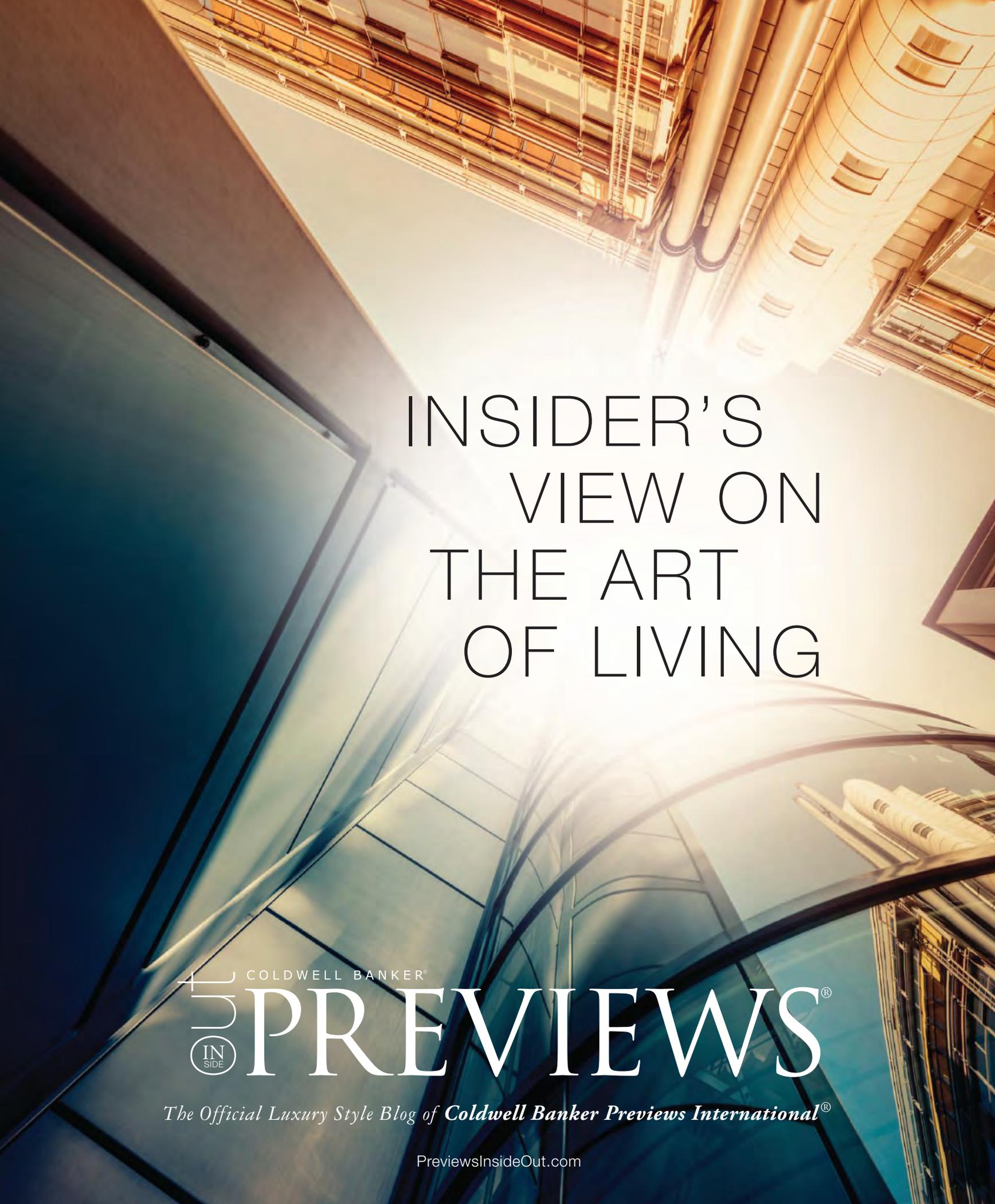
ART: Richard Dupont’s transgressive figurative art, Alex Katz’s glamour and the humanity of ancient Greek sculpture.

GIFT: Anything antique and unique; books and fresh citrus from my garden.

TRAVEL: Anywhere!

MUSIC: I listen to everything from Claudio Monteverdi and Nancy Wilson to Peaches.

FASHION: For work: Anderson & Sheppard suits and Hamilton shirts. For play: Beretta sportswear and Stubbs & Wootton slippers and boots. For funk: Reyn Spooner Hawaiian shirts and bare feet.



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VIEW FROM THE TOP

A CONVERSATION WITH TOP **PREVIEWS**® AGENTS CHRIS CORTAZZO,
JILL EBER AND JILL HERTZBERG

Interview by Ginette Wright

You could make the argument that the luxury housing market is a tale of two coasts: Miami on the Atlantic and Malibu on the Pacific. Both cities offer prime weather and real estate, and a global following of elites who want the best representation in the business. Currently, the best representation comes in two forms: Jill Eber and Jill Hertzberg of The Jills® and Chris Cortazzo.

In splashy Miami, The Jills lay claim to being the No. 1 real estate team worldwide for **Coldwell Banker**® after amassing a staggering \$552 million in sales in 2013, which included the legendary Versace mansion on Ocean Drive. Across the coast, Malibu-based Chris Cortazzo quietly closed out his 2013 with \$392 million in sales, taking the title of the company's No. 1 individual agent worldwide. In both marketplaces, they are the who's who of luxury real estate—the crème de la crème representing the crème de la crème. Their success might seem unreachable to some, but Ginette Wright, vice president of luxury marketing for Coldwell Banker Previews International/NRT, decided to reveal a glimpse into their exclusive world. She recently spoke with them about their rise to the top, secrets for success and the misconceptions people have about what they do for a living.



Chris Cortazzo

Ginette Wright: All of you had record years in 2013. What would you say has had a greater impact on your success—market activity or a change you made to your business?

Chris Cortazzo: I'd say it's market activity. I started off with a \$41 million sale last year, so I had a good jumpstart. I also think I'm working smarter and better. Plus, I have an incredible staff.

Jill Eber: It's a combination of a lot of different factors. Certainly, 2013 was a fantastic year. We're in one of the hottest markets in the country, and it seems our brand gets stronger every year. We have added more employees and have an amazing team, including our family, which is composed of my sister Felise and Jill's children.

Jill Hertzberg: I don't know that it's a single thing. We understand that we need to know more about everything in order to be more efficient. We're morphing and adding more people to our team. We have a younger generation coming into our business, such as my son Danny and daughter Hillary. Also for us, we're aligned with the biggest company in the world with the ability to market our listings on hundreds of websites worldwide, so we're marketing on a higher level than that of an individual.

FACES OF PREVIEWS

Jill Hertzberg



"YOU NEED TO BE HONEST, HAVE INTEGRITY, DRIVE AND KNOWLEDGE. PEOPLE NEED TO LIKE YOU AND ENJOY WORKING WITH YOU."

Jill Eber

GW: What has been the most significant change you've seen in the luxury real estate market?

CC: Confidence in the marketplace. People from all over the world want to place their money in U.S. real estate. They see it as a safe haven.

JE: Miami is seeing numbers like never before. We had the record sale in Dade County for \$47 million at the end of 2012. We are seeing condos selling up to \$34 million. The people buying these properties are not only international buyers, but Americans, too. International buyers want a hard asset in Miami, and they are looking for security, not only for their money, but for their families, too.

JH: Miami Beach has become one of the most coveted places to be. We're in the land of milk and honey. The United States is a country where buyers and sellers are absolutely certain their investment will be safe.

GW: Looking back from the beginning of your career until now, what was a pivotal moment for you?

JH: Getting Jill as a partner 23 years ago. I also have had the good fortune that Hillary (my daughter) and Danny (my son) joined us five years ago.

JE: From the time I got into business, I was always selling luxury real estate and did very well. But when Jill and I joined forces in 1993, our business just took off. And it kept going to a higher and higher level, until we arrived at where we are at today. It truly is the power of two, and the synergy we have together is unparalleled. Additionally, it has been wonderful having my sister Felise there from almost the beginning.

GW: What about in the last ten years?

CC: It was the year 2000, when I became the No. 1 agent in Malibu. At the beginning of that year, I had seven escrows fall out in one month. To have that many escrows fall out in the beginning of your year...that's a hard knock mentally for an agent. But I turned around each one of those failed escrows and placed them in a different position. It's all about your thought process and keeping a positive spirit. It's about persevering. You can turn a negative outcome into something positive.

GW: Perseverance is a good quality to have as a top agent.

JE: Absolutely. We persevere everyday—selling properties, getting listings, finding the right properties for our buyers, getting contracts through. If you don't persevere, you don't get anywhere.

GW: What do you think is the most important quality to have?

CC: Integrity, integrity, integrity. I might work with people in the top echelons of entertainment and business, but I do not boast about it. It's not my character.

JE: You need to be honest, have integrity, drive and knowledge. People need to like you and enjoy working with you.

JH: You need to love what you're doing. You have to be willing to work. You have to be driven. You always need to think, "That's not good enough" and keep trying.

CONTINUED

FACES OF PREVIEWS

GW: You've worked with a who's who of successful clientele. What would you say is the common quality among them?

CC: Smart people trust the experts in their field to give them guidance.

JE: They are very intelligent and surround themselves with smart people. They all expect excellent service, honesty and guidance from us.

JH: They are extremely smart, and they ask intelligent questions. They want to know that what they're buying has value and that it's special. They are great to work with because they are extremely knowledgeable about real estate.

GW: What's the one thing about luxury real estate that most people don't know?

JH: Some people don't understand that it's also an incredible investment.

CC: It's an amazing investment, but it also adds positive layers to your life. The memories you create in a home are irreplaceable. You cannot put a value on it.

JE: I would say that it is how they get sold! Luxury properties are all unique, and selling them is different than selling regular real estate. A luxury home must be positioned in a multitiered marketing program that includes a fully integrated Internet marketing program and print (including direct mail and multimedia), and targeted nationally and internationally to attract an elite group that can afford this type of property. A very strong database developed from years in the business is critical. Most people would not be aware of what it takes to get these very special properties sold.

GW: What is the most misunderstood thing about being a high-end real estate agent?

JH: People think that you just open the door and tell them where the kitchen and the pool are!

CC: Like we're Vanna Whites, who are only there to show a house. But they don't realize all of the effort that goes into selling a high-end home, and all of the obstacles that can arise. They don't realize the countless inspections and all of the pitfalls that can trip you up in a deal.

JE: Everybody thinks it's an easy job, but it takes a tremendous amount of work and time. I work seven days a week, and only when I go away on my vacations do I take a day off. Even then, I'm not really disconnected. When I was in Fiji last year, I couldn't find a cell tower to call into the office. I had to find a little rock on the beach to get reception.

JH: There are so many layers to what we do. It's an art and a science.

GW: What does it take to be No. 1?

CC: Integrity, a lot of work...and a little bit of magic dust! [laughing]

JE: It really takes what we advertise—"The Power of Two"—as well as the knowledge we have and passion for what Jill and I do. That combination keeps us driven and focused. I believe that, along with the team that we have in place, is the key to maintaining the success we've had.

GW: And what about staying No. 1? I think that's the greatest challenge after you've achieved the pinnacle of success.

JH: You need to be willing to change. The world is changing quickly—especially our Miami Beach world. You can't stay No. 1 if you're not willing to change and look for new ways of doing things.



THE TEMPTATION OF TROUSDALE

BY JAYMI NACIRI



Sexy. Official dictionary definition: “excitingly appealing; glamorous.” It provokes a feeling. It’s visceral. It’s natural. It’s seductive. And it’s epitomized in every detail of Hillcrest, Trousdale’s most alluring view property.

“It is a sexy house. That’s the word people most often use to describe it,” says Izzet Uzyel, the seller and builder, whose boutique company DIJ Group collaborated with Austin Kelly of XTEN Architecture on the complete, to-the-studs, 18-month renovation of the home. Uzyel’s sister Joelle Hancerli is also a managing partner at DIJ Group and worked closely with Kelly on many of the home’s unique features.

In that year and a half, the former white brick mid-century on one of Trousdale’s best streets was transformed into a sleek, modern stunner that didn’t just bring sexy back; it redefined it.

CONTINUED

IT'S VISCERAL.
IT'S NATURAL.
IT'S SEDUCTIVE.

Case in point: Kelly's stacked, laser-cut, LED-lit aluminum screens that provide stylish separation between the foyer and living room while directing the eye outward to the home's signature views. Or the placement of the saltwater infinity pool, which allows you to "dive right in from the master shower," says Uzyel. "People love that feature."

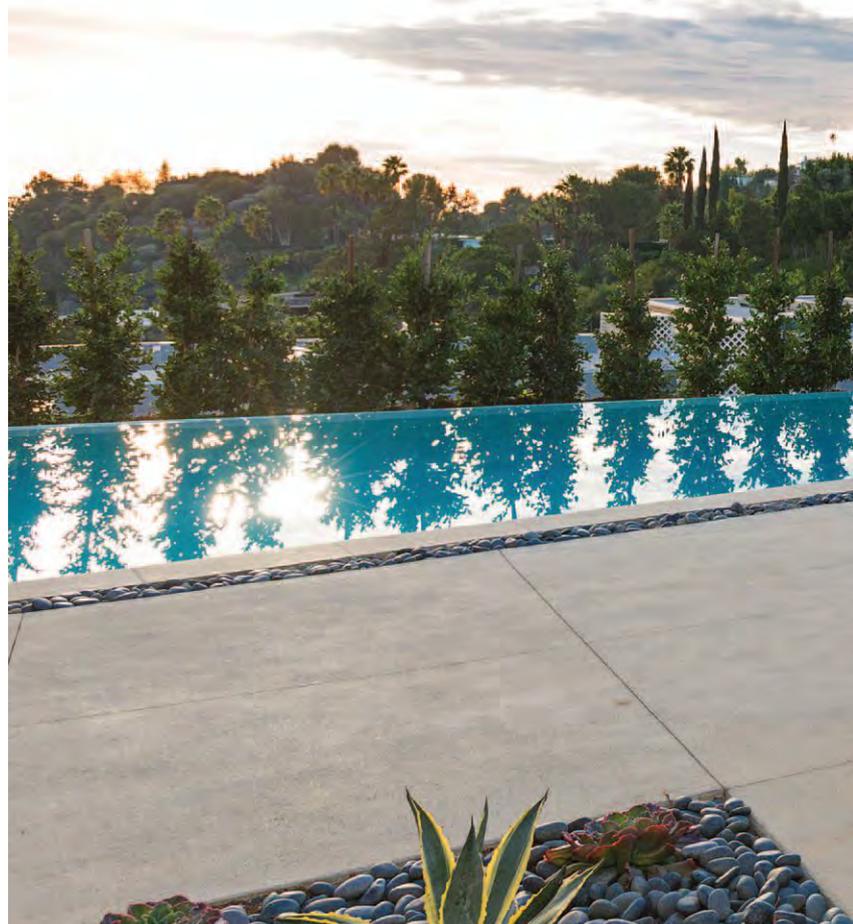
Or the walls of pocketing Fleetwood windows that wrap the broad expanse of the living room, as well as the gourmet kitchen and luxe master bedroom, revealing expansive views of lush greenery, twinkling city lights, the Los Angeles skyline and the Pacific Ocean beyond.

"This type of architecture is in very high demand in Los Angeles right now," says Jade Mills, the home's listing agent and herself a Trousdale resident. "Many luxury buyers want modern spaces that have state-of-the-art finishes, smart automation and that true indoor/outdoor feel. The walls of glass open onto the pool so your yard and the beauty of the city all become a part of the interior of your life in this home. It's stunning."

The view offered from this approximately 4,700-square-foot home is not incidental. Yes, Hillcrest's fortunate location in the heart of Trousdale, where breathtaking vistas quite literally come with the territory, provided the proper canvas. The architect and design team provided the most exquisite of paintbrushes, orienting the home in such a way as to make the views of most of L.A. not just an extension of the home, but an integral element.

"We reframed the house and recreated a layout that maximized views from every room," says Uzyel.

Clean lines and exquisite materials complement the views, and a natural palette plays against the bright-blue pool, deep-green trees and pastel skies. In the kitchen, sleek countertops, custom cabinets, a double-sided fireplace and sunset views combine to create a sophisticated chef's space. Each of the home's four bedrooms conveniently includes an en-suite, including the luxury-spa master bath, which features Calacatta slabs, Gessi fixtures and a view toward the pool to complete the resort feel. The formal dining room faces out to the front of the home, where a carefully placed circular window offers a peek-a-boo view onto a garden oasis—just one of the many elements that speaks to the meticulous attention to detail of this home, both inside and out.



Perhaps nowhere is that detail more obvious, or more celebrated, than in the architectural style itself. This was a goal of Uzyel, Hancerli and Kelly—to rebuild Hillcrest and create a singular residence while respecting Trousdale's prevailing aesthetic.

"Great consideration was given to the exterior architecture and making sure that it blended with the existing mid-century modern architecture in the neighborhood," says Uzyel. "Trousdale has a revitalization of mid-century homes, and it's very important for us to fit that mold and present a new generation of homes that fit into the neighborhood."

The allure of Trousdale, especially among celebrities such as Jennifer Anniston, Ellen DeGeneres and Elton John, and dating back to Howard Hughes and Elvis Presley, is largely due to its distinctive architecture, remarkable views and prime Westside location affording both privacy and convenience.

"Trousdale is one of the most desirable areas right now," says Mills. "Everyone wants to be in Trousdale. You can drive one mile up the hill and feel like you are out of town, with spectacular views overlooking the city. At the same time, you're just half a mile from Sunset Boulevard and all of the amenities of Beverly Hills."

What could be more tempting?

For a complete inside look at what makes Trousdale so seductive, visit www.previewinsideout.com/trousdale.



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ST. THOMAS, U.S. VIRGIN ISLANDS

ISLAND



TIME

By Zachary Chase

People are called to St. Thomas, U.S. Virgin Islands, for some of the world's most spectacular beaches—cerulean skies, white sands and water so clear you can glimpse the starfish, even without the requisite mask and snorkel. They come for sun-soaked days and breezy moonlit nights. They come for the tropical surroundings and relaxed, yet refined atmosphere only St. Thomas can deliver.

They remain on St. Thomas for all the same reasons, plus one more: the once-in-a-lifetime opportunity to own and enjoy a truly magnificent island property like The Estate at Spring Bay & Sunsi Beach.

Whether a blissful life as the owner of St. Thomas' most prestigious custom estate is your fortunate everyday reality, or you desire this secluded trophy property for family and friends to enjoy for generations, this unique offering presents a sanctuary from the rest of the world, while showcasing all that the ultimate in island life has to offer.

More than a home, more than an estate, more than a family compound, The Estate at Spring Bay is a life changer. This 61-acre property engages all of your senses, gets under your skin, and forges the ultimate moment of destiny when you know what your next—and maybe last—move will be.

Thoughtfully constructed with an eye toward conscientious development, one reaches The Estate at Spring Bay via a custom winding driveway constructed of stone and brick that meanders past the cottages and main house. The driveway leads to a drivable nature trail that continues through the picturesque hillside, ending at Sunsi Beach. Here, a pristine, undeveloped sandy beach for the use of owners and guests invites lounging seaside, swimming, sailing, snorkeling, kayaking or paddle boarding in a stunning Caribbean landscape.

"The impact when one drives in is so unexpected," says listing broker Amy Land-de Wilde of Coldwell Banker St. Croix Realty. "It is a conservator's dream. The quality of the home and roads is on such a grand scale, but with minimal impact on the environment, and the property itself is surrounded by professional landscaping indigenous to the island. It is truly magnificent."

These 61 acres of majestic tropical land encompass four separate structures behind electronic privacy gates, including the Great House and three guest cottages: Seven Pillars, Gatehouse and Stone Cottage. In all, 10 bedrooms, 10 baths, two half baths, two pools, a pier and a pristine beach are offered.

In the 10,231-square-foot Great House, luxurious interiors include a spacious great room; a gourmet kitchen with center island, rich custom mahogany cabinetry and professional stainless steel appliances; a grand formal dining room; a billiards room; a gym; a home theatre; a large wine cellar; and an elegant master bedroom that includes a large sitting room



with wet bar, half bath and large view terrace. Multiple patios and verandas allow you to sit back and enjoy breathtaking vistas of turquoise waters that melt into the sky and the verdant green of sheltering trees that surround the property and give it an unmatched sense of privacy. Thatch Cay and Spring Bay, along with the property's pier and two swimming pools, are all visible from the residence.

The estate's three guest cottages offer generous spaces for living, sleeping, dining and enjoying the scenic surroundings, which include a wildly exotic expanse of Caribbean terrain.

"The estate consists of a total of 61-plus acres, most of which is undeveloped land, all connected by estate roads and 'drivable nature trails,'" says Land-de Wilde. "This drivable, walkable trail leads across a stunning knoll of undeveloped land to nearby Sunsi Beach, which is completely uninhabited and stunningly beautiful."

On the 32-square-mile expanse of St. Thomas, every imaginable activity on and around the water, including sport fishing and diving among reefs and shipwrecks, is available and accessible from The Estate at Spring Bay. The estate features two moorings, one of which can accommodate a boat up to 80 feet, and a storage facility for small sailboats, paddle boards and kayaks located between the main house and swimming beach offering effortless water access and activities. Plus, perhaps the most exquisite of all activities: lying on the veranda in your own private bay, enjoying your location and your station.

"Between the land itself, the high-end finishes and attention to detail in the residences, and the incredible privacy, this is undoubtedly the most significant property in the U.S. Virgin Islands, and probably in the entire Virgin Islands, currently available for sale," says Land-de Wilde.

Once this estate has drawn you to St. Thomas, you will be the one who cannot let go.

St. Thomas, U.S. Virgin Islands
10 bedrooms, 10 full and 2 half baths
\$33,800,000



Amy Land-de Wilde
Coldwell Banker St. Croix Realty
T. 340.718.7000 | info@coldwellbankervi.com



COSTA BRAVA, SPAIN



This villa is on the hill next to the emblematic Far de Sant Sebastià, only 1 kilometer away from the beach of Llafranc. The property features stunning panoramic views. It is 120 kilometers from Barcelona and 30 kilometers from the Girona International Airport. This house has 339 square meters with a swimming pool.

4 bedrooms, 4 baths | € 2,700,000 (approximately \$3,646,620)
 Represented by: Coldwell Banker Prestige Real Estate
 T. +34 972 307 827 | costabrava@prestige-spain.com



SANT CUGAT, BARCELONA, SPAIN

An impressive property offering almost 360-degree views to the Golf of Sant Cugat, on a private 1,900-square-meter parcel. The 2,000-square-meter villa offers an indoor swimming pool, gym, billiards table and a 60-square-meter interior apartment for guests. The 3-level villa also includes a wine cellar in the basement and exterior parking for 10 cars.

7 bedrooms, 7 baths | Price upon request
 Represented by: Coldwell Banker Prestige Real Estate
 T. +34 932 413 082 | info@prestige-spain.com



BARCELONA, SPAIN



A stunning 514-square-meter luxury home on a 812-square-meter plot with spectacular sea and mountain views. It is located in Sarrià residential area in an exclusive gated community in Barcelona. Enjoy 4 parking spaces.

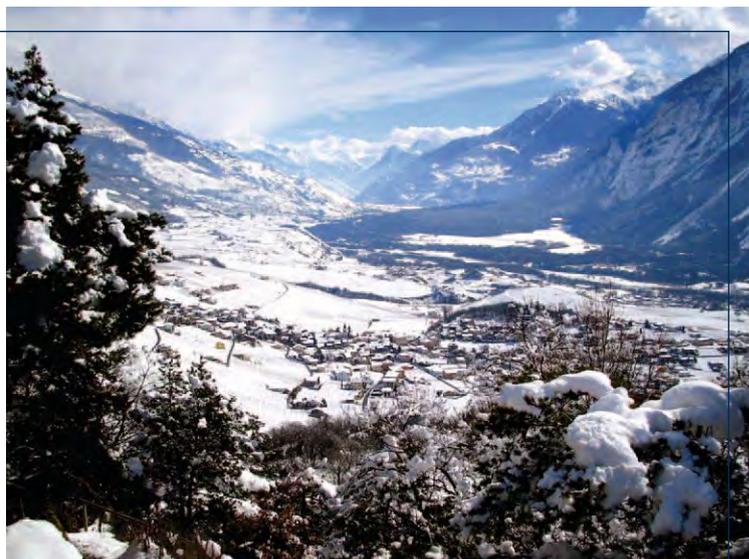
7 bedrooms, 5 baths | € 4,000,000 (approximately \$5,402,400)
 Represented by: Coldwell Banker Prestige Real Estate
 T. +34 932 413 082 | info@prestige-spain.com



CERDANYA, SPAIN

This single-story home is surrounded by an idyllic 2,700-square-meter garden with spectacular centenary trees and panoramic views. Features include a splendid living/dining room with a stone fireplace; large windows to enjoy natural light and views to the golf course; an eat-in kitchen; a cozy reading room; and a garage.

5 bedrooms, 3 baths | € 1,800,000 (approximately \$2,431,080)
 Represented by: Coldwell Banker Vincle
 T. +34 972 884 342 | vincle@vinclecerdanya.com



MOLLENS, SWITZERLAND



The jewel in the crown! Enjoy majestic views as far as the eye can see in this home, located just few minutes away from the exclusive Crans-Montana Resort. On almost 3.5 acres of manicured Swiss land, this family compound boasts 2 residences with ample amenities. The main residence contains 2 master baths, a movie theater, authentic cheese room, gourmet kitchen and bedrooms. The 2nd residence is a multi-level paradise with 3 bedrooms and 3 baths. Domaine "Les Coudriers" awaits you.

7 bedrooms, 8 baths | \$8,850,000

Represented by: Vera Nelson | Coldwell Banker Residential Brokerage
T. 626.298.3025 | vera.nelson@coldwellbanker.com



BACOLET, TOBAGO



Oceanfront Ohana Villa, designed by John Otway, reflects West Indian and Far East influences. Looking out across the Atlantic coast to Trinidad's northern range of hills, this home enjoys unobstructed views of the harbor and sea. Features include a bedroom wing that overlooks 2 infinity-edge pools, a gazebo, a gourmet kitchen and airy and cool living spaces. Tranquil and serene, its a paradise to behold.

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

Represented by: John Edelmann & Dawn Glaisher | Coldwell Banker Residential Brokerage
J. 202.423.6900 | D. 868.631.5233 | jedelmann@mris.com | dglaisher@gmail.com



PARIS, FRANCE

AN ART DECO MASTERPIECE



BY RICK GOODWIN



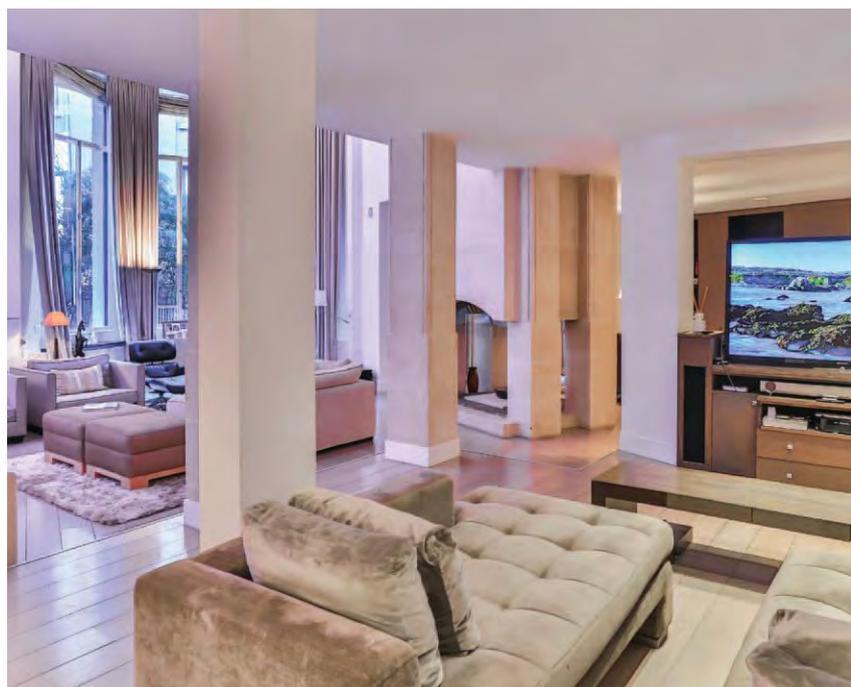
In 1925, at the Exposition Internationale des Arts Décoratifs et Industriels Modernes in Paris, the world was introduced to a new and exciting decorative style that would soon come to be known as Art Deco. This new, modern aesthetic was readily embraced by a number of Parisian architects, and their work helped transform the city's architectural landscape. One such architect was Jean Walter, and it is one of his celebrated buildings in the 16th arrondissement's La Muette neighborhood that houses this spectacular garden-level duplex apartment.

Design details that point to the building's Art Deco heritage add a stylish flair to the interior living space of the approximately 325-square-meter residence, which has been fully renovated to offer high-tech amenities and first-class finishes. The focal point of the home is the double-height living area with a fireplace, where an open-concept floor plan creates an easy flow between formal dining, entertaining spaces and a TV lounge with a home cinema. Floor-to-ceiling windows bathe this area in natural light, while doors open out to a large planted garden area of more than 180 square meters, creating a stunning backdrop for indoor/outdoor gatherings with family and friends. As beautiful as it is functional, the Miele kitchen is equipped to handle all the needs of everyday living and entertaining. The lovely master suite with a private bathroom and walk-in closet enjoys a private location on the entry level, and the three additional bedrooms, each with an en suite bath, are located on the garden level. A service room with bathroom and kitchenette, another utility room and garage parking for three cars are also included.

"There is great demand for true Art Deco apartments in Paris," says listing agent Susanna Wennerstrand, "and this particular residence is one of the finest on the market today. It not only captures the iconic style of the Deco period, it offers its new owner the ultimate in contemporary comfort in a location of exceptional convenience."

Paris, France
4 bedrooms, 4 full and 1 half baths
€4,200,000

Represented by: Susanna Wennerstrand
Coldwell Banker Demeure Prestige
T. +33 (0)6 23 71 67 63 | sw@coldwellbanker.fr





TAORMINA, SICILY, ITALY

A superlative entertainer's paradise. Home to a number of celebrities, this 1,000-square-meter property has an unmatched panoramic view of the Greek Theatre, Mediterranean Sea and the Volcano Etna, direct access to the famous pedestrian walkway, Corso Umberto, and beach access to Isola Bella by cable car. Also enjoy a luxurious guesthouse, spa and a gym. Weekly rental on request.

8 bedrooms, 8 baths | € 15,000,000 (approximately \$20,535,000)

Represented by: Claudia June Decimoterzo | Coldwell Banker South Corsica | T. +33 6 42 03 03 34 | cjd@coldwellbanker.fr | coldwellbankerpreviews.fr



PARIS, FRANCE

Near the Golden Triangle, in a Haussmann-stoned building, this beautiful reception apartment includes a large entrance gallery, living room, dining room, an office, 3 bedrooms with a courtyard view and 3 others with a street view, 3 baths, a kitchen with a dining area and courtyard view, parking and 2 cellars. There is a possibility to acquire a service studio on the 6th floor.

6 bedrooms, 3 baths | € 3,900,000 (approximately \$5,326,120)
 Represented by: Maik Bouchayer | maik.bouchayer@coldwellbanker.fr
 Coldwell Banker Demeure Prestige | T. +33 6 24 36 10 21



LA COLLE SUR LOUP, FRANCE

Behind gates near one of the most beautiful villages in France, this masterpiece has been restored to seamlessly combine modern conveniences with the Old World elegance of a grand Provencal villa. With over 350 square meters of living space, the property offers a dining room, gourmet kitchen, master suite, 4 family bedroom suites, 5 baths, a sauna and a pool.

5 bedrooms, 5 baths | € 12,000,000 (approximately \$16,449,600)
 Represented by: Vanda Doncelle | vanda.doncelle@coldwellbanker.fr
 Coldwell Banker Demeure Prestige | T. +33 6 72 95 68 30





PARIS, FRANCE

In sought-after La Muette, close to Ranelagh Gardens, this 19th century mansion has been renovated with wrought iron and a home-automation system. This Hotel Particulier offers a living room with a fireplace, master suite with a dressing room and a marble bath, 2 offices, a family room, 4 bedrooms, 2 baths, a fitness room, Hammam, wine cellar, laundry room, service apartment and a parking space.

5 bedrooms, 3 baths | € 8,900,000 (approximately \$12,200,120)
 Represented by: Vanda Doncelle | vanda.doncelle@coldwellbanker.fr
 Coldwell Banker Demeure Prestige | T. +33 6 72 95 68 30



CHIGNY LES ROSES, FRANCE

This home, of Mrs. Louise Pommery (creator of the prestigious Champagne), was built in 1860 and finished in 1864. The 14-hectare property features a greenhouse, waterfalls and water points, a tennis court, a horse stable, indoor heated pool and a sauna. Inside, enjoy a movie room, office, library and a 4-star tree house built inside a purple beech tree with a double bedroom and bath.

5 bedrooms, 5 baths | € 3,250,000 (approximately \$4,455,100)
 Represented by: Vanda Doncelle | vanda.doncelle@coldwellbanker.fr
 Coldwell Banker Demeure Prestige | T. +33 6 72 95 68 30





ROME, ITALY



This apartment in a prestigious 17th-century, 500-square-meter mansion is in the historical heart of ancient Rome, in Piazza del Grillo. A monumental staircase leads to the "Piano Nobile" entrance (2nd floor) and encloses a double living room with ornate ceilings frescoed by Pietro da Cortona; a study; and a dining room with a coffered ceiling.

3 bedrooms, 4 baths | € 6,500,000 (approximately \$8,778,900)
 Represented by: Coldwell Banker Immobiliare Gruppo Futura
 T. +39 06 9603 9696 | gruppofutura@coldwellbanker.it



ROME, ITALY



In the center of Rome, near the Palatine Hill, Trajans Forum and a few steps away from the Colosseum, a 2nd-floor apartment is set within a historical early 20th-century mansion, "Villino Mancini." Enjoy a double living room with a balcony, study, dining room, bedroom with en suite bath, an additional bedroom with a bath and views over the garden.

2 bedrooms, 2 baths | € 1,850,000 (approximately \$2,498,610)
 Represented by: Coldwell Banker Immobiliare Gruppo Futura
 T. +39 06 9603 9696 | gruppofutura@coldwellbanker.it



ROME, ITALY



In the center of the Nomentana area, the prestigious condominium of "Villa Nomentana," has a triple entrance with a pool, tennis courts, soccer and bowling facilities. The 450-square-meter apartment includes a study, master bedroom with en suite bath, dining room seating for 12 and a wine cellar in basement. A balcony encircles all rooms.

5 bedrooms, 5 baths | € 4,300,000 (approximately \$5,807,580)
 Represented by: Coldwell Banker Immobiliare Gruppo Futura
 T. +39 06 9603 9696 | gruppofutura@coldwellbanker.it



ROME, ITALY



A 180-square-meter penthouse with a 100-square-meter terrace is set within a mid 18th-century building, on the right side of the square overlooking the famous Spanish Steps, belonging to part of the "Trinità dei Monti" structure, on the 5th floor. The entrance leads to 3 French windows, which open to a balcony with views directly of Piazza di Spagna.

2 bedrooms, 2 baths | € 5,000,000 (approximately \$6,753,000)
 Represented by: Coldwell Banker Immobiliare Gruppo Futura
 T. +39 06 9603 9696 | gruppofutura@coldwellbanker.it



GOLD COAST, AUSTRALIA

This contemporary architect-designed residence has breathtaking ocean and beach panoramas. Flowing over 5 levels, the home features an elevator, a cinema room, gym and walls of glass that maximize the views. Entertainers will love the poolside alfresco area that includes a 30-meter lap pool, full kitchen, bar and a bathroom, plus a rooftop recreation space. Also enjoy a 2nd swimming pool, garaging for 6 cars and private access to the beachfront via a rainforest track.

6 bedrooms, 6 baths | \$6,000,000+

Represented by: Alex Caraco & Rob Cinelli | Coldwell Banker Australia | A. +61 407 502 100 | R. +61 407 212 100 | coldwellbanker.com.au



NORTHEAST

CONNECTICUT • MAINE • MASSACHUSETTS • NEW HAMPSHIRE
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ROMANCING THE STONE

BY JAYMI NACIRI

A Georgian manor, by its very nature, commands respect. Named after the succession of British kings named George, the architectural style immediately suggests an elevated taste level and station in life. However, its square form, classical detailing and symmetry may seem rigidly formal by today's standards—especially to a 21st-century couple with young children and the need for casual living spaces.

In 2006, such a couple happened upon an elegant stone Georgian perched on a magnificent two-acre knoll on Stanwich

Road in Greenwich, Conn. The residence, a spec home built by Rick Rowland of BSF Construction, fit right in with its elevated surroundings in Greenwich—already home to well-heeled families and many a New Yorker seeking land and lifestyle. They were instantly drawn to the home's traditional form, contemporary palette and artful blend of formal and informal living spaces.

“It is a beautiful stone house, and yet it's still very comfortable for a growing family,” said Tamar Lurie, the listing agent with Coldwell Banker Residential Brokerage in Greenwich.

“Every room in this home meets a need, and every detail speaks to the beauty of the architecture and the landscape.”



Equally impressive are the spacious interiors featuring distinctive craftsmanship and a family-friendly layout, with 6 bedrooms, 5 full and 3 half baths and approximately 8,000 square feet.

The two-story reception hall welcomes with a fireplace and spiral staircase. Beyond, a formal living room with upholstered wall and fireplace and a formal dining room with coffered ceilings beg to host get-togethers. Or, head down to the garden level, where three large rooms are ideal for playing games, viewing films and exercising.

The island kitchen is outfitted with custom cabinets and professional-grade appliances, while a paneled office provides yet another crackling fireplace.

At the end of the day, the master suite with fireplace, private garden-view balcony, his-and-hers walk-in closets and spa bath is a welcome retreat.

“Every room in this home meets a need, and every detail speaks to the beauty of the architecture and the landscape,” said Lurie. “The future owners of this home are truly lucky.”

Who wouldn't be, with a home that offers all the romance and all the substance? Take one look and you're smitten. But spend some time in the home, getting to know the real Stanwich, and you're bound to create a bond that lasts a lifetime.



Lush, mature landscaping frames the home's outer gates, providing privacy and curb appeal. Inside the gates, a cobblestone drive is a worthy prelude to the dormers, multipane windows, portico and center front door—all traditional elements of Georgian-style architecture.

This home also offers a nod to the symmetry that defines the Georgian style, blended with the distinct character that gives the home its unique flair. But as captivating as the exterior stone front is, it doesn't compare to what is out back. Once the home's first owners looked beyond, they saw not just the beauty of what had already been created, but also the potential for how the home could fit their lifestyle.

“My clients came in and added a lot of value to it, including adding the lower garden level and the impeccable décor,” said Lurie. “Every detail was carefully and lovingly considered, both inside and out.”

That is especially true of the land on which the home was built. Spread out over two scenic acres, the grounds offer spaces for every season and every mood.

“The land is very special and quite unique, with three distinct levels,” said Lurie. “Each level has been beautifully landscaped to include flat grassy areas, fountains, tiered garden walking paths, gazebos, a duck pond and a veranda with outdoor fireplace. Areas for reflection, exploration and daily enjoyment all intermingle.”

Greenwich, Connecticut
6 bedrooms, 5 full and 3 half baths
\$6,750,000



Represented by: Tamar Lurie
Coldwell Banker Residential Brokerage
T. 203.622.1100 | tamarlurie@aol.com



GREENWICH, CONNECTICUT



The builder of The Holland Tunnel chose this magnificent setting in 1935 to create "Reynwood" on nearly 10 acres of formal gardens, sweeping lawns and woodlands. Following extensive renovation, this striking stone and slate manor includes indoor and outdoor pools, a tennis court, fabulous gourmet kitchen, Gothic archways, 6 fireplaces and more.

6 bedrooms, 6 full and 3 half baths | \$13,750,000
 Represented by: Tamar Lurie | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



WESTPORT, CONNECTICUT



"Laurel Lodge" sits high on the Saugatuck River in the Compo Beach area on 2-plus rolling acres with stone terraces, an infinity pool, tennis court and a sheltered dock. Dramatic, exciting and singular, there is no match for this 13,500-square-foot transitional masterpiece, a collaboration by Schmeideck Construction and Beinfeld Architects.

7 bedrooms, 8 full and 3 half baths | \$12,985,000
 Represented by: Janet Allen Anderson | C. 203.226.1090
 Coldwell Banker Residential Brokerage | jananderson@optonline.net

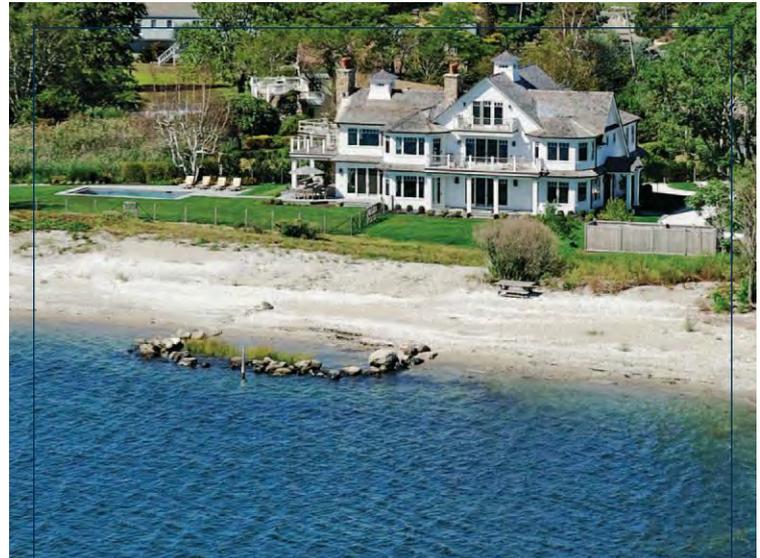


GREENWICH, CONNECTICUT



Magical 4-season vistas across a private freshwater lake with a dock create an enchanting backdrop for this spectacular 4.5-acre estate. The sophisticated Georgian showcases a grand entrance, Christopher Peacock kitchen, 6 en suite bedrooms (including a 1st-floor master with lake views), a theater, wine cellar, heated pool and a tennis court.

6 bedrooms, 7 full and 2 half baths | \$12,950,000
 Represented by: Patricia Brecher | C. 203.550.2340
 Coldwell Banker Residential Brokerage | patricia.brecher@cbmoves.com



WESTPORT, CONNECTICUT



Enjoy magnificent 270-degree water views from this stunning custom-built, 2012 home with 360 feet of private beach frontage. Nestled on 1.22 acres and bordered by unbuildable, unobstructed beach lots, this home is next to one of the premier sailing clubs in the U.S. The home offers 5,614 square feet of living space.

4 bedrooms, 4 full and 2 half baths | \$9,500,000
 Represented by: Martha Eidman | C. 203.981.7272
 Coldwell Banker Residential Brokerage | martha@eidman.us



NEW CANAAN, CONNECTICUT



Hidden behind custom-designed iron gates, this spectacular estate offers 7.25 acres of privacy. The luxurious 15,000± square-foot home was custom built to the highest standards. A slate roof, circular drive, rich masterful architecture and handcrafted custom details captivate every sense in this brick estate.

8 bedrooms, 8 full and 3 half baths | \$8,800,000
 Represented by: Arlene Bubbico | C. 203.984.2327
 Coldwell Banker Residential Brokerage | arlene.bubbico@cbmoves.com



OLD GREENWICH, CONNECTICUT



This truly extraordinary home has 89 feet of direct waterfront. There are 3 levels encompassing 5 bedrooms, 4.5 baths, an elevator, a gourmet kitchen, a nearly 5,000-square-foot garden and rooftop terraces that overlook the water.

5 bedrooms, 5 full and 1 half baths | \$8,750,000
 Represented by: Tamar Lurie | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



WESTPORT, CONNECTICUT



This timeless, classic grand estate is on 5 manicured acres. Nineteen rooms are enhanced by 10-foot ceilings, 6 fireplaces and the highest quality millwork. There is a chef's kitchen, romantic master, home theater, wine room, game room, gunite pool and spa, plus an outdoor kitchen and stone fireplace.

6 bedrooms, 7 full and 1 half baths | \$8,295,000
 Represented by: Emily Gordon | C. 203.451.6432
 Coldwell Banker Residential Brokerage | emily.gordon@cbmoves.com



GREENWICH, CONNECTICUT



This premier Georgian lies on a private 2-acre Stanwich Club-area property with broad lawns, terraced strolling paths, fountains and a charming duck pond. The home features formal and informal settings, with 7 fireplaces, recreation areas and 6 beautiful suites.

6 bedrooms, 5 full and 3 half baths | \$6,750,000
 Represented by: Tamar Lurie | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



GREENWICH, CONNECTICUT



Exquisite European-style home on 2.25 premier acres featuring magical vistas across formal gardens, white terraces and a serene freshwater pond. The 6,000 square feet of entertainment and casual rooms have remarkably high ceilings, lovely millwork and windowed bays facing the water. It is close by town and just an hour from the city.

4 bedrooms, 4 full and 2 half baths | \$6,495,000
 Represented by: Tamar Lurie | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



WESTPORT, CONNECTICUT



This exquisite 12-room, waterfront, designer home is a modern interpretation of a classic. Distinctive European interiors, landscape artistry, tiered gardens designed by an award-winning landscape architect, and an extraordinary waterfront locale, commanding 100 feet of gated, Long Island Sound shoreline.

5 bedrooms, 3 full and 1 half baths | \$6,200,000
 Represented by: Joni Usdan | C. 203.216.7654
 Coldwell Banker Residential Brokerage | joni@jonihomes.com



GREENWICH, CONNECTICUT



This stone-and-shingle estate is situated on 5 acres, laced by conservation land, just off of Round Hill. Newly completed by an award-winning architect, with over 9,000 square feet, this home features 6 bedrooms, 5 fireplaces, a media room, exercise room and a playroom.

6 bedrooms, 5 full and 5 half baths | \$6,195,000
 Represented by: Monica Webster | C. 203.952.5226
 Coldwell Banker Residential Brokerage | monica.webster@me.com



WESTPORT, CONNECTICUT



Finely crafted, elegant custom Colonial features 16 light-filled rooms for a gracious lifestyle. On a private acre with broad lawns, a stunning saltwater pool surrounded by extensive stonework, and multi-tiered terraces.

6 bedrooms, 7 baths | \$5,975,000
 Represented by: Laurie Crouse & Lori Printz | LC. 203.984.8154
 Coldwell Banker Residential Brokerage | LP. 203.216.5185



FAIRFIELD, CONNECTICUT



This 1941 classic Cameron Clark home, designed for today's lifestyle in 2004 by a respected architect, offers a 6,000-square-foot addition, plus a sweeping lawn, spectacular trees surrounded by the Larsen Sanctuary, a pool, pool house, outdoor kitchen, and a newly built post-and-beam red barn for 6 cars. All privately situated on 4 enchanting acres.

6 bedrooms, 7 full and 2 half baths | \$5,750,000
 Represented by: Doris Rowe & Tara Rowe Hawley | D. 203.767.0920
 Coldwell Banker Residential Brokerage | T. 203.331.5939



GREENWICH, CONNECTICUT



This spectacular 6-plus-acre property captures the elegance and enchantment of a romantic European country estate with its spacious rooms, well-equipped gourmet kitchen and 4 en suite bedrooms.

4 bedrooms, 5 full and 2 half baths | \$5,050,000
 Represented by: Maureen Crumbine & Jeffrey Crumbine
 Coldwell Banker Residential Brokerage | M. 203.912.9107
 J. 203.832.2263 | maureen.crumbine@cbmoves.com



GREENWICH, CONNECTICUT



This stunning Federal-style home on nearly 2.5 gorgeous acres boasts grandly scaled formal rooms, an award-winning kitchen and a sun-filled family room. There are 6 en suite bedrooms plus a separate 2-bedroom cottage and 6 garage spaces. Ideally located in a private association close to town.

6 bedrooms, 7 full and 3 half baths | \$5,295,000
 Represented by: Sharon Kinney | sharon.kinney@cbmoves.com
 Coldwell Banker Residential Brokerage | C. 203.536.2014



GREENWICH, CONNECTICUT



This magnificent 10,600-plus-square-foot, Georgian, stone manor radiates European charm throughout and features 5 en suite bedrooms, an English pub room, 24-hour gated community, and heated swimming pool and spa. All this is on a private 1-acre setting.

4 bedrooms, 7 full and 3 half baths | \$4,495,000
 Represented by: Maureen Crumbine & Jeffrey Crumbine
 Coldwell Banker Residential Brokerage | M. 203.912.9107
 J. 203.832.2263 | maureen.crumbine@cbmoves.com



OLD SAYBROOK, CONNECTICUT



This year-round Fenwick waterfront 'Cottage,' completely renovated in 1996-'97, offers superb craftsmanship, a great layout for indoor and outdoor living, 5 bedrooms, 3 fireplaces, a front-to-back sunroom and a gourmet live-in kitchen, all with unreal views. The veranda and large terrace face the water. An extra building lot is available.

5 bedrooms, 4 full and 2 half baths | \$4,950,000
 Represented by: Joe Rhodes III | C. 860.227.0921
 Coldwell Banker Residential Brokerage | joe.rhodes@cbmoves.com



GREENWICH, CONNECTICUT



Bistros, health spas, farmers' markets, nature trails and fine schools are so close to this brick Colonial on over 4 level, beautifully landscaped acres in the Sterling Road Association. Enjoy a pool with spa and stunning entertainment terraces adjoining formal areas, a dramatic great room, family/media room and library. Six suites have great versatility and privacy.

6 bedrooms, 8 full and 1 half baths | \$4,925,000
 Represented by: Tamar Lurie | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



GREENWICH, CONNECTICUT



On over 4 premier mid-country acres, this pre-war-era Colonial is a timeless reflection of yesteryear with beautiful millwork, arches and charming built-ins merging with recent renovations, such as a gourmet eat-in kitchen, updated baths and new mechanicals. So close to schools, clubs, shops and commuter services, yet completely private.

6 bedrooms, 4 full and 1 half baths | \$4,200,000
 Represented by: Sally A. Parker | C. 203.948.5521
 Coldwell Banker Residential Brokerage | sallyaparker@att.net



GREENWICH, CONNECTICUT



Breathtaking hillside views from this grand, 11,600-square-foot, stone-and-shingle manor on over 1 beautiful acre at Chieftans, a private gated association. Enjoy exquisite public rooms, superb craftsmanship, high coffered ceilings and 5 distinctive fireplaces. A garden level is luxuriously appointed with a theater, gym, spa and a wine cellar.

4 bedrooms, 5 full and 2 half baths | \$4,475,000
 Represented by: Tamar Lurie | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



WESTON, CONNECTICUT



This gated Shingle-style home is on 3 acres bordering a golf club in bucolic Weston. Panoramic vistas and exceptional privacy enhance the home that has an elevator, sunroom, gazebo, pool and spa, library, 4 fireplaces, a 3-car garage, studio, 6 bedrooms and 8,650 square feet. Also available with a pre-war cottage and a barn on 2 adjoining acres.

6 bedrooms, 7 full and 3 half baths | \$3,599,000
 Represented by: Sheila Keenan & Gail Zawacki | S. 203.856.9172
 Coldwell Banker Residential Brokerage | G. 203.856.9949



GREENWICH, CONNECTICUT



On the outskirts of downtown Greenwich you will find this 5,700-square-foot, stately brick townhome. A double-height foyer, breathtaking gourmet kitchen, lavish master suite, wine cellar, 2-bay garage, 11-foot ceilings and 3 fireplaces make this condominium a delight.

4 bedrooms, 5 full and 2 half baths | \$3,995,000
 Represented by: Barbara Zaccagnini | barbara.zaccagnini@cbmoves.com
 Coldwell Banker Residential Brokerage | C. 203.249.1454



GREENWICH, CONNECTICUT



Exquisite setting of nearly 1 acre with park-like lawns, stately trees, gardens and a vine-draped arbor, on a premier, established street, a stroll from shops, schools and restaurants. Romance of the 1900s displayed in classical columns, intricate molding, hardwood floors, fan-shaped windows and mosaic-tiled baths adjoining 7 lovely bedrooms.

7 bedrooms, 4 full and 2 half baths | \$3,250,000
 Represented by: Blanche O'Connell | C. 203.249.3724
 Coldwell Banker Residential Brokerage | blaoc1@yahoo.com



WESTPORT, CONNECTICUT



Private waterfront association embraces this beautiful, tastefully updated 5-bedroom home directly on 212 feet of Saugatuck Riverfront and with magical views clear across Long Island Sound. The boating lifestyle includes a private slip, dock and a pebble beach, steps from your terrace. A commercial kitchen supports all occasions.

5 bedrooms, 4 full baths | \$3,650,000
 Represented by: Gail Zawacki | C. 203.856.9949
 Coldwell Banker Residential Brokerage | gail@southernct.com



WESTPORT, CONNECTICUT



On a private cul-de-sac in the heart of town, this 15-room home offers unsurpassed luxury throughout. There are 6 bedrooms, 9.5 baths, a fully outfitted theater and a billiards room on 2.8 beautiful and lush acres.

6 bedrooms, 9 full and 1 half baths | \$3,195,000
 Represented by: Cindy Saul & Barbara Vinograd | C. 203.610.0596
 Coldwell Banker Residential Brokerage | B. 203.913.1138



GREENWICH, CONNECTICUT



Tuscan Contemporary of superb craftsmanship is quietly tucked on 2.3-plus acres of beautifully landscaped grounds. This hidden treasure offers 15 rooms, an atrium-ceiling great room, Christopher Peacock gourmet kitchen, luxurious master wing plus a gunite pool with spa and a barn.

5 bedrooms, 5 full and 3 half baths | \$3,300,000
 Represented by: Nina Robinson & Susan Connal | N. 203.273.8384
 Coldwell Banker Residential Brokerage | S. 203.536.6655



COS COB, CONNECTICUT



English Colonial and carriage studio by international designer Clare Sturtevant offers blissful scenery across Mianus River captured on multiple terraces and decks. The exquisitely detailed interior has an elegant double living room, light-filled breakfast and kitchen areas, a romantic master suite, fabulous mahogany pub, spa bath and a media room.

4 bedrooms, 3 full and 1 half baths | \$3,150,000
 Represented by: Tamar Lurie | C. 203.536.6953
 Coldwell Banker Residential Brokerage | tamarlurie@aol.com



WOODBURY, CONNECTICUT



New, luxurious, energy-efficient, 11-room estate house has lovely millwork, an elevator, granite gourmet kitchen, 6-car garage. Set on 33.12 acres with natural springs, a pond, rolling lawns and beautiful sunset and hillside views. The highly usable Litchfield County acreage includes a Morton barn and is ideal for farming, riding and potential for subdivision.

4 bedrooms, 4 full and 3 half baths | \$2,885,000
 Represented by: Jane Cyr | C. 203.558.6059
 Coldwell Banker Residential Brokerage | jane.cyr@cbmoves.com



MILFORD, CONNECTICUT



Prime waterfront association and Long Island Sound vistas! This splendid, elegant, 12-room home wrapped in sea gardens and inspiring east-facing water views has coffered ceilings, lovely molding, a gourmet kitchen, wine cellar, theater, game room, gym and an elevator. A wonderful entertainment terrace has an outdoor kitchen plus an inviting spa.

4 bedrooms, 4 full and 2 half baths | \$2,750,000
 Represented by: Jim Porto & Luke Porto | J. 203.605.4563
 Coldwell Banker Residential Brokerage | L. 352.586.7730



WESTON, CONNECTICUT



Welcome to the Adirondacks of Weston. This sparkling riverfront, Shingle-style country home by Michael Greenberg is intimate and luxurious, with a classic 12-room interior, beautifully scaled for entertaining and family life. Fish and boat outside your back door; relax poolside, or walk along the boardwalk path through enchanting woodlands.

6 bedrooms, 5 full and 2 half baths | \$2,595,000
 Represented by: Leslie Riback | C. 203.858.1795
 Coldwell Banker Residential Brokerage | leslie.riback@gmail.com



WESTON, CONNECTICUT



Sophisticated Colonial on 2 acres on a Hemlock Ridge cul-de-sac has beautiful Saugatuck River vistas. Bands of windows capture abundant light within the 8,350 square feet of exquisitely detailed interiors with columns, 2-story ceilings, hardwood and marble floors and a gourmet kitchen. There are 6 bedroom suites, including a view-filled master retreat.

6 bedrooms, 5 full and 2 half baths | \$2,375,000
 Represented by: Judy Michaelis | C. 203.247.5000
 Coldwell Banker Residential Brokerage | judym@optonline.net



MADISON, CONNECTICUT



The stage is set, close to town, on 1.86 exquisite estate acres with broad lawns, gardens, stone terraces, a heated pool and sports court. Grand, yet warmly inviting, this 14-room brick Colonial has multiple terrace doors, light-filled windows, a gourmet kitchen, wine cellar, recreation and exercise rooms, plus 5 en suites with exciting master/guest options.

5 bedrooms, 5 full and 3 half baths | \$2,300,000
 Represented by: Wanda Pellegrino | C. 203.376.9670
 Coldwell Banker Residential Brokerage | wanda.pellegrino@cbmoves.com



BRANFORD, CONNECTICUT



Vintage beachfront home was lovingly renovated and beautifully maintained to exceed expectations for today's waterfront living. Enjoy panoramic views of Long Island Sound and the Thimble Islands from your own private, sandy beach and virtually every window of this 12-room home. Country club amenities include boating, beach, golf and tennis.

5 bedrooms, 4 full and 2 half baths | \$2,200,000
 Represented by: Marie Lee | C. 860.304.0318
 Coldwell Banker Residential Brokerage | marie.lee@cbmoves.com



STAMFORD, CONNECTICUT



Panoramic Long Island Sound views of sailboats and sunrises inspire waterside entertaining and casual living at this stately Colonial. There are elegant living and dining rooms, a fire-lit family room, gourmet kitchen and romantic master suite. In private Dolphin Cove Association with wonderful pools, beaches, tennis courts and a deep-water dock. Minutes to NYC.

4 bedrooms, 3 full and 1 half baths | \$2,195,000
 Represented by: Cristy Fraser | C. 203.912.5992
 Coldwell Banker Residential Brokerage | cristy.fraser@cbmoves.com



LYME, CONNECTICUT



Twelve majestic acres, with gardens, a pond and meadows, are home to this restored circa-1746 Colonial exceeding 21st-century standards. Enjoy elegant formal and cozy casual rooms, a chef's kitchen, billiards room, 5 suites, pine paneling, 9 fireplaces, museum-quality millwork, 3 barns, caretaker's quarters, 5 garage bays, a pool and tennis court.

5 bedrooms, 5 full and 1 half baths | \$1,995,000
 Represented by: Maureen Nelson | C. 860.227.9222
 Coldwell Banker Residential Brokerage | maureen.nelson@cbmoves.com



REDDING, CONNECTICUT



Rebuilt and expanded, this 12-room, light-filled home blends antique elements, a lovely period staircase, hand-hewn beams and vintage doors with exciting custom millwork, high ceilings, an outstanding Viking gourmet kitchen and 5 exceptional suites. Enjoy a saltwater pool, stocked spring-fed pond and a guest cottage on 2 acres in Poverty Hollow.

5 bedrooms, 5 full and 1 half baths | \$1,895,000
 Represented by: Margi Esten | C. 203.241.8453
 Coldwell Banker Residential Brokerage | margi.esten@cbmoves.com

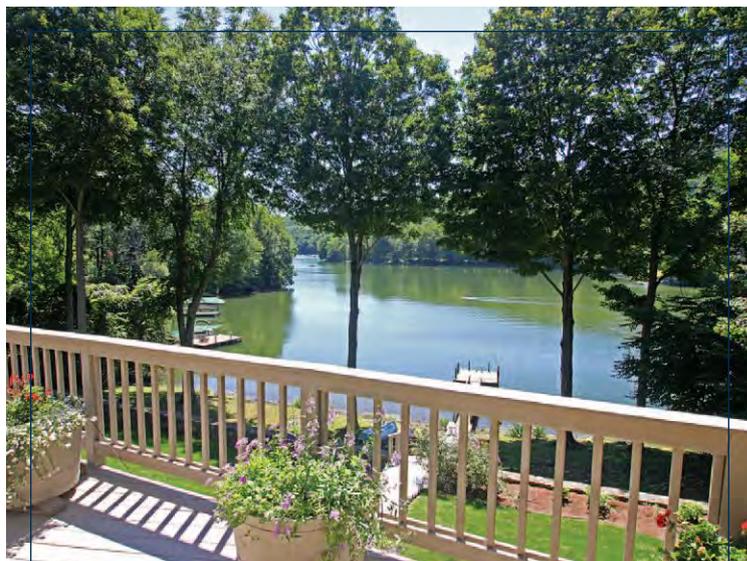


BRANFORD, CONNECTICUT



This home offers magical waterfront and an updated 2,300-square-foot Prospect Hill Victorian with boating amenities. Breathtaking vistas span far across the charming Thimble Islands, with everyday enjoyment from a window-wrapped fireside living room, beautiful dining room and sumptuous master suite featuring a barrel ceiling and a balcony.

5 bedrooms, 3 full and 1 half baths | \$1,747,000
 Represented by: Joe Piscitelli | C. 203.982.3511
 Coldwell Banker Residential Brokerage | jocoldwell@aol.com



NEW FAIRFIELD, CONNECTICUT



Beautifully landscaped private grounds by the water's edge are the site of this fabulous entertainment home in Sail Harbour with dramatic vaulted ceilings and walls of glass. Spectacular water views inspire gatherings in the formal areas, by the inviting great room fireplace, on the terrace and out to the expansive pool, spa and boat dock areas.

5 bedrooms, 3 full and 1 half baths | \$1,649,900
 Represented by: Scott Lavelle & William Lavelle | S. 203.994.1753
 Coldwell Banker Residential Brokerage | scott.lavelle@cbmoves.com



BRANFORD, CONNECTICUT



Lovely, light-filled, 12-room Colonial, located in a private waterfront association with deeded beach rights, has scenic water vistas, a delightful open main floor and inviting outdoor living spaces, including a 50-foot wraparound deck. The formal dining room with custom lighting and the gourmet kitchen set an elegant entertainer's stage.

5 bedrooms, 4 full and 2 half baths | \$1,500,000
 Represented by: Joe Piscitelli | C. 203.982.3511
 Coldwell Banker Residential Brokerage | jocoldwell@aol.com



BETHANY, CONNECTICUT

Amazingly peaceful property set on nearly 5 acres with gardens, open pastures and woodlands. Bordering trail systems, the 10-room, Silver LEED-certified, passive-solar home is complemented by an equestrian barn with fenced-in paddocks. Green-conscious choices, in a secluded and serene setting, yet a hop from everything!

4 bedrooms, 4 full baths | \$1,350,000
 Represented by: Carol P. Cangiano | C. 203.605.4480
 Coldwell Banker Residential Brokerage | carolcangiano@gmail.com



PURCHASE, NEW YORK



Four and one-third premier estate acres with a heated saltwater pool, spa, pool house and tennis court lace this architecturally rich, tech-savvy Colonial showcasing exquisite cherry millwork, a handcrafted double staircase and distinctive fireplaces. Formal areas, a paneled pub, library and a gourmet kitchen set the stage for entertaining.

7 bedrooms, 8 full and 1 half baths | \$7,995,000
 Represented by: Debra Strati-Padawer, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 914.419.0101



KINGS POINT, NEW YORK



The epitome of sophistication and luxury, set in absolute privacy, this architectural masterpiece on Long Island's Gold Coast is the perfect setting for grand-scale entertaining year round. Lushly landscaped grounds with a pool, patios and a conservatory, complete perfection. Just 30 minutes from New York City.

6 bedrooms, 4 full and 1 half baths | Price upon request
 Represented by: Diane Polland, Real Estate Salesperson | C. 516.606.2344
 Coldwell Banker Residential Brokerage | O. 516.482.8402



RYE, NEW YORK



Breathtaking views of Long Island Sound from every room in this unique waterfront home. A large living room with wood-burning fireplace adjoins an elegant formal dining room, while an eat-in kitchen overlooks the tidal pond. A light-filled family room, master suite and dressing room are features of this special home. Private dock and mooring.

6 bedrooms, 4 full and 1 half baths | \$3,500,000
 Represented by: Kathryn Delaney & Darce Davis, Real Estate Salespersons
 Coldwell Banker Residential Brokerage | C. 917.747.4398



MAMARONECK, NEW YORK



Beautiful sailboats and seabirds on Delancey Cove inspire waterfront living and entertaining in this lovely Harsen & Johns design, on peaceful Cove Island, a hop from the Village parks, schools, restaurants and stores, and just 35 minutes from the City. Over 3,000 square feet of light-filled interiors lead to a large deck and level lawns.

4 bedrooms, 3 full baths | \$2,295,000
 Represented by: Karen Hios, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 914.261.2226



CROTON-ON-HUDSON, NEW YORK



Simply spectacular property with panoramic Hudson River views and bordering the Hudson National Golf Course. Tastefully designed and updated, it has over 7,600 square feet of open, light-filled interior space with multiple fireplaces, solid ash and maple cabinetry, 6 en suite bedrooms and a yoga studio. Includes a gunite pool with spa.

6 bedrooms, 6 full and 1 half baths | \$2,250,000
 Represented by: Candace D'Addario, Real Estate Salesperson
 Coldwell Banker Residential Brokerage | C. 914.602.3041



BRIARCLIFF MANOR, NEW YORK



Magnificent French Colonial set on the grounds of Sleepy Hollow Country Club. Beautifully designed and updated in a contemporary style, this home has 6,000+ square feet with soaring ceilings, radiant fireplaces and inspiring vistas. Four wonderful bedrooms include a 1st-floor master suite with onyx bath, plus a garden level with expansive media room and wine cellar.

4 bedrooms, 4 full and 2 half baths | \$1,699,000
 Represented by: Suzan Zeolla, Associate Real Estate Broker
 Coldwell Banker Residential Brokerage | C. 914.557.1885



ROSLYN HARBOR, NEW YORK



Reminiscent of Gatsby-era luxuries, the Sycamore Lodge Victorian mansion boasts 300 feet of waterfront property with sunset views. Enjoy 6 gas fireplaces, a mahogany staircase, an elegant parlor and library, sunroom, plaster molding, lofty ceilings, hardwood and tiled floors, a wraparound veranda, boat house, guest cottage and more.

7 bedrooms, 5 full and 1 half baths | \$3,500,000
 Represented by: Francine Soltz, Assoc. Real Estate Broker | C. 516.330.1371
 Coldwell Banker Residential Brokerage | O. 516.621.4336



NORTHPORT, NEW YORK



This completely renovated "Grand Dame" of Duck Island Harbor sits proudly on 3.1 acres, with 125 feet of water frontage. This 12-room, 5-bedroom, 4.2-bath Colonial also has multiple mahogany decks, an in-ground pool, tennis/sport court, private beach and a floating dock.

5 bedrooms, 4 full and 2 half baths | \$3,500,000
 Represented by: Janet Pushee, Real Estate Salesperson
 Coldwell Banker Residential Brokerage
 C. 516.982.8576 | O. 631.754.4800



ROSLYN HEIGHTS, NEW YORK



With its sleek, modern design, floor-to-ceiling windows and sophisticated built-in shelves and cabinetry, this amazing custom Contemporary will captivate you with its luxurious Malibu style. Extraordinary craftsmanship includes a professional Arclinea kitchen, hardwood floors, 2 stone fireplaces, stone and tiled baths, custom closets, and more!

6 bedrooms, 4 full and 2 half baths | \$2,379,900
 Represented by: Shadi Arzanipour, Associate Real Estate Broker
 Coldwell Banker Residential Brokerage | C. 516.455.8468 | O. 516.621.4336

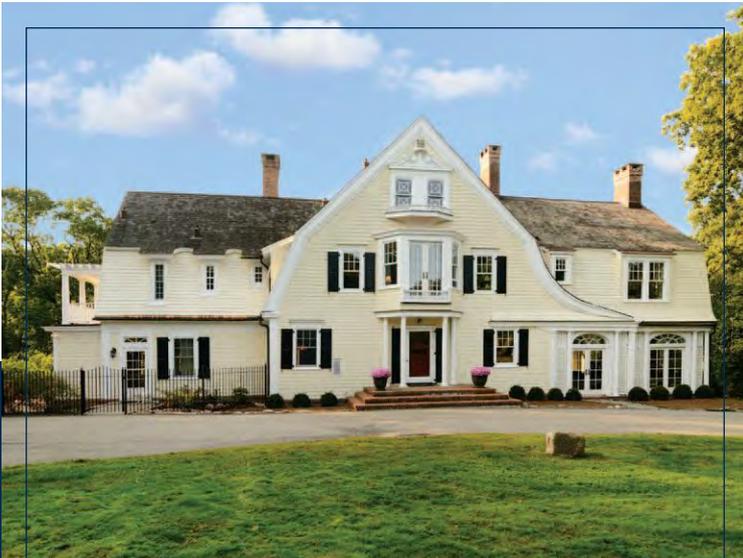


GREAT RIVER, NEW YORK



Great River is a Hamlet on the South Shore of Long Island between Oakdale and East Islip. This spectacular 6,600-square-foot smart home offers 4 to 5 bedrooms, 4.2 baths and spacious, beautifully appointed rooms revealing detailed molding and custom painting. Professionally maintained grounds feature a full outdoor kitchen, bath and saltwater pool.

4 bedrooms, 4 full and 2 half baths | \$1,780,000
 Represented by: Katherine Ferraro, Associate Real Estate Broker
 Coldwell Banker Residential Brokerage | C. 631.235.8470 | O. 631.331.9700



TUXEDO PARK, NEW YORK



Timeless elegance defines this classic 1910 estate set on 1.8 acres with rolling lawns and mature plantings. This home exudes traditional splendor, while providing numerous renovations, updates and amenities. Interiors are bright, open and offer a wonderful flow, with high ceilings and walls of windows adding dramatic elements.

9 bedrooms, 4 full and 1 half baths | \$1,875,000
 Represented by: James Collins, Sales Associate | C. 201.214.3621
 Coldwell Banker Residential Brokerage | O. 201.767.0550



BAY SHORE, NEW YORK



This custom-crafted waterfront home boasts a high elevation in Saxon Estates and captivating views. Underscored by extraordinary features and quality workmanship, its spacious rooms are defined by magnificent windows, soaring ceilings and refined details. Ideal for the boating enthusiast.

5 bedrooms, 3 full and 1 half baths | \$1,500,000
 Represented by: Maureen Stoll & Louise Hayden, Associate Real Estate Broker & Real Estate Salesperson | C. 516.384.4954
 Coldwell Banker Residential Brokerage | O. 631.422.5511



NEW YORK, NEW YORK



This 6,500-square-foot, meticulously renovated, private oasis awaits through a gated entryway. The main entrance leads to a marble foyer. The grand chef's kitchen includes a Viking 6-burner range, 2 Bosch dishwashers, wine storage, a center island with seating for 6 and radiant-heated floors. Other features include a 700-square-foot garden, terrace, 3 wood-burning fireplaces, a grand gallery and a living room/library with a white-onyx wet bar. View the HD movie at 435east87th.com.

6 bedrooms, 5 full and 2 half baths | \$10,500,000
 Represented by: Coldwell Banker Bellmarc | T. 212.688.8530 | cbbellmarc.com



NEW YORK, NEW YORK



Incomparable elegance in the renowned Time Warner Center. Sky-high ceilings frame breathtaking views with clear vistas, spanning all the way to the Statue of Liberty. Beautiful and thoughtful details define the space, including exotic wood, stainless steel, marble and glass. Also enjoy a spacious en suite master bath and exclusive building amenities.

2 bedrooms, 2 full and 1 half baths | \$6,800,000
 Represented by: Samantha Lopez Edwards | C. 917.306.1518
 Coldwell Banker AC Lawrence | sledwards@cbaclawrence.com



NEW YORK, NEW YORK

An entertainer's delight with exquisite appointments, such as imported stone and wide-plank black oak flooring, walls of handset Venetian plaster and a Bulthaup kitchen with Sub-Zero, Gaggenau and Miele appliances, plus 3 baths outfitted with Ann Sacks tiles and a laundry room. Also enjoy built-in audio and video throughout and sweeping views.

3 bedrooms, 3 baths | \$5,000,000
 Represented by: Cheryl Greenberg | C. 917.620.2001
 Coldwell Banker AC Lawrence | cgreenberg@cbaclawrence.com



COLTS NECK, NEW JERSEY



Set on 127 acres, this 20,000-square-foot manor was built to showcase exceptional architectural design. Its spaciousness and custom details create one of the state's most prominent properties, with a professional restaurant kitchen, home automation system, saltwater pool, caretaker homes, 9-stall barn and 6-acre stream-fed lake. Located near NYC.

9 bedrooms, 10 full and 2 half baths | \$34,999,000
 Represented by: Pamela Molloy, Sales Associate | C. 732.768.5953
 Coldwell Banker Residential Brokerage | O. 732.946.9600



HARDING TOWNSHIP, NEW JERSEY



This gated and private Georgian estate sits on 14 acres of exquisite landscaped grounds with multiple patios. The 16-room home's luxurious and spacious interiors are distinguished by extraordinary design details and distinctive amenities, including an elevator, a chestnut-paneled library, indoor pool and indoor racquetball court.

5 bedrooms, 8 full and 2 half baths | \$9,750,000
 Represented by: Edward "Ned" Ward & Kevin Barry, Sales Associates
 O. 908.766.2900 | Coldwell Banker Residential Brokerage



SPRING LAKE, NEW JERSEY



Breathtaking oceanfront views define this estate. The spectacular oceanfront location is a rare entity of pure privacy in the charming, distinctive town of Spring Lake. The 6,000 square feet of bright, spacious rooms brim with sophistication and comfort. Impressive gardens enhance the integrity of space of this unparalleled property. One hour to NYC.

5 bedrooms, 4 full and 1 half baths | \$8,800,000
 Represented by: Donna Fahy-Waters, Broker Sales Associate
 O. 732.449.2777 | C. 908.601.0645 | Coldwell Banker Residential Brokerage



ALPINE, NEW JERSEY



Luxury and privacy define this captivating, architecturally modern estate. Set on 2.5 acres and built into a cliffside utilizing natural materials including stone, marble and wood, it offers 9 bedrooms and 10 full and 2 half baths. Pavilion-style main rooms are distinguished by walls of glass, while a spectacular indoor pool is among the extraordinary amenities.

9 bedrooms, 10 full and 2 half baths | \$8,795,000
 Represented by: James Collins, Sales Associate | C. 201.214.3621
 O. 201.767.0550 | Coldwell Banker Residential Brokerage



PRINCETON, NEW JERSEY



Set on 8.7 private acres, this estate offers a main residence, dual guesthouse and studio apartment, with beautifully appointed main rooms and fabulous amenities. Underscored by spectacular gardens, the grounds feature a paddle court, gazebo, walking paths and ponds with sand beach, waterfall, lighted fountain and a footbridge.

8 bedrooms, 6 full and 1 half baths | \$5,995,000
 Represented by: Heidi A. Hartmann, Sales Associate | C. 609.658.3771
 O. 609.921.1411 | Coldwell Banker Residential Brokerage



COLTS NECK, NEW JERSEY



Gated grounds lead to this timeless Neo-Classical estate on 5.7 acres in horse country. Luxuries include a Downsview chef's kitchen with limestone countertops, lounge with full bar, theater and a lower-level ballroom with a porcelain floor. Manicured grounds offer a Grecian pool with hot tub, bocce ball and a par-3 golf green. Close to NYC and 5 golf courses.

6 bedrooms, 5 full and 2 half baths | \$5,750,000
 Represented by: Toni Ann Formichelli & John "JR" Romano, Sales Assocs.
 O. 732.946.9600 | C. 908.461.0882 | Coldwell Banker Residential Brokerage



ALPINE, NEW JERSEY



Inspired craftsmanship distinguishes this European villa with Italian-style loggia. Gated and set on just over 2 private acres, this home offers spacious formal main rooms accented by magnificent details. Highlights include 2 master suites and 5 more en suite bedrooms, a chef's kitchen and a lower level with a bar, wine cellar, home theater, gym and sauna.

7 bedrooms, 8 full and 2 half baths | \$5,395,000
 Represented by: James Collins, Sales Associate C. 201.214.3621
 Coldwell Banker Residential Brokerage | O. 201.767.0550



LIVINGSTON, NEW JERSEY



This country estate, completed in 2004, seamlessly blends its idyllic farmhouse charm and bucolic 6.7-acre setting with today's modern luxuries. Rich in character, this home boasts 4 fireplaces, a chef's kitchen, breathtaking great room, beautiful master suite, pool with spa, pergola and pool house, an easy NYC commute and more!

5 bedrooms, 5 full and 1 half baths | \$4,975,000
 Represented by: Marion Weiss, Sales Associate | C. 973.568.3034
 Coldwell Banker Residential Brokerage | O. 973.994.4323



MONMOUTH BEACH, NEW JERSEY



This 7,000-square-foot, Shingle-style waterfront residence expanded and redesigned from the original architectural details to bring it into the 21st century. The sun-drenched home takes advantage of the incredible ocean and river views and natural beauty of its seashore community. A back porch, balconies and pool enjoy breathtaking views.

5 bedrooms, 5 full and 1 half baths | \$4,900,000
 Represented by: Eric Bosniak, Sales Associate | C. 732.245.0340
 Coldwell Banker Residential Brokerage | O. 732.842.3200



SHORT HILLS, NEW JERSEY



Escape to the timeless beauty and grandeur of this custom home, inspired by French chateaus. Experience the luxuries of spacious rooms with breathtaking ceilings, handcrafted millwork and details, magnificent grounds, indoor and outdoor pools and a countryside setting close to NYC.

7 bedrooms, 8 full and 2 half baths | \$4,595,000
 Represented by: Elaine Pruzon, Sales Associate | C. 973.715.8555
 Coldwell Banker Residential Brokerage | O. 973.376.5200



SADDLE RIVER, NEW JERSEY



A premier address is the setting for this extraordinary estate, offering an elevator, 6 bedrooms and 6 full and 2 half baths. Grand, luxurious rooms are exquisitely appointed and designed to accommodate intimate gatherings or elaborate affairs. A product of select materials and attention to detail, this home is the pinnacle of superior craftsmanship.

6 bedrooms, 6 full and 2 half baths | \$4,545,000
 Represented by: Paula Shepherd, Sales Associate | C. 201.788.2319
 Coldwell Banker Residential Brokerage | O. 201.825.2400



WARREN, NEW JERSEY



Basking in a community heralded by Money and New Jersey Magazine, and crafted with a heightened sense of luxury, this private 8.65-acre estate is an all-around best. Located only 35 miles from NYC, the sumptuous residence is joined by a grand carriage house with guest suite and multiple garages.

5 bedrooms, 4 full and 1 half baths | \$4,100,000
 Represented by: Nan Reil & Vincenza Montrone, Sales Associates
 Coldwell Banker Residential Brokerage | O. 908.766.2900



MENDHAM, NEW JERSEY



Whether you're formal or casual, this elegant estate in a pastoral setting convenient to NYC has it all. A magnificent main house with a designer kitchen, media room, opulent owners' suite, 5 fireplaces and wraparound porches is just the beginning. Also treasure the charming 2-bedroom guest cottage, saltwater pool, pool house, barn and more.

6 bedrooms, 5 full and 3 half baths | \$3,700,000
 Represented by: Flor de Maria Thomas & Barbara Voorhees, Sales Assocs.
 Coldwell Banker Residential Brokerage | O. 973.543.2552



SADDLE RIVER, NEW JERSEY



Custom, all-brick manor on 2 acres, and just 10 years young, offers top-grade amenities. Nine-foot and vaulted ceilings are accented by intricate trims and soar above mahogany inlaid flooring. A gourmet kitchen, master suite and lower-level entertainment space are among many noteworthy rooms.

6 bedrooms, 6 full and 1 half baths | \$3,595,000
 Represented by: Jenny Lindberg, Sales Associate | C. 201.390.7900
 Coldwell Banker Residential Brokerage | O. 201.445.9400, Ext. 235



MENDHAM, NEW JERSEY



This custom estate has a flexible floor plan with fabulous details featuring grand rooms and a finished lower level. Set on over 5 acres along a cul-de-sac, the grounds offer perennial gardens and a saltwater pool and spa, travertine patios, an outdoor kitchen and a fireplace. It includes a total of 6 garages for car aficionados, plus a studio apartment.

5 bedrooms, 4 full and 4 half baths | \$3,375,000
 Represented by: Flor de Maria Thomas & Evelyn "Ev" Wierichs, Sales Assocs.
 Coldwell Banker Residential Brokerage | O. 973.543.2552



WATCHUNG, NEW JERSEY



This elegant Farmhouse estate sits on nearly 4 acres and beautifully accommodates grand entertaining and comfortable everyday living. A expansion/renovation retained many original elements while introducing spacious, bright interiors, luxury amenities and a fabulous floor plan. Patios view lush grounds, a pool, tennis court, golf tee and guesthouse.

5 bedrooms, 4 full and 3 half baths | \$3,350,000
 Represented by: Kimberly "Kim" Cannon, Sales Associate
 Coldwell Banker Residential Brokerage | O. 908.522.1800



SADDLE RIVER, NEW JERSEY



Your English manor estate awaits in a sought-after location. A brick façade, formal gardens, wrought-iron fenced-in property and a circular driveway set the stage for the beautifully renovated interior with a floating staircase, 5 fireplaces, a paneled library, gourmet kitchen, guest wing with kitchenette, outer terrace and more.

6 bedrooms, 6 full and 1 half baths | \$2,995,000
 Represented by: James Collins, Sales Associate | C. 201.214.3621
 Coldwell Banker Residential Brokerage | O. 201.767.0550



LIVINGSTON, NEW JERSEY



In prestigious Bel Air Woods, this new-construction smart house with nearly 14,000 square feet includes a pillared entry opening to a double staircase foyer, 2 great rooms with soaring ceilings and double sided-fireplace, a gourmet kitchen, master bedroom with sitting room, elevator and a walk-out basement with patio. Enjoy the private grounds.

7 bedrooms, 7 full and 1 half baths | \$2,990,000
 Represented by: Dalia Shliechkorn, Sales Associate | C. 973.447.5727
 Coldwell Banker Residential Brokerage | O. 973.994.4323



BOONTON TOWNSHIP, NEW JERSEY



A world of luxury awaits in this magnificent estate with an easy NYC commute. Relish handcrafted woodwork, a blend of exotic stones and custom features, including hand-chiseled titanium granite in the gourmet kitchen, 4 fireplaces, 2 guest suites, a walk-out with wet bar and more.

6 bedrooms, 6 full and 2 half baths | \$2,750,000
 Represented by: William "Bill" Boswell & Ronald "Ronnie" Aiosa
 Sales Associate / Broker Sales Associate | O. 201.891.6700
 Coldwell Banker Residential Brokerage | C. 973.224.4605



COLTS NECK, NEW JERSEY



This 7,000-plus-square-foot estate, on over 9 acres with an infinity pool, offers the finest in entertaining and everyday living. Grand main rooms include a 2-story great room with floor-to-ceiling windows and access to 2 decks; a gourmet kitchen; and a resplendent sunroom. The walk-out lower level offers an exercise room, wet bar and a home theater.

6 bedrooms, 5 full and 3 half baths | \$2,399,999
 Represented by: Robin Jackson, Sales Associate | C. 732.991.7183
 Coldwell Banker Residential Brokerage | O. 609.921.1411



HARDING TOWNSHIP, NEW JERSEY



Brookhaven is a touch of sunny Provence in pastoral Harding. The French country manor mingles elegance, ease and modern design features on 3 living levels, including a walk-out lower level. Comfort and calm on 4-plus private acres only 36 miles from NYC. Enjoy an expansive terrace, pool, patio with fireplace and gardens....perfection.

3 bedrooms, 3 full and 2 half baths | \$2,295,000
 Represented by: Edward "Brian" Matthews, Sales Associate
 Coldwell Banker Residential Brokerage | O. 908.766.2900



MORRIS TOWNSHIP, NEW JERSEY

Just minutes from Convent Station with express-direct trains to NYC, this hidden jewel is sure to please with its magnificent entertainment space, bucolic grounds and finely crafted custom details, including a striking main staircase, stone fireplace, soaring windows and chef-style kitchen. A suite with separate entry is perfect for in-laws or a home office.

5 bedrooms, 4 full and 1 half baths | \$1,999,999
 Represented by: Denise Flanagan, Sales Associate | C. 973.420.4590
 Coldwell Banker Residential Brokerage | O.973.267.8990



CLIFFSIDE PARK, NEW JERSEY



Lavishly appointed and the largest villa at prestigious Carlyle Towers, this sophisticated residence offers a magnificent floor plan and panoramic views of the Manhattan skyline. Enjoy 12-foot ceilings, a gourmet kitchen, fine architectural elements, a formal dining room, inviting living room with fireplace and a master bedroom with glamorous bath and terrace.

2 bedrooms, 2 full and 1 half baths | \$1,995,000
 Represented by: Donnie Belgiovine, Sales Associate | C. 201.290.8500
 Coldwell Banker Residential Brokerage | O. 201.567.7788



PRINCETON, NEW JERSEY



Nestled on a serene country lane, this updated contemporary home will captivate you with its warm appeal accented by walls of windows, lofty ceilings and exposed beams. Relish the open floor plan with designer kitchen, 2 fireplaces, 1st-level bedrooms, loft area, patio, pool, gardens and a separate cottage, perfect for an office or guest apartment.

5 bedrooms, 4 full and 1 half baths | \$1,825,000
 Represented by: Susan Gordon & Ingela Kostenbader, Sales Associates
 Coldwell Banker Residential Brokerage | O. 609.921.1411



MENDHAM, NEW JERSEY



Down a shady lane approximately 1 mile from Mendham village center, you will find this custom French manor. Luxurious main rooms offering unique architectural elements include a spectacular great room, gourmet kitchen and a sumptuous, private master suite. Six acres of lush grounds are dotted by fabulous gardens.

4 bedrooms, 3 full and 2 half baths | \$1,725,000
 Represented by: Flor de Maria Thomas, Sales Associate | C. 973.214.7553
 Coldwell Banker Residential Brokerage | O. 973.543.2552



WYCKOFF, NEW JERSEY

This magnificent Colonial offers the heartwarming charm and allure of years past, artfully blended with today's features. Enjoy custom trim and molding, a gourmet kitchen featured on the cover of NJ Design Magazine, a conservatory, pool, pond, barn with finished loft and much more.

4 bedrooms, 2 full and 1 half baths | \$1,700,000
 Represented by: William "Bill" Boswell & Ronald "Ronnie" Aiosa
 Sales Associate / Broker Sales Associate | O. 201.891.6700
 Coldwell Banker Residential Brokerage | C. 973.224.4605



SMOKE RISE, KINNELON, NEW JERSEY



Provençal inspiration describes this exquisite 14-room French country timber-framed estate surrounded by manicured lawns on over 5 acres in the gated community of Smoke Rise. Its over 5,000 square feet includes wide-plank flooring, imported and handmade tile, Venetian-plastered walls, limestone fireplaces, a gourmet kitchen, wine cellar and more.

5 bedrooms, 3 full and 3 half baths | \$1,599,000
 Represented by: Barbara Columbia, Sales Associate | C. 973.975.5378
 Coldwell Banker Residential Brokerage | O. 973.838.8400

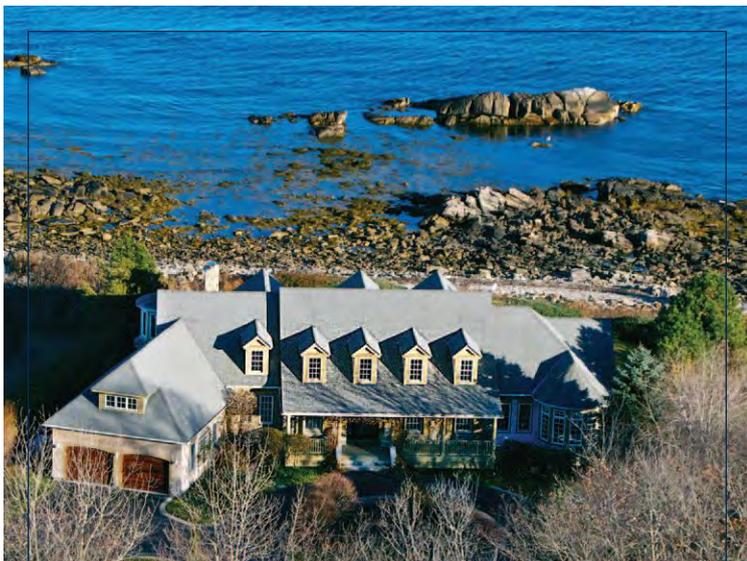


PINES LAKE, WAYNE, NEW JERSEY



Luxurious living on Pines Lake awaits. You'll enjoy lovely sunset cruises from the dock of this stunning updated home with a chic gourmet kitchen, formal dining room overlooking the sunken great room with stone fireplace, 2 master suites, walls of windows to showcase magnificent lake views, a level acre-plus lot and access to area beaches and tennis.

5 bedrooms, 3 full and 1 half baths | \$1,450,000
 Represented by: Carole "Lynn" Brescia, Broker Sales Associate
 Coldwell Banker Residential Brokerage | O. 201.891.6700



KENNEBUNKPORT, MAINE



This oceanfront home captures the essence of Maine's rocky shoreline with beautiful sea gardens, velvety lawns, stone patios and wonderful porches. Architecturally distinctive, it features nearly 5,000 square feet of view-filled entertaining spaces, exquisite millwork, stately columns, bowed windows and a fabulous gourmet kitchen.

4 bedrooms, 4 full and 2 half baths | \$2,950,000
 Represented by: Betsy Ames-Fitzgerald | C. 207.967.5558
 Coldwell Banker Residential Brokerage

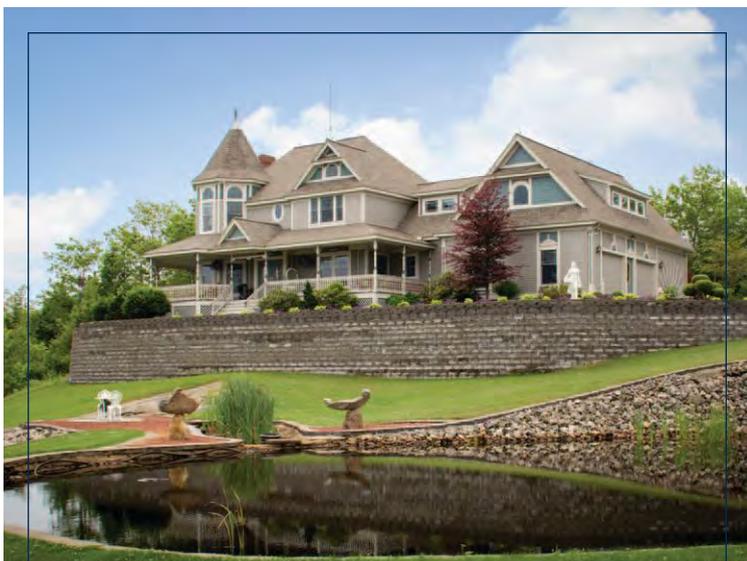


BIDDEFORD, MAINE



This pristine riverfront property consists of 2 deeded lots, each with 400 feet of water frontage, allowing for total solitude or the opportunity to build (each lot is 1.75-plus acres). This custom-designed retreat offers an impressive master and guest suites, a wraparound deck overlooking the river, private dock and a meticulously landscaped yard.

3 bedrooms, 3 full and 1 half baths | \$1,350,000
 Represented by: Leo Bourgeault | C. 207.286.7198
 Coldwell Banker Residential Brokerage | leo.bourgeault@nemoves.com



WATERBORO, MAINE



A castle in the sky. This elegant, Victorian residence is set atop a 100-acre ridge with sweeping views. An inviting, 2-story foyer leads to 11 spacious rooms, 4 bedrooms, superb details, a large deck, office, hot tub and a gourmet kitchen with premium appliances. Enjoy unmatched privacy amid lush grounds, stone walls and a pond.

4 bedrooms, 3 full baths | \$1,000,000
 Represented by: Leo Bourgeault | C. 207.286.7198
 Coldwell Banker Residential Brokerage | leo.bourgeault@nemoves.com



WOLFEBORO, NEW HAMPSHIRE



Rare and gated lakefront property on Umbrella Point offers 1,100 feet of prime frontage, natural sandy beaches, a dramatic lake and mountain views, a large barn, cottage, garage and a phenomenal boat house with a soaring stone fireplace and slips for up to 4 boats. Enjoy sunrises and sunsets amid nearly 35 glorious acres.

2 bedrooms, 1 full and 1 half baths | \$7,500,000
 Represented by: Susan Bradley | C. 603.493.2873
 Coldwell Banker Residential Brokerage | susan.bradley@nemoves.com



WESTON, MASSACHUSETTS



This contemporary showpiece incorporates whimsical humor in custom decor and sophisticated entertaining areas by master craftsman and artists. Featuring an in-home half basketball court and 19,000 square feet of living space, all sited on 7.54 acres within minutes of downtown Boston, this home is truly “one-of-a-kind.”

7 bedrooms, 6 full and 5 half baths | \$14,500,000
 Represented by: Paige Yates & Kathryn Alphas-Richlen | P. 617.733.9885
 Coldwell Banker Residential Brokerage | K. 781.507.1650



WESTON, MASSACHUSETTS



Majestic, brick custom Colonial estate set in a golf club neighborhood. The 6-bedroom home features exquisite millwork, state-of-the-art systems, and onyx, marble, limestone and mahogany elements. Enjoy 14 well-appointed rooms, an extra-large mudroom, a chef’s kitchen and bluestone terraces.

6 bedrooms, 5 full and 2 half baths | \$8,795,000
 Represented by: Ann McInerney | C. 781.249.5021
 Coldwell Banker Residential Brokerage | ann.mcinerney@nemoves.com



MARBLEHEAD, MASSACHUSETTS



Set on Marblehead Neck, this extraordinary home features 1.7 acres of unique oceanfront, incredible views, a private beach, 10 elegant rooms, 3 fireplaces, a sunroom, gym, theater, 5 bedrooms and a family room with a seamless chef’s kitchen. Enjoy multiple decks, porches, a pool, a basketball court and a sophisticated exterior stone wall.

5 bedrooms, 5 full and 2 half baths | \$7,999,000
 Represented by: Ricardo Rodriguez | C. 617.796.6084
 Coldwell Banker Residential Brokerage | ricardo.rodriguez@nemoves.com



WESTON, MASSACHUSETTS

Renovated to perfection, this magnificent 6-bedroom home offers a host of amenities, character and charm. A dramatic reception hall leads to a grand living room with inlaid flooring and exterior doors, a 2-story great room with stone fireplace and a state-of-the-art kitchen. The expansive lower level features a gym and a custom wine cellar.

6 bedrooms, 5 full and 2 half baths | \$7,995,000
 Represented by: Donna Scott | C. 781.254.1490
 Coldwell Banker Residential Brokerage | donna.scott@nemoves.com



WESTON, MASSACHUSETTS

Impeccably built in 2004, Shingle-style home with 12,000-plus square feet was designed for gracious entertaining coupled with understated elegance and intimate spaces. A screened-in porch leads to a blue-stone patio with a fireplace and pergola, privately sited on 6.02 acres, with a skating pond and tennis court, abutting conservation land.

6 bedrooms, 5 full and 2 half baths | \$6,995,000
 Represented by: Paige Yates & Kathryn Alphas-Richlen | P. 617.733.9885
 Coldwell Banker Residential Brokerage | K. 781.507.1650



WESTON, MASSACHUSETTS



Gorgeous shingle-and-stone Colonial is on nearly 3 acres off of a private road. Natural vistas and gardens inspire this light-filled home with 12 exquisitely detailed rooms, including a sunken living room with fireplace, a formal dining room with a wet bar and an amazing chef's kitchen plus 6 lovely en suite bedrooms.

6 bedrooms, 7 full and 2 half baths | \$6,495,000
 Represented by: Parvine Fotouhi | C. 781.354.0424
 Coldwell Banker Residential Brokerage | parvine.fotouhi@nemoves.com



WESTON, MASSACHUSETTS



Exquisite brick estate set on 5-plus lush acres offers entertainment-sized rooms, inlaid hardwood flooring, detailed millwork, multiple fireplaces, a 12-seat dining room, cathedral family room, gourmet kitchen, wine cellar and spacious bluestone terrace. Bask in the privacy of landscaped, wooded grounds with access to Weston conservation land.

6 bedrooms, 4 full and 2 half baths | \$6,200,000
 Represented by: Priscilla Hindmarsh & Deena Powell | P. 781.910.2667
 Coldwell Banker Residential Brokerage | D. 781.718.6555



BOSTON, MASSACHUSETTS

Impeccably renovated penthouse duplex is set on desirable Marlborough Street. Amenities include custom details, state-of-the-art systems, Venegas kitchen, open living/dining area with terrace doors, 3 bedrooms, 3.5 baths, an elevator and deeded parking space. A large roof deck showcases exceptional skyline views.

3 bedrooms, 3 full and 1 half baths | \$5,500,000
 Represented by: Kevin Caulfield | C. 617.501.3685
 Coldwell Banker Residential Brokerage | kevin.caulfield@nemoves.com



WESTON, MASSACHUSETTS

Nestled at the crest of a gated drive is this magnificent, Greenwich-style estate showcasing 3 acres of sweeping lawns, award-winning gardens and a grand arrival court. Discover entertainment-sized rooms, 6 bedrooms, a chef's kitchen, generous built-ins, a lavish bar, huge media room, gym, wine cellar and a carriage house.

6 bedrooms, 6 full and 1 half bath | \$7,495,000
 Represented by: Rosemary McCready | rosemary.mccready@nemoves.com
 Coldwell Banker Residential Brokerage | C. 781.223.0253



BEVERLY FARMS, MASSACHUSETTS



Set in a gated enclave, this elegant Arts and Crafts stucco residence has an elevated setting above West Beach. Features include a carved Egyptian doorway, imported marble fireplaces and a ballroom with ionic columns. A large brick garage with staff apartment above, a 4-bedroom guesthouse and an oceanside pool are special features.

6 bedrooms, 5 full and 1 half baths | \$5,250,000
 Represented by: Peter Dorsey | C. 978.340.0661
 Coldwell Banker Residential Brokerage | pkdorsey@gmail.com



WESTON, MASSACHUSETTS



This exquisite Georgian Colonial home is set on 1.67 lush acres in a prestigious neighborhood. A grand 2-story foyer welcomes you to 12 well-appointed rooms, a sleek Poggenpohl kitchen, 6 en suite bedrooms and 3 fireplaces. A 3rd-floor playroom, finished lower level and an outdoor sport court complete this special offering.

6 bedrooms, 6 full and 4 half baths | \$4,999,000
 Represented by: Joni Shore | C. 781.888.2389
 Coldwell Banker Residential Brokerage | jonishore@aol.com

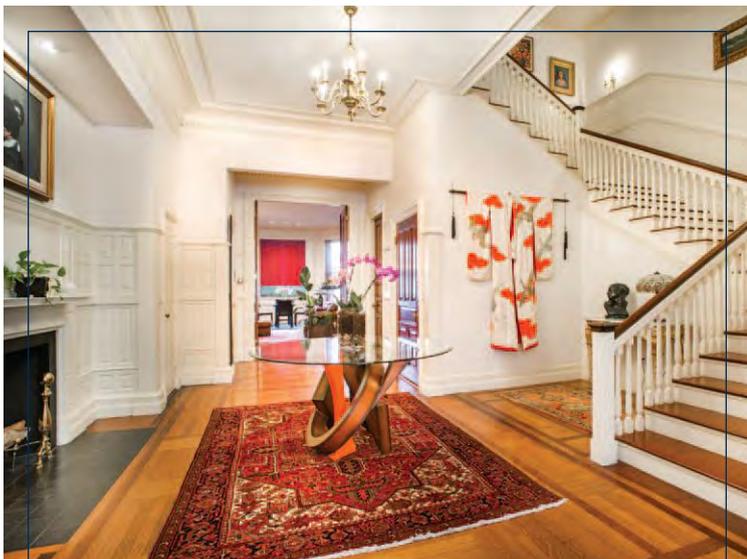


BROOKLINE, MASSACHUSETTS



Set at the end of a private drive is this spectacular, circa-1901 estate with a 1-bedroom guest cottage. Extensively renovated, this 7-bedroom home offers a chef's kitchen with a custom wood-burning oven, a master suite with 2 baths and dressing rooms, a snow-melt system, a home theater and a 2,500-bottle wine cellar.

7 bedrooms, 6 full baths | \$4,995,000
 Represented by: Deborah M. Gordon | C. 617.974.0404
 Coldwell Banker Residential Brokerage | deborah.gordon@nemoves.com



BOSTON, MASSACHUSETTS



Stunning 3-bedroom townhome is set on Commonwealth Avenue and has an elevator and parking. Beautifully updated, this 2nd- and 3rd-floor duplex is the perfect blend of Old World grandeur and state-of-the-art amenities. A dramatic foyer leads to spacious rooms with high ceilings, period details, 5 fireplaces and generous bay windows.

3 bedrooms, 2 full and 1 half baths | \$4,650,000
 Represented by: Lili Banani | C. 617.407.0402
 Coldwell Banker Residential Brokerage | lilibanani@gmail.com



WELLESLEY, MASSACHUSETTS



Magnificent, stone-and-shingle estate is set in the coveted Dana Hall neighborhood. Discover entertainment-sized rooms, 10-foot ceilings, custom millwork, exquisite detailing, 5 en suite bedrooms, 5 fireplaces, a paneled library and an energy-efficient chef's kitchen. The finished 3rd floor and lower level are ideal for recreation.

7 bedrooms, 7 full and 3 half baths | \$4,295,000
 Represented by: Donna Scott | C. 781.254.1490
 Coldwell Banker Residential Brokerage | dscott@nemoves.com



CONCORD, MASSACHUSETTS



Majestic waterfront contemporary estate is on 12-plus acres with pond views. Designed by a world-renowned architect, this home entwines California glamour with a tranquil New England setting. The interior features elegant, custom finishes, spacious rooms, floor-to-ceiling windows, 5 bedrooms, plus a lower-level wine cellar, media room and gym.

5 bedrooms, 5 full and 2 half baths | \$4,200,000
 Represented by: Rosemary McCreedy | C. 781.223.0253
 Coldwell Banker Residential Brokerage | rosemary.mccreedy@nemoves.com



CONCORD, MASSACHUSETTS

Privately sited behind tall fieldstone walls, this circa-1900 country estate features a pool, guesthouse and several outbuildings. Rooms are finely detailed with cypress paneling, beamed ceilings, 9 unique fireplaces, leaded glass and brick accents. It is set on 4 acres with formal English gardens abutting Walden Woods conservation land.

7 bedrooms, 7 full and 1 half baths | \$4,200,000
 Represented by: Brigitte I. Senkler | C. 978.505.2652
 Coldwell Banker Residential Brokerage | brigittesenkler@aol.com



WESTON, MASSACHUSETTS



This majestic, custom estate, situated atop 2.85 rolling acres, features a 2-story foyer leading to 16 well-appointed rooms, 5 fireplaces, a chef's kitchen and 5 bedrooms. The soaring great room opens to the expansive patio and pool. The lower level includes a media area, exercise room, kitchen for the pool area and an indoor putting green.

5 bedrooms, 6 full and 3 half baths | \$3,995,000
 Represented by: Paige Yates & Kathryn Alphas-Richlen | P. 617.733.9885
 Coldwell Banker Residential Brokerage | K. 781.507.1650



MARBLEHEAD, MASSACHUSETTS



With water views stretching to the Boston skyline, this spectacular oceanfront residence showcases 400 feet of private sandy beach, expansive patios/decks and dramatic, open living spaces. Amenities include 10 rooms, 4 fireplaces, 4 bedrooms, a large gourmet kitchen, 2-story great room, walk-out lower level and a wine cellar.

4 bedrooms, 6 full baths | \$3,795,000
 Represented by: Liz Carlson | C. 339.927.4173
 Coldwell Banker Residential Brokerage | liz.carlson@nemoves.com



DOVER, MASSACHUSETTS



Magnificent custom Colonial residence is set on 3-plus wooded acres with pond views and a waterfall. Superbly crafted, it features 5 bedrooms, geothermal heat, smart technology, a generator, chef's kitchen with spectacular copper ceiling, luxurious 1st-floor master suite, sun-room and a 2-story family room with a soaring stone fireplace.

5 bedrooms, 4 full and 2 half baths | \$3,695,000
 Represented by: Donna Scott | C. 781.254.1490
 Coldwell Banker Residential Brokerage | dscott@nemoves.com



NEWTON, MASSACHUSETTS



Meticulously maintained, restored and enlarged 1906 Colonial Revival masterpiece features leaded-glass windows, paneling and a stone fireplace with oak inglenook that seamlessly blends with a recent addition. Designed to accord with the earlier architecture, the new space features a dazzling family room, kitchen and an indoor pool.

6 bedrooms, 4 full and 2 half baths | \$3,500,000
 Represented by: Moira Gault & Susan Heyman | M. 617.797.3337
 Coldwell Banker Residential Brokerage | S. 617.461.1191



WELLESLEY, MASSACHUSETTS

Stately brick-front Colonial home set in desirable Cliff Estates offers the perfect blend of luxury and comfort. The interior features a traditional layout, thoughtful millwork, 6 bedrooms, 5 fireplaces, formal rooms, a mahogany library and a gourmet kitchen with a family room. Incredible hardscapes and an in-ground pool complement a lush exterior.

6 bedrooms, 5 full and 2 half baths | \$3,450,000
 Represented by: Wendy Fox | C. 617.470.5033
 Coldwell Banker Residential Brokerage | wendy.fox@nemoves.com



BROOKLINE, MASSACHUSETTS

Outstanding, brick Georgian Colonial residence set in the Fisher Hill neighborhood features a grand reception hall that leads to a banquet-sized dining room, formal living room with coffered ceilings, granite kitchen with Sub-Zero appliances, 5 en suite bedrooms, and an incredible great room with projection screen and wet bar.

5 bedrooms, 6 full and 1 half baths | \$3,395,000
 Represented by: Jamie Genser | C. 617.515.5152
 Coldwell Banker Residential Brokerage | jamie.genser@nemoves.com



MARBLEHEAD, MASSACHUSETTS



This stunning, turn-of-the-century estate set on Marblehead Neck features 1.7 acres and 370 feet of ocean frontage. Breathtaking vistas showcase beautiful sunrises, romantic sunsets and views of Tinker's Island and Boston's skyline. Enjoy 6,900 square feet of living space, a carriage house, a 3-car garage and a clay tennis court.

6 bedrooms, 4 full and 1 half baths | \$3,250,000
 Represented by: Liz Carlson | C. 339.927.4173
 Coldwell Banker Residential Brokerage | liz.carlson@nemoves.com



FALMOUTH, MASSACHUSETTS



Spectacular waterfront residence is set in the heart of Green Harbor with views stretching to Martha's Vineyard. Natural light flows effortlessly throughout 4,600-plus square feet featuring 3 fireplaces, a kitchen with breakfast room, sunroom, 4 bedrooms and 4 baths. The private, deep-water dock can house a 50-foot yacht.

4 bedrooms, 4 full baths | \$2,999,000
 Represented by: Joe Sullivan & Mike Kayajan | J. 617.733.6138
 Coldwell Banker Residential Brokerage | M. 774.836.8686



WESTON, MASSACHUSETTS



Country estate majestically set on 6.37 acres with direct access to reservoir trails. Superbly updated and expanded, it features entertainment-sized rooms, a chef's kitchen, 6 bedrooms, a finished lower level, plus a 2-bedroom suite above the garage and a separate 3-room office. Lush, level lawns are ideal for gardening and outdoor activities.

6 bedrooms, 6 full and 2 half baths | \$4,700,000
 Represented by: Diana Chaplin | C. 781.359.9010
 Coldwell Banker Residential Brokerage | diana@greatestate.com



MARBLEHEAD, MASSACHUSETTS



Situated on Marblehead Neck, this Victorian, Shingle-style home showcases sun-filled rooms with panoramic water views. There are 5 bedrooms highlighted by an incredible master suite that includes a loft. A spectacular 3-season covered porch overlooks the ocean. There is a new heating system and roof, plus a freshly painted exterior.

5 bedrooms, 3 full and 1 half baths | \$2,650,000
 Represented by: Christine Cowden | C. 781.479.4550
 Coldwell Banker Residential Brokerage | christine@cowden.com



MILTON, MASSACHUSETTS

Historic 1795 Federal Colonial residence is set atop Milton Hill. Extensively renovated, this elegant 5-bedroom home blends period detail with modern luxury and ultra-energy efficiency. A gracious stairway opens to all 3 stories, featuring grand rooms, a chef's kitchen with butler's pantry, marble baths, classic fixtures and a custom study.

5 bedrooms, 4 full and 2 half baths | \$2,629,000
 Represented by: Meredith Hall | C. 617.930.3977
 Coldwell Banker Residential Brokerage | meredith.hall@nemoves.com



BOXFORD, MASSACHUSETTS



New England's resonating beauty is showcased in this gated enclave, just 40 minutes to Boston. The breathtaking, tree-lined drive leads to this stately 14-room Colonial. Four magnificent acres feature formal gardens and a resort-style swimming pool. Enjoy exquisite craftsmanship, a gourmet kitchen, private suites and guest quarters.

7 bedrooms, 6 full and 1 half baths | \$2,500,000
 Represented by: Michael McNiff & Brenna McNiff | M. 978.590.9062
 Coldwell Banker Residential Brokerage | B. 978.473.9655



WESTON, MASSACHUSETTS



Stone pillars frame the entry of this magnificent, 5-bedroom estate set on 2.7-plus acres bordering conservation land. Exceptionally gracious, this European-inspired manor features 16 rooms, a mahogany library, chef's kitchen, wine cellar, home theater, 5-car garage, wrought iron gates, a heated pool and sweeping terraces.

6 bedrooms, 6 full and 1 half baths | \$3,880,000
 Represented by: Annie Juanzi Liu | C. 508.902.8060
 Coldwell Banker Residential Brokerage | anniejuanzi.liu@nemoves.com



WESTON, MASSACHUSETTS



Sprawling country estate on 13 acres features a gracious Colonial residence plus an idyllic waterfront cottage on Nonesuch Pond. The 11-room main home features a 34-by-31-foot great room with exposed beams, a handsome fireplace and custom flooring. Unique private setting is complemented by a free-form pool, bluestone terraces and expansive lawn.

5 bedrooms, 4 full and 1 half baths | \$3,275,000
 Represented by: Sas Cutter | C. 781.307.1855
 Coldwell Banker Residential Brokerage | skcutter@hotmail.com



CONCORD, MASSACHUSETTS



Historic Brewster's Ridge on Monument Street is the setting for this 5,800-square-foot home adjacent to 1,000-acre Estabrook Woods. There are 14 well-proportioned rooms with 5 fireplaces, extensive millwork and an exquisite formal library. The third floor and walk-out lower level provide potential for future expansion.

4 bedrooms, 4 full and 1 half baths | \$2,499,000
 Represented by: Pat Sinton | C. 978.407.5630
 Coldwell Banker Residential Brokerage | pat.sinton@nemoves.com



SCITUATE, MASSACHUSETTS

Stunning, custom home close to Minot Beach offers the perfect blend of upscale and casual seaside living. Amenities include an entertainment-sized living room with a stone fireplace, dining room with exterior doors, a chef's kitchen and 5 bedrooms. The screened-in porch and deck overlook lush grounds with scenic water views.

5 bedrooms, 3 full and 1 half baths | \$2,150,000
 Represented by: Frank Neer | C. 781.383.3375
 Coldwell Banker Residential Brokerage | frank.neer@nemoves.com



SWAMPSCOTT, MASSACHUSETTS



“Ivy Ledge” is a magnificent estate property with outstanding ocean views and gorgeous grounds. Meticulously renovated and restored, this 5,000-plus-square-foot home offers the ease and comfort of coastal living and the elegance of formal entertaining. Gourmet kitchen, butler’s pantry, in-law suite, 3 fireplaces, original hardwood floors and an elevator.

8 bedrooms, 4 full and 1 half baths | \$2,275,000
 Represented by: Beth Jacobs | C. 781.479.4579
 Coldwell Banker Residential Brokerage | beth.jacobs@nemoves.com



LEXINGTON, MASSACHUSETTS

Handsome, renovated Colonial home is set on a lush acre along historic Adams Street. Beautiful updates blend original 1868 details with modern amenities, featuring 4 levels of living space, a chef’s kitchen with seamless 27-foot family room, 6 to 7 en suite bedrooms, a paneled library, home theater, gym and a 3-car garage.

6 bedrooms, 5 full and 2 half baths | \$2,225,000
 Represented by: Elizabeth Crampton | C. 781.389.4400
 Coldwell Banker Residential Brokerage | egcrampton@aol.com



MAGNOLIA, MASSACHUSETTS



This oceanfront home featuring exquisite water views, seamless living space, multiple exterior doors, 3 fireplaces and a 2-car garage. The walk-out lower level offers a full bar, media room, paneled walls, a gym, guest room with Murphy beds and patio sliders with ocean views. Enjoy sunsets amid lush grounds, a patio and tiered decks to the ocean.

2 bedrooms, 3 full baths | \$2,200,000
 Represented by: Frank Rossetti & Martha Poti | F. 781.718.4662
 Coldwell Banker Residential Brokerage | M. 781.718.4660



BROOKLINE, MASSACHUSETTS



Stunning condominium located in luxurious Longwood Towers offers a 24-hour concierge, 2 garage spaces, a gym and panoramic Boston views. A fabulous open floor plan features 10 sun-drenched rooms, a granite kitchen with premium appliances and 3 en suite bedrooms with marble baths. Close to medical centers and downtown.

3 bedrooms, 3 full and 1 half baths | \$2,150,000
 Represented by: Lili Banani | C. 617.407.0402
 Coldwell Banker Residential Brokerage | lilibanani@gmail.com



LEXINGTON, MASSACHUSETTS



Stunning, new, architect-designed residence privately set in desired Keeler Farm offers many amenities, including 9-foot ceilings, rich millwork, a marble fireplace, designer interior palette and lighting, a quartzite kitchen, 5 bedrooms, plus energy-efficient insulation and systems. Near walking/bike paths, town center and schools.

5 bedrooms, 5 full baths | \$2,069,000
 Represented by: Elizabeth Crampton & Amie Pettengill | E. 781.389.4400
 Coldwell Banker Residential Brokerage | A. 781.929.0344



BOLTON, MASSACHUSETTS



Commanding 360-degree mountain views and 27 acres of breathtaking scenery is this exquisite Arts & Crafts-style estate. A flowing layout showcases mahogany woodwork, vaulted redwood ceilings, 2 soaring fieldstone fireplaces, 3 bedrooms, an impressive kitchen with breakfast room, conservatory, patio and spectacular infinity pool.

3 bedrooms, 2 full and 1 half baths | \$2,000,000
 Represented by: Eileen Griffin Wright | C. 978.502.5890
 Coldwell Banker Residential Brokerage



WESTFORD, MASSACHUSETTS



Stately, 5-bedroom brick Colonial in a premier neighborhood. Built to the highest standards, its expansive floor plan features a bridal staircase, chef's kitchen, vaulted great room, fabulous master suite, custom millwork, marble baths, Brazilian cherry flooring, 5 fireplaces, an elevator and sophisticated systems.

5 bedrooms, 5 full and 3 half baths | \$1,698,000
 Represented by: Brigitte I. Senkler | C. 978.505.2652
 Coldwell Banker Residential Brokerage | brigittesenkler@aol.com



MANCHESTER, MASSACHUSETTS



Gracious Shingle-style Tudor residence is set on 1.8-plus acres with seasonal ocean and marsh views. Rich in architectural detail and character, this circa-1900 home features exposed beams, exquisite hardwood flooring, 8 bedrooms, a sizeable deck, plus a barn with horse stalls and parking. Close to Black & White Beaches.

8 bedrooms, 5 full and 2 half baths | \$1,875,000
 Represented by: Jessica Tully | C. 978.835.3879
 Coldwell Banker Residential Brokerage | jessica.tully@nemoves.com



BEDFORD, MASSACHUSETTS

Exquisite, custom home with porte cochere is set on lush, fenced-in grounds. Beautifully crafted, it offers richly appointed rooms, reclaimed antique white-oak flooring, 10-plus-foot ceilings, custom details, plentiful built-ins, a rustic chef's kitchen with breakfast area, en suite bedrooms, a state-of-the-art home theater, patio and a pool.

5 bedrooms, 6 full baths | \$1,849,000
 Represented by: Kristin Brown & Marissa DeLuca | K. 781.389.0893
 Coldwell Banker Residential Brokerage | M. 781.771.3230



JAMESTOWN, RHODE ISLAND



Spectacular waterfront estate set on 3-plus private acres offering a 4-bedroom residence, 2 cottages and a carriage house. Sun-drenched rooms feature panoramic views, wide-plank hardwood flooring, cathedral ceilings and oversized windows. A wraparound porch and multi-level decks overlook 340 feet of water frontage and a private beach.

4 bedrooms, 4 full baths | \$4,900,000
 Represented by: Bonnie Kaplan | C. 401.374.4488
 Coldwell Banker Residential Brokerage | bonnie.kaplan@nemoves.com



EAST GREENWICH, RHODE ISLAND



Magnificent 7,500-plus-square-foot estate is set on 2-plus acres in Westwood Farms. Amenities include exquisite millwork, mahogany built-ins, 5 en suite bedrooms, a new chef's kitchen, dining room with butler's pantry, dome-style sunroom, 2-story family room and a wine cellar. The impeccable grounds feature a pool complex and 6 garage spaces.

5 bedrooms, 5 full and 2 half baths | \$1,695,000
 Represented by: Janis Cappello | C. 401.578.6656
 Coldwell Banker Residential Brokerage | janis.cappello@nemoves.com



WARWICK, RHODE ISLAND



Exquisite circa-1892 Victorian mansion is set on 3.59 acres with sweeping bay views. Impeccably restored, this 7-bedroom home offers unique period details, entertainment-sized rooms, intricate millwork, a turret, coffered ceilings, a spacious kitchen with island, inlaid hardwood flooring, a brick patio, pool and a 2-unit carriage house.

7 bedrooms, 3 full and 1 half baths | \$1,195,000
 Represented by: Janis Cappello | C. 401.578.6656
 Coldwell Banker Residential Brokerage | janis.cappello@nemoves.com



MID-ATLANTIC

DISTRICT OF COLUMBIA • MARYLAND
PENNSYLVANIA • VIRGINIA



ANNAPOLIS, MARYLAND

A SITE TO BEHOLD

*THE LAND AND HOME ARE MELDED INTO ONE AND ARE LIKE PERFECT
DANCE PARTNERS WHERE ONE ONLY MAKES THE OTHER BETTER.*

BY JAYMI NACIRI

PHOTOS BY MICHELE SHEIKO AND CELIA PEARSON





Hill and house should live together, each the happier for the other.”

It was Frank Lloyd Wright who spoke those famous words, and he could easily have been speaking of this classic English Tudor in Annapolis, Md. Built on the land of Annapolis’ original dairy farm, the waterfront estate is the product of painstaking attention to detail, not only in the architecture and the floor plan, but also in the meticulous siting.

“When the home was built, around 1920, siting a home was of utmost importance,” said Day Weitzman, the listing agent with Coldwell Banker Residential Brokerage in Annapolis. “Maidstone is perched on a knoll, with expansive views of the Chesapeake Bay, facing south, and never lacking in summer breezes or the right light at every time of the day. The land and home are melded into one and are like perfect dance partners, where one only makes the other better.”

Offered for the first time in 95 years, this Annapolis home combines a historically prominent location with architectural significance, great livability, and all the joy you would expect from 20 acres of private land and 1,000 feet of water frontage on the Chesapeake Bay.

“All forms of boating life are easily viewed from the home as ships, yachts, sailboats and motorboats play and work on the bay,” said Weitzman. “You can just imagine the wildlife and waterfowl one can observe all along the property and from the home.”

The home was built by prominent New York architect Heathcote M. Woolsey, who “knew how to design a home, taking full benefit of the roll of the land and the light in the sky,” she added. With careful placement

of windows, consideration for the way the air flows off the bay, and precisely where to build the structure itself—and with equal attention to views and privacy—it’s no wonder that sea breezes and streaming sunlight are constant inhabitants of the home.

Woolsey also knew to build in Anne Arundel County, known as the land of pleasant living. Perhaps never has there been a more appropriately understated description. Not of the home—but rather the way one feels in it.

“No matter how hectic my day, I arrive home to a quiet, tranquil setting surrounded by nature, water and cooling breezes,” said the home’s current owner, Margaret Atterbury. “Maidstone has a calming effect on people. It is a beautiful country house with an understated elegance that makes it a welcoming place where one wants to linger and not rush.”

The home lures you in from first glance of the English Tudor revival-style exterior, with its slate roof, gables, copper-accented bay windows and three unique chimneys.

“The chimneys are a perfect reminder of designs from noteworthy small English country homes designed by Gertrude Jekyll and Sir Edward Lutyens,” said Weitzman. “As you approach the home, the three chimneys are lovely accents to the weathered stucco façade.”

Inside the home, the center hall establishes a sense of place, leading to spacious interior rooms for fine dining among oak-paneled walls and a roaring fireplace, relaxing in the large yet intimate drawing room, enjoying water views through bay windows, or for simply enjoying an afternoon nap on the breezy screened porch—a favorite pastime of the current owner.

The grounds offer countless additional spots for enjoying this private refuge along the bay, with scenic pathways leading to the protected cove and deep-water boat slip, private seating areas for watching the boats, flowering gardens, covered patios and grassy lawns. There is also a waterfront guest cottage facing the bay.

“There is no other property like this in Anne Arundel County,” said Weitzman. “It truly is a special place.”

One even Frank Lloyd Wright himself would surely appreciate.

.....
Annapolis, Maryland
5 bedrooms, 3 full and 1 half baths
\$5,900,000

Represented by: Day Weitzman
Coldwell Banker Residential Brokerage
T. 410.263.8686 | dweitzman@cbmove.com



ANNAPOLIS, MARYLAND



Captivating views of Spa Creek from this gorgeous 4-level townhome in a charming pocket of historic Annapolis. Features include soaring ceilings, a walk-out family room with a summer kitchen and a delightful brick patio. A sparkling pool, a private deep-water slip and parking make this a rare find.

3 bedrooms, 3 baths | \$1,790,000
 Represented by: Connie Cadwell, Associate Broker | O. 410.263.8686
 Coldwell Banker Residential Brokerage | D. 410.693.1705



OCEAN CITY, MARYLAND

This homebuilder's personal residence is on quiet, dead-end street. Features include beautiful interiors, a gourmet kitchen, marble countertops, walnut floors, brick fireplaces, a sound system, generator, exquisite landscaping, 2 large porches and a saltwater pool with cabana room. Boasts unbelievable views of the inland waterways and the Ocean City skyline.

4 bedrooms, 4 full and 3 half baths | \$1,688,888
 Represented by: Jamie Caine, Sales Associate | O. 410.524.1203
 Coldwell Banker Residential Brokerage | jamiecaine@cbmove.com



PRINCESS ANNE, MARYLAND



Set on over 20 acres, this home enjoys private surroundings with river views and striking vistas. Spacious, open and bright interiors feature high ceilings, abundant windows, fine trimwork and deluxe amenities. This beautifully landscaped property features a pool and pool house that can be observed from the sunny rear deck.

5 bedrooms, 5 full and 1 half baths | \$1,300,000
 Represented by: Mike Alford & Ginnie Malone, Sales Associates
 Coldwell Banker Residential Brokerage | O. 410.543.4545



WESTMINSTER, MARYLAND



A 3-acre country estate surrounds this all-brick home with an elevator, 3 gas fireplaces and an open floor plan. The main-level master suite boasts a custom sitting room and the 2nd-level features more bedrooms, some with private baths. With wonderful entertaining spaces and a finished walk-out lower level opens to a spacious patio and an in-ground pool.

5 bedrooms, 5 baths | \$1,050,000
 Represented by: Chris Cull, Sales Associate | O. 410.876.1666
 Coldwell Banker Residential Brokerage | D. 443.744.2623



GIBSON ISLAND, MARYLAND



An open floor plan showcases this gorgeous Cape Cod boasting soaring ceilings, hardwood floors, a gourmet kitchen, sunroom, formal dining room and a finished lower-level. Enjoy spectacular views of a private freshwater lake and the Chesapeake Bay. This light-flooded home promotes fine family living and offers wonderful opportunities for entertaining.

4 bedrooms, 4 baths | \$2,645,000

Represented by: Bill White, Sales Associate | O. 410.224.2200
Coldwell Banker Residential Brokerage | D. 410.507.4930



GIBSON ISLAND, MARYLAND



Enjoy elevated, sweeping river views from this gorgeous home on Gibson Island. Custom details abound, including exotic millwork, exquisite molding, soaring ceilings and walnut random-width floors. The open floor plan offers an elegant design ideal for formal entertaining and comfortable family living. The main-level master suite is luxurious and spacious.

4 bedrooms, 3 baths | \$2,599,999

Represented by: Nina Tracey, Assoc. Broker & Bill White, Sales Assoc.
Coldwell Banker Residential Brokerage | O. 410.821.1700



BALTIMORE, MARYLAND



This home on over an acre was built by Emmett Voelkel. Constructed from the finest materials and custom cabinetry, the interior was designed by Michael Hall and custom lighting provided by Jones Lighting. Features include a gourmet Viking kitchen, a home theater, exercise room, 1st-floor master suite with spa, covered porches and an emergency generator.

5 bedrooms, 4 baths | \$2,395,000

Represented by: Karen Hubble Bisbee & Nancy Hubble, Assoc. Brokers
Coldwell Banker Residential Brokerage | O. 410.821.1700



ANNAPOLIS, MARYLAND



Enjoy sweeping views of the Chesapeake Bay from this non-riparian home in Bay Ridge, where direct beach access creates the ultimate in waterfront living. With clean lines throughout, an open design, coastal-inspired accents and an elegant floor plan, this home is ideal for entertaining. The opulent master suite features a deck overlooking the bay.

4 bedrooms, 2 baths | \$1,895,000

Represented by: Sandra Libby, Sales Associate | O. 410.263.8686
Coldwell Banker Residential Brokerage | D. 410.353.2306



ANNAPOLIS, MARYLAND



Originally built circa 1848, this waterfront estate on 9.8 private acres enjoys magnificent views. The main rooms display impeccable charm with timeless details, while updates ensure luxury and convenience. The property features a pool, covered porch, tennis court and a private pier. The community also features a protected deep-water cove for boaters.

6 bedrooms, 5 baths | \$5,300,000
 Represented by: Anne Harrington, Sales Associate | O. 410.263.8686
 Coldwell Banker Residential Brokerage | D. 410.340.9961



ANNAPOLIS, MARYLAND



This beautiful home is suited for grand-scale entertaining or for cozy family gatherings. This home is sited on the Severn River within the easily accessible community of Wardour. Designed as a replica of Gunston Hall, this home features palladian windows, porticos, a symmetrical floor plan and a grand center hall. Features include a pool, dock and a deck.

7 bedrooms, 5 baths | \$4,950,000
 Represented by: Day Weitzman, Sales Associate | O. 410.263.8686
 Coldwell Banker Residential Brokerage | D. 410.353.0721



SEVERNA PARK, MARYLAND



This breathtaking brick estate home is located in Bluff Point, an exclusive gated community on the Severn River. Offering over 7,500 square feet of lavish living space, features include a gourmet kitchen, a 1,600-bottle wine cellar, 2 master suites, a private deep-water pier, multiple decks and walls of windows, creating a luxurious experience.

5 bedrooms, 5 baths | \$3,650,000
 Represented by: Travis Gray, Sales Associate | O. 410.263.8686
 Coldwell Banker Residential Brokerage | D. 301.641.0809

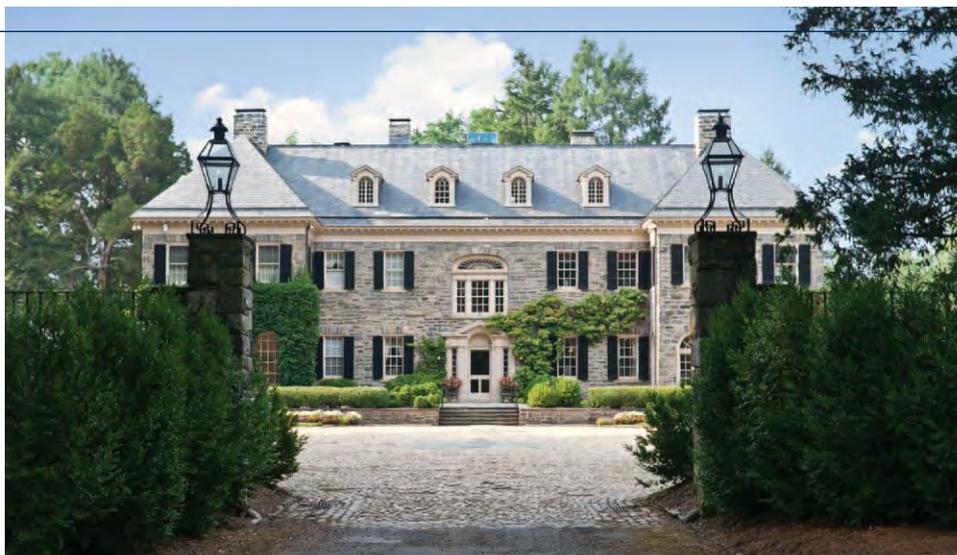


CROWNSVILLE, MARYLAND



This handsome Severn River retreat, close to Annapolis, is nestled among 3 woodland acres and offers expansive river views along its 600 feet of frontage. A deep-draft pier, slips, lift and dock house complement the property. The Craftsman residence offers impressive millwork, hardwoods, a conservatory, chef's kitchen and a main-level guest room/study.

5 bedrooms, 2 baths | \$2,600,000
 Represented by: Marilyn Bandy, Associate Broker | O. 410.224.2200
 Coldwell Banker Residential Brokerage | D. 443.995.5519



BALTIMORE, MARYLAND

Tyrconnell is an iconic 19th-century, all-stone, Georgian estate house on a 22-plus-acre English park. Lavishly appointed rooms offer high style and intimate gathering spaces. Ten-plus bedrooms, including an expansive master suite. Extraordinary millwork, 13-foot ceilings, 11 fireplaces and state-of-the-art systems. Manicured lawns, a tenant house, a historic barn and magnificent formal gardens with vistas of Lake Roland.

10 bedrooms, 9 full and 3 half baths | \$4,950,000

Represented by: Karen Hubble Bisbee & Nancy Hubble, Sales Associates | Coldwell Banker Residential Brokerage
T. 410.821.1700 | kbisbee@cbmove.com



QUEENSTOWN, MARYLAND

This home is an hour from Baltimore and Washington, D.C., 2 hours to Philadelphia and only 10 minutes to big water. Featuring a pier with 4 boat lifts, this is an outstanding 4-bedroom contemporary. QA8153037

4 bedrooms, 3 baths | \$1,490,000

Represented by: Coldwell Banker Waterman Realty | O. 410.643.5005
Mareen Waterman | C. 410.490.7322 | watermanrealty.com
Kevin Waterman | C. 410.490.3176 | kevinmwaterman.com



QUEENSTOWN, MARYLAND

Surrounded by the Wye River, this charming 2-story home sits at the end of a peninsula and offers stunning water views all around. A pier with 6 feet mean low water is included. This home is very private and well worth the visit—it will make you want to stay.

3 bedrooms, 2 full and 1 half baths | \$1,195,000

Represented by: Coldwell Banker Waterman Realty | O. 410.643.5005
Mareen Waterman | C. 410.490.7322 | watermanrealty.com
Kevin Waterman | C. 410.490.3176 | kevinmwaterman.com



WASHINGTON, D.C.



This property was commissioned by George Hewitt Myers in 1912 and completed by John Russell Pope, the designer of the Jefferson Memorial, the National Gallery of Art's West Building and the National Archives, in 1915. The mansion features a grand foyer with marble floors and ground-floor rooms paneled in Italian walnut, American oak and cedar from Myers's own timber mills.

10 bedrooms, 8 full and 6 half baths | \$22,000,000

Represented by: Bergstrom Team, Associate Brokers | Coldwell Banker Residential Brokerage
T. 202.333.6100 | sbergstrom@cbmove.com



MONTROSS, VIRGINIA



Spectacular waterfront home in the Northern Neck boasts 4 master suites. Protected by a barrier island, it includes a deep-water dock for multiple boats. Enjoy Potomac River views and over 1,300 feet of waterfront from spacious wraparound balconies on the main and upper levels. All bedrooms have en suite baths and gas fireplaces. Fully furnished.

4 bedrooms, 5 full and 1 half baths | \$1,825,000

Represented by: Diana Minshall, Sales Associate | T. 202.333.6100
Coldwell Banker Residential Brokerage | diana.minshall@cbmove.com



ALEXANDRIA, VIRGINIA



This custom stone estate features a great room with 18-foot coffered ceilings, a 1st-floor master suite and a gourmet kitchen. The fully furnished lower level offers a family room and a versatile suite for in-laws, nanny or guests. Find an elevator, 4 fireplaces and a wine cellar among the extra features.

5 bedrooms, 4 full and 2 half baths | \$3,175,000

Represented by: Donnan C. Wintermute, Assoc. Broker | T. 703.518.8300
Coldwell Banker Residential Brokerage | donnanwintermute@aol.com



ST. LEONARD, MARYLAND



This private waterfront equestrian farm boasts nearly 50 pastoral acres. An hour from Washington, D.C., this retreat offers Chesapeake Bay access and an enjoyable waterfront lifestyle. The farmhouse seamlessly blends original charm with modern luxuries throughout. The residence's living space is open and comfortable and offers panoramic views of the tranquil surroundings.

2 bedrooms, 3 baths | \$2,400,000

Represented by: Edward and Stewart, Sales Associates | Coldwell Banker Residential Brokerage
O. 202.333.6100 | edward@edwardandstewart.com | stewart@edwardandstewart.com



HUNTLY, VIRGINIA



This sprawling 72.47-acre estate an hour outside Washington, D.C., boasts a custom Tudor home of 7,929 square feet, an 8-stall barn, a riding area and mountain views from every room. The 5-bedroom home features a gourmet kitchen with beamed ceilings, intricate millwork, stained glass, a solarium, mahogany wood floors, an indoor pool and breezy terraces.

5 bedrooms, 5 baths | \$2,249,000

Represented by: Stephen Karbelk, Sales Associate | Coldwell Banker Residential Brokerage
T. 703.771.8888 | stephen.karbelk@cbmove.com



GIBSON ISLAND, MARYLAND



Boasting architectural details throughout is this French Normandy chateau, one of the first homes constructed on Gibson Island in 1926. Expertly sited on 1.44 acres it offers views of the Chesapeake Bay. The gardens were exceptionally well-designed with mature plantings. Highlights include a heated pool, a large conservatory and a glass sunroom from England.

4 bedrooms, 4 baths | \$1,985,000
 Represented by: Ellie Shorb & Lorin Culver, Sales Associates | Coldwell Banker Residential Brokerage
 T. 301.718.0010 | ellie@cbmove.com | lorin.culver@cbmove.com



GREAT FALLS, VIRGINIA



Stone pillars and a tree-lined drive welcome you to this immaculate contemporary home with top-quality renovations. It is situated on 5.76 acres with hardscaping and landscaping. The main-level master suite features solid oak floors, a master bath with Italian marble and a sitting room. Enjoy 4 fireplaces, a home theater and a lower level with an in-law suite.

6 bedrooms, 6 full and 1 half baths | \$1,650,000
 Represented by: Scoggin Home Team, Sales Associates | T. 703.471.7220
 Coldwell Banker Residential Brokerage | homes@scogginhometeam.com

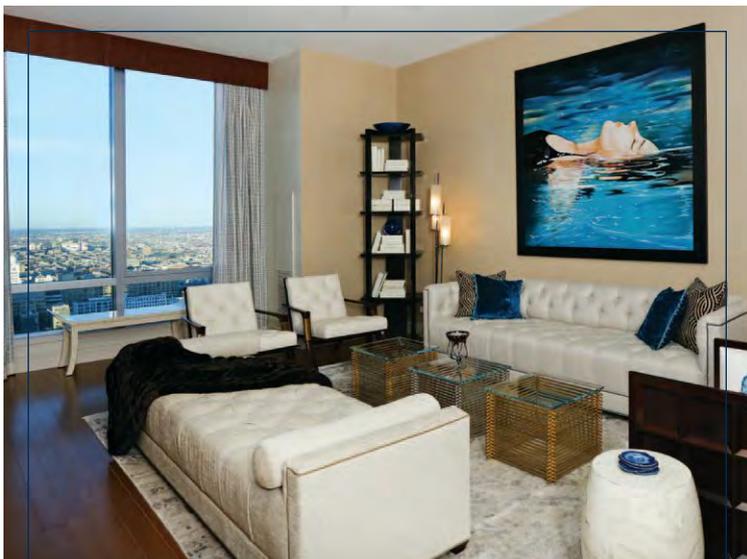


WASHINGTON, D.C.



This amazing, 3-level former chapel is in Washington's oldest parish school. It features jaw-dropping 30-foot vaulted ceilings, leaded stained-glass windows, marble wainscoting, 45 feet apse niche, a master suite with a spa and an integrated wireless sound system. Walk to the Metro, shops and Whole Foods.

2 bedrooms, 2 baths | \$1,195,000
 Represented by: Claudine Chetrit, Sales Associate | T. 202.387.6180
 Coldwell Banker Residential Brokerage | cchetrit@cbmove.com



PHILADELPHIA, PENNSYLVANIA



This professionally decorated, furnished model unit is within the Residences at the Ritz-Carlton. This residence is located on the 44th floor with panoramic city views. The fantastic location is steps from outstanding restaurants and cultural delights. Unparalleled luxury with 24-hour chauffeured car service, concierge, fitness center and an indoor pool.

2 bedrooms, 3 full and 1 half baths | \$2,080,000
 Represented by: Ron Blum, Sales Associate | C. 215.900.7360
 Coldwell Banker Preferred | O. 215.546.2700



FORT WASHINGTON, PENNSYLVANIA



This impressive brick estate in a park-like setting offers pure elegance and comfort. The professionally landscaped circular driveway invites you into its custom-crafted layout with lovely formal areas, 2 fireplaces, a gourmet center-island kitchen, custom closets, a finished basement with full kitchen, pool, cabana with barbecue, tennis courts and more.

5 bedrooms, 3 full and 2 half baths | \$1,375,000
 Represented by: Nicole Miller-DeSantis & Nina Nell, Sales Associates
 Coldwell Banker Preferred | C. 215.850.1305 | O. 215.641.2727



BLUE BELL, PENNSYLVANIA



Nestled in a desirable wooded enclave, this magnificent estate will captivate you with its dramatic architecture, impressive open design and an array of custom details and high-end amenities. Enjoy hardwood floors; a stunning curved main staircase; formal areas for entertaining; sun-lit conservatory; chef's kitchen; and professionally designed outdoor space.

4 bedrooms, 3 full and 2 half baths | \$1,250,000
 Represented by: Louis Muscella, Sales Associate | C. 215.828.5330
 Coldwell Banker Preferred | O. 610.828.9558



WEST CHESTER, PENNSYLVANIA

Welcome home to the elegance and sophistication of custom details and an open floor plan showcased in this luxurious new estate. Enjoy a center-island chef's kitchen with designer appliances, lavish 1st-level owner's suite, 3 fireplaces, decorative molding, a finished walk-out basement, 3-car garage and more, on almost 4 acres.

4 bedrooms, 4 full and 1 half baths | \$1,195,000
 Represented by: Deby Buzbee-Ross, Sales Associate | C. 484.716.0142
 Coldwell Banker Preferred | O. 610.975.5900



VENETIA, PENNSYLVANIA



Set on 24 rolling acres, this incomparable custom Contemporary is distinguished by unique and dramatic design details. The spacious open floor plan features soaring ceilings, multi-level indoor balconies and distinctive elements, such as indoor gardens and waterfall. Outdoors, the property features an in-ground pool, gazebos and ponds.

6 bedrooms, 6 full and 2 half baths | \$3,500,000
 Represented by: Maria & Joe Lane & Rebecca Lane Selko, Sales Assocs.
 Coldwell Banker Real Estate Services | C. 724.554.8771 | O. 412.833.5405



HAMPTON TOWNSHIP, PENNSYLVANIA



Privacy and elegance, only 30 minutes from downtown Pittsburgh. This magnificent residence boasts rolling lawns, lush gardens, a patio with fireplace and a heated 5-car attached garage with workshop. Inside, find 5 fireplaces, 2 granite and stainless steel kitchens, a 1st-floor master suite, 2nd-level en suite guest bedroom and much more.

7 bedrooms, 9 full and 1 half baths | \$2,350,000
 Represented by: Kevin Mihm, Sales Associate | C. 412.260.5854
 Coldwell Banker Real Estate Services | O. 412.366.1600



PITTSBURGH, PENNSYLVANIA



Enjoy fabulous entertaining within this superb contemporary home boasting cherry cabinetry, hardwood flooring, architectural details and walls of windows. Main rooms include a gourmet kitchen and sumptuous master suite, while a media room and granite wet bar encourage informal gatherings. City views and decks entice guests outdoors.

3 bedrooms, 4 full and 1 half baths | \$1,500,000
 Represented by: Maria Werner, Sales Associate | C. 412.583.0909
 Coldwell Banker Real Estate Services | O. 412.655.0400



SOUTH BUFFALO TOWNSHIP, PENNSYLVANIA



This meticulously maintained estate is set on 13.8 private acres. The main house offers 5 bedrooms, 7 full baths and features palatial main rooms offering exceptional amenities and gorgeous details. Stunning grounds include a tennis court, bocce court, pool and pool house. A 3-car detached garage includes guest quarters.

8 bedrooms, 9 full and 2 half baths | \$1,250,000
 Represented by: Matt Ohlsson, Sales Associate | C. 724.504.3359
 Coldwell Banker Real Estate Services | O. 724.776.2900



SOUTHEAST

FLORIDA • GEORGIA • SOUTH CAROLINA • TEXAS



LONGBOAT KEY, FLORIDA



IN **LIVING** COLOR

BY JAYMI NACIRI

WHETHER HOMEBUYERS ARE LOOKING FOR AN INCREDIBLE WATERFRONT ESTATE TO LIVE IN YEAR ROUND, FOR SPECIAL GETAWAYS, OR FOR THE LEGACY OF THEIR FAMILY, THEY WILL FIND ALL THEY CAN IMAGINE AND THEN SOME IN THIS WONDERFUL VILLA ON LONGBOAT KEY.

Shades of blue you didn't know existed, turquoise hugging the shore and midnight navy spreading toward the horizon, where the sun disappears behind a panorama of golden yellow and vibrant orange. White sand that plays host to toe prints, seashells and picnicking families in equal measure. The occasional sand dollar punctuating the enchanted experience of spending a day along the shores of the exclusive Longboat Key.

This is the kind of vacation many are only fortunate to take maybe once in a lifetime. Even fewer are able to enjoy living in a location of this caliber every day. But only one family will experience the incomparable lifestyle presented by Longboat Key's most majestic and inspired beachfront estate.

"This magnificent property is not your typical beachfront estate, if ever a beachfront estate could be considered typical," says listing agent Roger C. Pettingell of Coldwell Banker Residential Real Estate in Longboat Key. "From the location, which is among the most pristine and coveted coastal spots for escaping unforgiving winters and year-round living, to the home itself, which introduces an exquisite level of custom quality and luxury features, this Longboat Key villa offers an unmatched opportunity to own a magnificent estate right on the Gulf."

From some of its earliest history as the reported Fountain of Youth for Spanish explorers, Longboat Key has maintained a sense of wonder that is complemented by the inspired architecture, resort ambiance and abundant space of this distinctive residence.

That is especially true of spaces like the recessed portico on the home's second level. This unique, outdoor entertaining area features a fully equipped summer kitchen with stainless steel appliances, custom lighting, surround sound, a double-sided gas fireplace and remarkable water views.

On the other side of the double fireplace, panoramic views of Gulf swells, waves lapping at the shore, passing dolphins, and nesting sea turtles and shorebirds are viewable from the home's expansive living room. Open the doors, and the living space continues into the resort-style rear yard.

"The pocketing sliding glass doors open to reveal a seamless indoor-outdoor lifestyle with amazing views and breathtaking sunsets," says Pettingell. "There is very little difference in the Gulf-front experience,

LONGBOAT KEY HAS MAINTAINED
A SENSE OF WONDER THAT IS
COMPLEMENTED BY THE INSPIRED
ARCHITECTURE, RESORT AMBIANCE
AND ABUNDANT SPACE OF THIS
DISTINCTIVE RESIDENCE.

whether you choose to shuffle the few footsteps down to the beach or enjoy the atmosphere from the private comfort of your living room."

Just beyond, the chef's kitchen continues the attention to detail found throughout the home, with custom cabinetry, a huge stone island, copper sinks, an integrated refrigerator, a butler's pantry with a built-in Miele coffee maker and a temperature-controlled, secure wine cellar.

A morning kitchen in the master suite's sitting room, together with a private office with custom built-ins, walls of glass, an additional laundry room, and a rooftop terrace offering a private oasis for taking in the views, further the sense of luxury.

Resort living is all about having every possible amenity at your fingertips, and the outdoor space does not disappoint. For those who like their beachfront with a side of pool, the property features a fine example, with a resort-style, lagoon-inspired swimming pool complete with wading pools and a spa just steps from the shore, in addition to a fire pit, lush gardens and a full bath with a private outdoor shower.

Built in 2008, the home combines modern amenities with classic architectural detail and "some of the finest artisan craftsmanship you will see," says Pettingell. Moroccan-inspired windows and archways, intricate wood carvings, highly detailed wrought iron railings, and artisan faux finishes give the home an Old World luxe that contrasts with its state-of-the-art features.

This jewel of Longboat Key offers six bedrooms, six baths, an office, a media room and a three-stop elevator in 7,500 square feet.

"Whether homebuyers are looking for an incredible waterfront estate to live in year round, for special getaways, or for the legacy of their family, they will find all they can imagine and then some in this wonderful villa on Longboat Key," says Pettingell. "This home is the ultimate reflection of inspired design embraced by the ultimate Gulf-front location."

One thing is certain: It will most definitely bring some color into someone's world.



Longboat Key, Florida
6 bedrooms, 6 full and 3 half baths
\$6,800,000



Represented by: Roger Pettingell
Coldwell Banker Residential Real Estate
T. 941.383.6411 | pettingell@floridamoves.com



BOCA RATON, FLORIDA



Located within Le Lac, Boca Raton's most prestigious yet intimate gated enclave of only 32 multi-acre estates, is this lakefront home set upon 2.1 acres of manicured grounds. Enjoy the lake and spectacular backyard from your own dock. Some of the home's features include impact glass, a full-house generator, large heated pool and an exterior fireplace.

5 bedrooms, 5 full and 2 half baths | \$4,999,000
 Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
 T. 561.414.4146 | claire@sheresrealty.com | clairesheresrealtor.com



BOCA RATON, FLORIDA



This half-acre lakefront estate, sited in the subdivision of Carlton Place in Woodfield Country Club, features a library/office, Saturnia marble floors, impact glass and a patio area with a heated pool and spa. The adjoining half-acre lot (approximately), with a full-size basketball court, is available for \$1,300,000.

5 bedrooms, 7 full and 1 half baths | \$2,995,000
 Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
 T. 561.414.4146 | claire@sheresrealty.com | clairesheresrealtor.com



BOCA RATON, FLORIDA



A 2-story estate with golf course views located in the subdivision of Coventry at Woodfield Country Club. Custom decorated and designed by Robert Weinstein, this estate features a library, large loft, gourmet kitchen, volume ceilings, crown molding, a magnificent living room fireplace, granite wet bar, a free-form pool and spa, summer kitchen and Fine Art fixtures.

5 bedrooms, 6 full and 2 half baths | \$2,695,000
 Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
 T. 561.414.4146 | claire@sheresrealty.com | clairesheresrealtor.com



BOCA RATON, FLORIDA



Situated on a private and serene lot, in the subdivision of Enclave at Woodfield Country Club, is this spectacular lakefront estate. Features include designer built-ins, a summer kitchen, Saturnia marble floors, a full-house generator, impact glass and an air-conditioned 3.5-car garage. These are only a few examples of the fine details this home has to offer.

5 bedrooms, 4 full and 1 half baths | \$1,699,000
 Represented by: Claire Sheres | Coldwell Banker Residential Real Estate
 T. 561.414.4146 | claire@sheresrealty.com | clairesheresrealtor.com



WELLINGTON, FLORIDA

Enter through private gates into an enchanting landscape, reminiscent of the European countryside in the heart of Wellington. This majestic home is tucked away within 10 acres. The grand entrance leads to a large living area with beautiful views of the pool with waterfalls. Features of this home include a large dining room, a gourmet kitchen, a grand master bedroom and a 2-bedroom, 2-bath guesthouse with an elevator. Outdoors, find a lighted tennis court, 4-stall barn and a summer kitchen. www.hiddengeminwellington.com

9 bedrooms, 11 full and 1 half baths | \$7,950,000
 Represented by: Anita Lamberti, P.A. | T. 954.829.9305
 Coldwell Banker Residential Real Estate | anitalamberti.com



SOUTHWEST RANCHES, FLORIDA

This extraordinary Mediterranean-style home offers an amazing lifestyle. Private entry gates welcome you to this custom home, which offers the finest of architectural elegance, including a "smart" guesthouse. The huge gourmet kitchen includes a Wolf range and Sub-Zero refrigerator. Other features of the home include a grand family room, 3 stone fireplaces, a master suite with his and hers bathrooms, breathtaking views of the gardens, movie theater, a steam room and an oversized pool and spa.

8 bedrooms, 10 full and 1 half baths | \$4,597,000
 Represented by: Anita Lamberti, P.A. | T. 954.829.9305
 Coldwell Banker Residential Real Estate | anitalamberti.com



PLANTATION, FLORIDA

This sophisticated Mediterranean, 2-story estate in prestigious Hawk's Landing offers one of the best water and sunset views. This 5-bedroom, 7-full- and 2-half-bath home boasts a delicate combination of both stunning architectural design and dramatic and grand scale, sited on an oversized cul-de-sac lot. Features include a grand living room, a formal dining room, wet bar, a media room, gourmet kitchen with top-of-the-line appliances, a master bedroom with a sitting area and a balcony and a summer kitchen.

5 bedrooms, 7 full and 2 half baths | \$2,879,000
 Represented by: Anita Lamberti, P.A. | T. 954.829.9305
 Coldwell Banker Residential Real Estate | anitalamberti.com





FORT LAUDERDALE, FLORIDA



Contemporary sophistication blended with tropical architectural design defines this deep waterfront residence, inspired by cutting-edge standards of luxury. This home is on a semi-private street with gated entry, within steps of restaurants and shops on Las Olas Boulevard. It features a home theater, glass elevator, lavish master suite and a waterside balcony.

5 bedrooms, 6 full and 1 half baths | Starting at \$2,995,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.557.8777
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA



Aquavita Las Olas. New construction condominiums with dockage included. With floor plans ranging from 2,644 to 6,141 square feet, units enjoy 2 garage parking spaces that are electric-car ready, floor-to-ceiling walls of glass, waterside balconies, a saltwater pool, fitness center, smart technology and a pet friendly, smoke-free environment.

22 units, 4 floor plans | Starting at \$1,009,085
 Represented by: Peter Barkin & Mark Gilman | T. 954.675.6656
 Coldwell Banker Residential Real Estate | barkingilman.com



BOCA RATON, FLORIDA



Oceanfront luxury awaits you in this gorgeous double residence with breathtaking ocean views at the Addison on the Ocean. An open floor plan welcomes you with polished granite flooring, leading you to formal living/dining rooms and a balcony with spectacular views; a sleek, contemporary, updated kitchen; an eat-in nook for casual seaside dining; a master retreat with sitting room, wide city views, walk-in wardrobes and a spa bath with his and hers vanities; en suite bedrooms; and ample opportunities for entertaining, with a fully equipped theater room, full wet bar and comfortable space for guests. Also enjoy clever design possibilities, from an oceanfront office to a media den. A truly opulent unit with unparalleled opportunity.

4 bedrooms, 3 baths | \$2,599,000
 Represented by: Mark Hansen | Coldwell Banker Residential Real Estate | T. 561.213.2616 | mark.hansen@floridamoves.com





FORT LAUDERDALE, FLORIDA



This estate boasts over 200 feet of deep waterfront and is ideal for the avid boater or those who appreciate water views. Multiple French doorways blend indoor and outdoor living spaces, taking advantage of the tropical entertaining areas, summer kitchen and waterside pool and spa. It features a master suite with covered balconies that overlook the water.

5 bedrooms, 5 full and 1 half baths | \$3,195,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.675.6656
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA



A deep-water estate boasts 100 feet of waterfront in the Las Olas Isles. This home is ideal for entertaining with enormous square footage and walls of glass that overlook the waterway. Features include a culinary kitchen, a library, billiards room, wine storage, elevator and a home gym. Outdoors, find a heated pool, large patio area and a home generator.

5 bedrooms, 5 full and 2 half baths | \$2,995,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.557.8777
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA



Luxury living and unobstructed Intracoastal Waterway views define this fully gated Northeast point lot with 236 feet of deep-water frontage. This unparalleled residence offers a bright, open floor plan, an epicurean gourmet kitchen, family room with wet bar, media room, lavish master suite, putting green, waterside pool and a full-home generator.

4 bedrooms, 4 full and 1 half baths | \$3,495,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.675.6656
 Coldwell Banker Residential Real Estate | barkingilman.com



FORT LAUDERDALE, FLORIDA



A private oasis behind lush landscaping, large side yards and 125 feet of deep-water dockage. This completely renovated 1-story masterpiece is exquisitely detailed and offers a bright open floor plan, gourmet kitchen, a lavish master suite with 2 bathrooms and 2 walk-in closets, a large saltwater heated pool and a home generator.

4 bedrooms, 4 full and 1 half baths | \$2,995,000
 Represented by: Peter Barkin & Mark Gilman | T. 954.557.8777
 Coldwell Banker Residential Real Estate | barkingilman.com



WESTON, FLORIDA



This exquisite and spacious waterfront, 1-story home boasts over 4,596 square feet. Located in the secluded and gated golf community of Weston Hill Country Club, features of the home include vaulted ceilings, a pool, an office, a den and a 3-car garage. Enjoy the lifestyle of one of the best cities in the U.S. Visit AnaRodriguezRealtor.com for more information.

5 bedrooms, 4 full and 1 half baths | \$1,199,000
 Represented by: Ana Rodriguez | ana@anarodriguezrealtor.com
 Coldwell Banker Residential Real Estate | T. 954.536.3929



MIAMI, FLORIDA

Bold and contemporary, yet traditionally elegant, this masterpiece of design is on one of the most sought-after streets in North Pinecrest. A double-gated entrance welcomes you to this newly built Italianate estate, with vaulted ceilings and marble flooring adorning the 10,768-square-foot interior. Visit AnaRodriguezRealtor.com for more information.

8 bedrooms, 9 full and 1 half baths | \$4,490,000
 Represented by: Ana Rodriguez | ana@anarodriguezrealtor.com
 Coldwell Banker Residential Real Estate | T. 954.536.3929



MIAMI BEACH, FLORIDA



This recently renovated, luxurious mansion features 12-foot ceilings in the living room, a light-filled dining room, a gourmet-style kitchen and an open floor plan. The 13,000-square-foot lot is on the canal, allowing residents to enjoy a pool, dock and a boat lift, all in a backyard with palm and fruit trees. Ideally located near 41st street.

4 bedrooms, 4 baths | \$2,585,000
 Represented by: Eric Mouyal | Coldwell Banker Residential Real Estate
 T. 305.206.6454 | eric.mouyal@floridamoves.com



CORAL GABLES, FLORIDA



This New York-style rooftop penthouse is located in Miami's ultra-sophisticated Coral Gables. The property boasts 2 magnificent expansive terraces, plus surrounding balconies. The 3,320-square-foot unit includes enormous rooms with high ceilings, a gourmet kitchen, marble floors, closets galore and 2 garage parking spaces. www.reneegross.com.

4 bedrooms, 4 full and 1 half baths | \$1,500,000
 Represented by: Renee Gross | renee@reneegross.com
 Coldwell Banker Residential Real Estate | C. 305.905.1010



FORT LAUDERDALE, FLORIDA



Villa Del Lago is a 13,500-square-foot private, gated Harbor Beach estate on a double lot with 215 feet of waterfront. European craftsmanship and architectural elegance converge in this masterpiece, featuring a chef's kitchen, theater, club room, a wine room, 3-story foyer and a gym. Outdoors, find a lighted basketball court, a kitchen, putting green and lagoon pool, all next to a dock with easy ocean access.

6 bedrooms, 7 full and 2 half baths | \$11,800,000
 Represented by: Gilles Rais | Coldwell Banker Residential Real Estate
 T. 954.304.1579 | gillesraisfinehomes.com



MIAMI, FLORIDA



This lake estate home boasts breathtaking views through 20-foot windows in this sought-after location. Remodeled to perfection, the home features marble and bamboo floors. The dream kitchen includes granite, Euro cabinets and stainless steel appliances. Outdoors, find a private beach with a dock. Enjoy resort living while being in the heart of it all.

5 bedrooms, 4 full and 1 half baths | \$1,949,000
 Represented by: Liede DeValdivielso | T. 786.581.2219
 Coldwell Banker Residential Real Estate | miamifitteam.com



HOLLYWOOD, FLORIDA



On a quiet, tree-lined street with a wide waterfront view, this home has been professionally designed and upgraded with everything that you would expect. The property also includes a private dock with no fixed bridges to the ocean. Gated Harbor Islands has 24-hour security. www.954SanibelDrive.com.

4 bedrooms, 5 full and 1 half baths | \$2,200,000
 Represented by: Stuart Berger | T. 800.848.1940
 Coldwell Banker Residential Real Estate | stu@stuberger.com

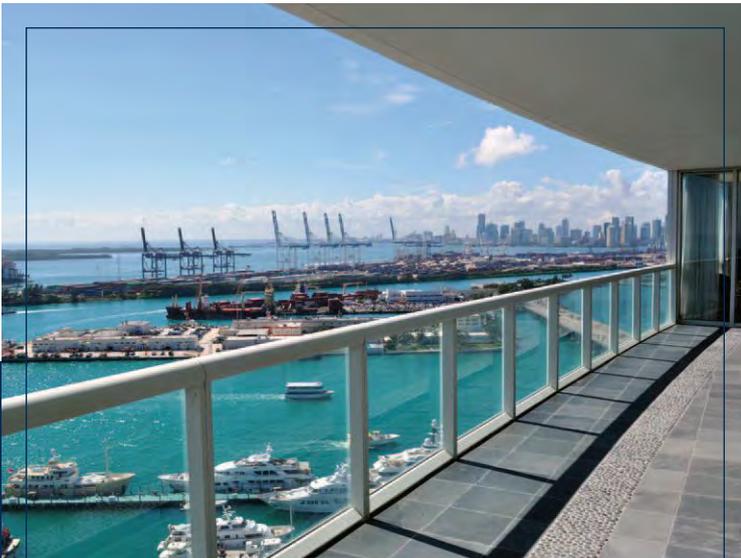


GROVE ISLE, COCONUT GROVE, FLORIDA

Luxury living with 24-hour gated security on a 20-acre island, just minutes from downtown Miami, the international airport, South Beach and Coconut Grove. Amenities include an elegant 50-room hotel and yacht club, world-class tennis and marina facilities, a state-of-the-art spa, a gourmet restaurant and a bicycle and jogging path.

Price upon request

Represented by: David Sporn, Grove Isle Resident Specialist
Coldwell Banker Residential Real Estate | T. 305.803.3283 | groveislespecialist.com



MIAMI BEACH, FLORIDA



Enjoy views to the bay, ocean and Government Cut from this Icon condo! This perfectly finished residence features over 2,100 square feet, slate floors in the kitchen and living areas and high-end details everywhere. All rooms open to a wide balcony facing south, with water views. Amenities include pools, a spa, a restaurant and exercise rooms.

3 bedrooms, 3 baths | \$3,380,000
Represented by: Joan McCaughan | T. 305.775.8230 | jmcckb@aol.com
Coldwell Banker Residential Real Estate | miami87.com | jm10.com

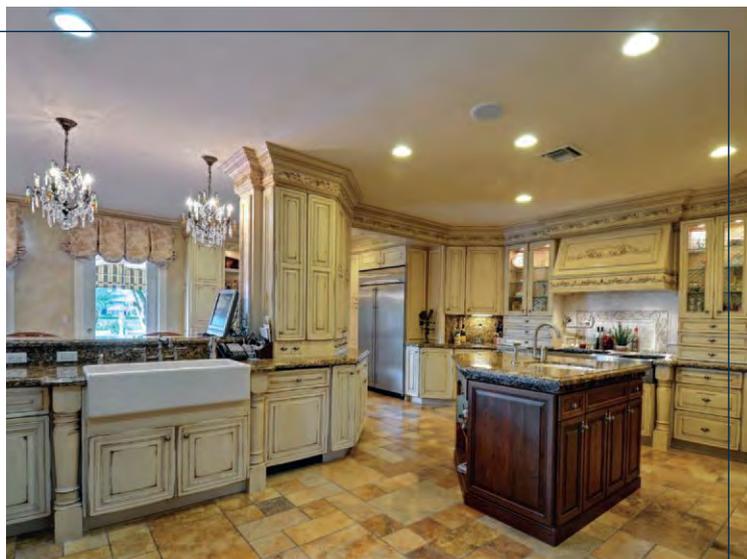


CORAL GABLES, FLORIDA



In the premier section of South Coral Gables, find charm galore in this 1-story family home sitting among aged oak trees and lush landscaping, all on a rare 31,246-square-foot property. A covered deck overlooks the oversized patio with a 20-by-40-foot heated saltwater pool, perfect for entertaining.

4 bedrooms, 4 baths | \$2,300,000
Represented by: Alyse Messinger | T. 305.772.5095
Coldwell Banker Residential Real Estate | alyse@alysemessinger.com



CORAL SPRINGS, FLORIDA



This estate home overlooking TPC Eagle Trace golf course was recently designed and appointed with quality throughout. The 5,500-plus square feet of living space includes a luxurious master suite, marble floors, 2-story ceilings, an office, gym, 3-car garage and a wraparound porch with views of the rolling greens and the water. Windows, doors and clerestory glass are hurricane impact resistant.

5 bedrooms, 5 full and 2 half baths | \$1,199,000

Represented by: Andrea "Andi" Wites | Coldwell Banker Residential Real Estate

T. 954.849.7203 | andrea.wites@floridamoves.com | [youtube.com/watch?v=XaCHvka88j0](https://www.youtube.com/watch?v=XaCHvka88j0)



KEY BISCAYNE, FLORIDA



This over 6,500-square-foot waterfront home features a den, nursery/office with high ceilings, mahogany floors and a gourmet kitchen that opens to the family room. Outdoors, enjoy a beautiful coral rock pool area with a cabana that overlooks the water, a dock and davits. Impact doors and windows, a generator and an elevator shaft complete this home.

7 bedrooms, 5 full and 1 half baths | \$8,495,000

Represented by: Betty Portuondo | betboop2000@aol.com

Coldwell Banker Residential Real Estate | T. 305.469.7147



REDLAND, FLORIDA



An exquisite custom home is situated on 5 acres of an income-producing grove. The main home boasts over 3,500 square feet and features cherry wood cabinets, granite counters and stainless steel appliances. Outbuildings include a 2,000-square-foot storage/workshop building as well as a 3-bedroom, 2-bath gate home. Horses allowed.

4 bedrooms, 3 baths | \$1,300,000

Represented by: Betsy Ruiz | Coldwell Banker Residential Real Estate

T. 305.812.5387 | floridamoves.com/betsy.ruiz | betsy.ruiz@me.com



FORT LAUDERDALE, FLORIDA



This 17,037±-square-foot, 2-story estate on 3 lots (2 point lots) is in the guard-gated "The Harborage," a private community. On a 60,000-plus-square-foot corner Intracoastal lot, features include double staircases, a rotunda ceiling, marble and Brazilian walnut floors, high windows, a movie theater, plus 505 feet of waterfront and dockage for large yachts.

6 bedrooms, 7 full and 2 half baths | \$32,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This bi-level residence at the Continuum, with panoramic views of the ocean, Government Cut, Fisher Island, downtown and Miami Beach, features 3 units that have been expertly combined to create this incredible showplace in the sky. This offer includes impeccably designed open living, family and dining areas, a movie theater and expansive terraces.

7 bedrooms, 6 full and 1 half baths | \$29,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



Enjoy 170 feet of water frontage and spectacular views from this exceptional resort-like and newly constructed home, built by acclaimed architect Kobi Karp and builder Bart Reines on exclusive North Bay Road. Built in tropical modern design and according to Feng Shui specifications, this custom home showcases Balinese and Chinese influence.

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



MIAMI, FLORIDA



Build your dream estate on this bayfront site measuring 2± acres on private, guard-gated Indian Creek Island. This parcel of land boasts 200 feet of waterfront with unobstructed wide bay views. A large private dock to accommodate a yacht completes this property. The island is home to 35 waterfront estates and a private country club with an 18-hole golf course.

\$26,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This Mediterranean estate on 1.5± acres on Star Island boasts approximately 11,000 square feet of living area with a tennis court. The property includes a reception room, formal living room with fireplace, a parlor with a bar, gym, movie theater, 150 feet of waterfront and a double boat dock. A separate coach house and 3 staff quarters complete this estate.

10 bedrooms, 8 baths | \$23,000,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This French Neo-classical masterpiece is in the exclusive, guard-gated Indian Creek Island. On 1.25 acres with 137 feet of waterfront, this estate features over 8,500 square feet of interiors, manicured gardens and a looking glass pool. A twin staircase, 26-foot domed ceilings, a sumptuous master suite, resort-style pool and a large dock complete this estate.

6 bedrooms, 6 full and 2 half baths | \$19,800,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



A private retreat awaits on North Bay Road. On a double lot with 170 feet of waterfront, Maravilla boasts unobstructed views of Biscayne Bay and beyond, plus a 2-bedroom, 2-bath guesthouse. Also includes a pool house, summer kitchen and a rooftop terrace. The main house features a theater room, custom office and a living room overlooking the water.

7 bedrooms, 9 full and 1 half baths | \$18,999,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



Enjoy wide bay views from this private lot, lined with palms and fruit trees. Original details and updates of this classic, 2-story property create an inviting home, including a loggia, rotunda double-height foyer, wood and marble floors, an updated kitchen with butler's pantry and a master with lots of closet space, plus a summer kitchen and 2 patios for entertaining.

6 bedrooms, 6 baths | \$17,500,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI, FLORIDA



Situated on an oversized lot, this remodeled Mediterranean estate boasts 200 feet of waterfront on La Gorce Island. The outdoor area includes a pool, spa, summer kitchen, pool bar and cabana. The property includes a full gym, bar room, formal living and dining area, library, a custom chef's kitchen with eat-in breakfast area and a Sub-Zero refrigerator and freezer.

7 bedrooms, 8 full and 1 half baths | \$17,000,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



GOLDEN BEACH, FLORIDA



This exquisite mansion offers 300± feet on the wide open private putting green Intercoastal. The home offers a dock and lift for boat aficionados. This property also offers a tennis court adjacent to a cabana bathroom, 2 covered patio areas with 2 outdoor summer kitchens, 2 outdoor bars, 2 outdoor dining and sitting areas with a sun deck.

7 bedrooms, 9 baths | \$15,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



KEY BISCAIYNE, FLORIDA



On a private road in Key Biscayne, this tri-level Mediterranean bayfront estate has Old World elegance and bay views. On a 19,085-square-foot lot with approximately 7,445 square feet of interior space, this home offers a large kitchen, formal dining room, media room, office, 8 private balconies, gym, pool, dock and a master overlooking Key Biscayne.

7 bedrooms, 8 full and 1 half baths | \$15,200,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



Enjoy 100 feet of water frontage and spectacular views in this newly built home in gated Palm Island. The contemporary, Balinese-designed home consists of 3 structures joined by loggias, featuring exotic woods and stones, an imported grand staircase, soaring ceilings, marble-clad pool, outdoor bar, dock with 2 lifts and a lavish master suite with large terrace.

8 bedrooms, 8 full and 2 half baths | \$14,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



NORTH MIAMI, FLORIDA



At "Palazzo di Mare," enjoy stunning views of Bal Harbour, Indian Creek Island and Miami Beach from this tri-level estate, boasting 16,446 square feet of interior living space, an interior courtyard, balconies overlooking the vanishing-edge pool and 343 feet of waterfront. The 2nd floor of the main house connects to the 2-bedroom, 2-bath guesthouse.

8 bedrooms, 11 full and 3 half baths | \$14,500,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



GOLDEN BEACH, FLORIDA



Exquisite living abounds in this magnificently renovated, ultra-modern piece of art. This 7,795-square-foot oceanfront estate is on 29,600 square feet of park-like grounds with exquisite landscaping. Combining the creativity of world renowned architect Carlos Zapata with 21st century technology has resulted in a home of unparalleled design and function.

5 bedrooms, 7 full and 2 half baths | \$12,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



Your opportunity to own one of the finest penthouses in Miami Beach, with world-class finishes and views. The residence boasts 4,379 square feet plus 2,000 square feet of outdoor spaces. Highlights include a zero-edge stainless steel hot tub and pool, flamed limestone floors, 2 fireplaces, Poliform kitchen and breathtaking 22-foot ceilings, plus amenities.

3 bedrooms, 3 baths | \$12,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



CORAL GABLES, FLORIDA



This original estate by Walter De Garmo is a beautiful restoration of a historic 1926 home, featuring Old World grandeur and style, original finishes throughout and views of the Biltmore Golf Course. The floor plan features inlaid marble floors, wood-beamed soaring cathedral ceilings, arched windows and doorways and a grand room with pool views.

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



MIAMI BEACH, FLORIDA



A true masterpiece on prestigious Sunset Island I. This estate has 100± feet of water frontage and features a mosaic infinity pool, a majestic foyer capped with a backlit, stained glass dome, a 13-seat theater, billiards room, chef's kitchen, wine cellar, solid marble archways and columns, inner courtyard, master en suites and professionally appointed grounds.

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



MIAMI BEACH, FLORIDA



Enjoy stunning views from this gated estate on La Gorce Island. On 120 feet of waterfront, this property exudes tropical luxury living. Completely renovated, the home features limestone and hardwood floors, an oval foyer, gym, cabana, rooftop deck and a superb master suite. Offers ample yacht dockage and direct access to Biscayne Bay.

7 bedrooms, 7 full and 1 half baths | \$10,750,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



HILLSBORO FLORIDA



This ocean-to-Intracoastal vacant lot (outlined left) at the mouth of the Hillsboro Inlet boasts direct ocean access and a spectacular 92,219 square feet, plus private dockage for a large yacht on the Intracoastal. Both 923 Hillsboro and 925 Hillsboro properties can be purchased separately or together, to build an Ocean-to-Intracoastal dream estate.

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

HILLSBORO, FLORIDA



This 2-story, 5,300-square-foot home (outlined right) boasts 100 feet of beachfront on a 67,584-square-foot lot at the mouth of Hillsboro Inlet. Features include large windows and ocean views, plus private dockage on the Intracoastal. Both 925 Hillsboro and 923 Hillsboro properties can be purchased separately or together.

4 bedrooms, 4 full and 1 half baths | \$8,950,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This estate features an elegant foyer entry and sophisticated entertainment and living areas. The pool area features a heated salt/freshwater pool surrounded by landscaping, a marble cabana bathroom with an outdoor shower, numerous sittings areas and a gazebo. The home also features a large dock with 100 feet on the water and easy ocean access.

5 bedrooms, 5 full and 1 half baths | \$9,480,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This G-line condo on Fisher Island offers ocean views boasting approximately 4,600 square feet. No expense spared, this unit features limestone floors and open living, dining and family areas, plus a master suite with terrace access, walk-in closets and a his and hers bath with a freestanding glass shower. A wraparound terrace completes this home.

3 bedrooms, 3 full and 1 half baths | \$9,200,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA



Enter this beautiful palace in the sky — located on the top 2 floors of the Trump Royale, one of Miami's most sought-after oceanfront residences — through glass doors framed in mahogany. The formal living and dining room feature 20-foot ceilings with macassar ebony built-ins and Italian rocky river marble floors in all the social areas.

6 bedrooms, 4 full and 1 half baths | \$8,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This 2-story Mediterranean villa on Palm Island offers amazing views of the Miami skyline. Impeccably decorated, features include over 7,100 square feet of open living areas, fine art fixtures, a carriage house, a master suite with a private terrace and marble bath, plus a rooftop terrace with a Jacuzzi, 3 vanishing-edge pools and 80 feet of waterfront with a dock.

5 bedrooms, 5 full and 2 half baths | \$8,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA



Enjoy sunrise and sunset views from this 3-story penthouse in beautiful Jade Beach, encompassing the 49th, 50th and 51st floors. Designed by world-renowned architect Carlos Ott, features include 14,001 square feet, a Jacuzzi overlooking the ocean, glass marble floors, a private elevator, custom design details, built-in closets and superior amenities.

6 bedrooms, 7 full and 1 half baths | \$8,700,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This brand-new home with private dock and 160 feet of waterfront has an array of architectural details, from arched entrances and curved walls, to a different style of ceiling in every room. The interior is primed for creative design input. By combining contemporary, Mediterranean style with a tropical waterfront setting, the property is as comfortable as it is stunning.

7 bedrooms, 8 full and 1 half baths | \$7,975,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



Views of the Bay and downtown Miami greet you from picture windows lining the living area. The kitchen boasts stainless steel appliances, a cooking island and a butler's pantry. Savor sunsets from the private balcony off the master suite. The master bath includes plenty of storage, a spa shower and a dual seat soaking tub with direct bay views.

6 bedrooms, 7 baths | \$7,900,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



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

3 bedrooms, 3 full and 1 half baths | \$7,595,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This Mediterranean home on 17,674 square feet of land is on the tip of gated Palm Island. The residence contains 3,821± square feet of living area, including a separate guesthouse. Custom architectural features include arched doorways and windows and built-ins. A pool with a Jacuzzi and a dock complete this offering with 120± feet on the water.

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



MIAMI BEACH, FLORIDA



This home was built by renowned architect Zeb Jarosz on a rare double lot on gated La Gorce Island. Details include hand-painted recreations of Trompe l'oeil, stained-glass windows, pecky cypress beams, Italian Venetian plaster, keystone banisters, wood-beamed ceilings, 3 working fireplaces, a 2-car garage and baths all in Carrara gold marble.

6 bedrooms, 8 full and 1 half baths | \$6,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This Old World, Mediterranean-style, 2-story home in the heart of Miami Beach is on prestigious upper North Bay Road. The house is situated on a 13,754-square-foot lot providing ample room for expansion or new construction and boasts 80± feet of waterfront, from which to enjoy breathtaking unobstructed views of Biscayne Bay and beyond.

5 bedrooms, 4 baths | \$6,900,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



BISCAYA ISLAND, FLORIDA



On Biscaya Island, this 2-story, ultra-modern masterpiece was built in 2009 on a 15,000-square-foot lot. Impeccably designed, this home features open living, family areas, formal dining area and Italian limestone floors, plus impressive 22-foot high ceilings, a 2nd-floor master, a glass-edge pool, cabana and dock, all on 75 feet of waterfront with bay views.

6 bedrooms, 7 full and 1 half baths | \$6,750,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This 2-story South Beach condo offers private foyer entry. Floor-to-ceiling glass provides views of the ocean, bay and city. The lower level offers a master suite with his and hers walk-in closets and baths, plus 2 more bedrooms. On the upper level, find an eat-in kitchen with stainless steel appliances, a staff bedroom, office, living and dining rooms plus a den.

3 bedrooms, 4 full and 1 half baths | \$6,400,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



Enjoy direct ocean views from this condo at Fisher Island. Features include a formal living room, dining area with a full marble-top bar, marble floors, a gourmet eat-in kitchen with wood cabinetry and custom detailing throughout. An open floor plan allows a natural flow of light and air. Views of the ocean and beach create living works of art in every room.

3 bedrooms, 3 full and 1 half baths | \$5,900,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



A tropical paradise awaits at this modern, tri-level residence. Highlighting the interior is a 35-foot skylit atrium, a marble-accented cantilevered staircase and large windows. Boaters will enjoy 60 feet of waterfront, a 300-square-foot dock and no fixed bridges for easy ocean access. Located on a guard-gated island, minutes from South Beach.

5 bedrooms, 4 full and 1 half baths | \$5,750,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This 2-story Floridian paradise is on Sunset Island. The home opens with a grand foyer with high ceilings and original wood flooring. Skylights give the home an open bright appearance. The living room features a gas fireplace and arched ceilings with custom molding. The eat-in breakfast area, gas stove and commercial hood make the kitchen a chef's dream.

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



MIAMI BEACH, FLORIDA



This Bellini Condominium residence is move-in ready, featuring 3,800 square feet of interior, flowing living, a study and a wraparound terrace with ocean and city views. Impeccably decorated, enjoy antique Jerusalem stone floors, a chef's kitchen and granite counters, plus a master suite with terrace access, custom closets and an Onyx Alabaster bath.

3 bedrooms, 3 full and 1 half baths | \$5,500,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI, FLORIDA



Exclusive Four Seasons palace in the rare F line commands attention with its exquisite finishes and views of downtown Miami, Biscayne Bay and the Atlantic Ocean. The 3,582-square-foot residence boasts stone walls, a custom-designed gourmet kitchen, master walk-in closet, bathrooms with floor-to-ceiling marble and views from every room.

3 bedrooms, 4 full and 1 half baths | \$4,450,000
 Represented by: The Jills, Hillary Hertzberg & Jill Hertzberg
 Coldwell Banker Residential Real Estate | T. 305.336.2210 | thejills.com



GOLDEN BEACH, FLORIDA



This home offers exclusivity and privacy on the Intracoastal. The home features a dock and lift for a boat up to 50 feet, outdoor sitting areas, a sun deck, Jacuzzi and a pool with a salt-chlorine generator system. Highlights of the home include a home theater, custom lighting settings for optimal viewing and a complete gaming and Sonos music system.

7 bedrooms, 6 baths | \$4,350,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



BAL HARBOUR, FLORIDA



Find this corner residence in One Bal Harbour. This ultra-contemporary unit with a private elevator features a custom Italian kitchen and floors with Swarovski crystal glass tile inserts. The flow-through layout with walls of sliding glass extends out to a wraparound balcony with ocean views in a full-service luxury building with world-class hotel amenities.

3 bedrooms, 3 full and 1 half baths | \$3,995,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



AVENTURA, FLORIDA



This custom-built, Mediterranean-style home is a waterfront masterpiece on the private, guard-gated Island Estates with its own private marina. This home features direct Intracoastal views from every focal point of the property. The entrance features a private courtyard and lush garden area.

4 bedrooms, 5 full and 1 half baths | \$3,918,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



A South Beach waterfront bungalow on Sunset Island IV! Enjoy the spectacular views of the bay and Sunset Harbour from the expansive patio. This perfect vacation home on the prestigious Sunset Islands offers privacy, 24-hour, guard-gated security and is minutes away from Lincoln Road, Ocean Drive and Collins Avenue.

2 bedrooms, 2 baths | \$3,650,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



BAL HARBOUR, FLORIDA



In this spacious penthouse on the ocean, walls of glass create a naturally lit environment with views of the Intracoastal and city skyline. Features include custom built-ins in all rooms, a private entry foyer, private pool-side cabana, abundant closet and storage space, an intercom system, laundry room and a master with sheer and blackout remote drapery.

3 bedrooms, 3 full and 1 half baths | \$3,399,000
 Represented by: The Jills, Danny Hertzberg & Jill Hertzberg
 Coldwell Banker Residential Real Estate | T. 305.505.1950 | thejills.com



MIAMI BEACH, FLORIDA



On prestigious Pinetree Drive, this beautifully designed and modern waterfront home offers 76 feet of waterfront and features a pool facing the Intracoastal with exterior lighting. This home's deck is also one of the largest on Pinetree Drive and backyard access from the front of the house makes for a private and ideal setting for entertaining guests.

5 bedrooms, 5 baths | \$2,999,000
 Represented by: The Jills, Danny Hertzberg & Jill Hertzberg
 Coldwell Banker Residential Real Estate | T. 305.505.1950 | thejills.com



MIAMI BEACH, FLORIDA



Own a new construction, 2-story home on the Venetian Islands! On an oversized corner lot on San Marino, this home features an office, full maid's quarters, a wine room and a 2-car garage. Twenty-foot ceilings greet you as you enter through the double door foyer and continue through the living area that looks out to the serene pool area.

5 bedrooms, 4 full and 1 half baths | \$2,975,000
 Represented by: The Jills, Danny Hertzberg & Hillary Hertzberg
 Coldwell Banker Residential Real Estate | thejills.com | T. 305.505.1950



MIAMI BEACH, FLORIDA



This new Mediterranean waterfront home, completely rebuilt from top to bottom, features an elegant foyer, a living and dining room with bay views, a state-of-the-art kitchen, soaring ceilings and fine marble and Brazilian wood floors throughout. The 2nd-floor master suite has a private veranda and Onyx bathroom. Outside, enjoy the patio area, huge pool and dock.

4 bedrooms, 3 full and 1 half baths | \$2,950,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA

This 2-story home with over 4,318 square feet of interior offers 4 bedrooms and can be easily converted to 5. Features include marble floors downstairs, hardwood floors upstairs and a renovated kitchen. The setting includes a sparkling pool and lush landscaped grounds with the prestigious La Gorce Golf Course as a backdrop.

4 bedrooms, 4 full and 1 half baths | \$2,850,000
 Represented by: The Jills, Felise Eber & Jill Eber | T. 305.978.2448
 Coldwell Banker Residential Real Estate | thejills.com



GOLDEN BEACH, FLORIDA



This 2-story Mediterranean estate, built in 2010, features a master suite that encompasses the entire 2nd floor. The master includes a 3rd-level rooftop with breathtaking views, a private terrace overlooking the pool, an oversized, boutique-style walk-in closet, plus a master bathroom with onyx and marble finishes and a Jacuzzi spa tub.

4 bedrooms, 4 full and 1 half baths | \$2,750,000
 Represented by: The Jills, Danny Hertzberg & Jill Hertzberg
 Coldwell Banker Residential Real Estate | T. 305.505.1950 | thejills.com



MIAMI BEACH, FLORIDA



Direct ocean views greet you from this combined condo in South of Fifth. Each bedroom has a balcony to enjoy the beautiful views. Pristine marble floors flow throughout the kitchen and living area and wood floors set a peaceful tone in each bedroom. The master suite includes a separate sitting area/office highlighted with direct ocean views.

2 bedrooms, 2 full and 1 half baths | \$2,500,000
 Represented by: The Jills, Danny Hertzberg & Jonathan Mann
 Coldwell Banker Residential Real Estate | T. 305.505.1950 | thejills.com



MIAMI BEACH, FLORIDA



This corner unit at private Fisher Island has been beautifully renovated, featuring a flow-through layout, vaulted ceilings, a fireplace, and Jerusalem limestone floors. The home boasts 2,740 square feet of living space opening to 5 separate terraces with amazing views to downtown Miami, South Beach, the open bay, golf course and cruise ship alley.

3 bedrooms, 3 full and 1 half baths | \$2,400,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This classic Art Deco home has been renovated to combine modern elegance with a tropical, casual aesthetic. This 3,479-square-foot home boasts original Terrazzo and hardwood floors, top-of-the-line finishes, crown molding, a formal foyer, 2-car garage and a gourmet kitchen. Outside, find a pool and lushly landscaped patio area.

5 bedrooms, 5 full and 1 half baths | \$2,300,000
 Represented by: The Jills, Hillary Hertzberg and Jill Hertzberg
 Coldwell Banker Residential Real Estate | thejills.com | T. 305.336.2210



MIAMI BEACH, FLORIDA



This full renovation was just completed by architect Francisco Elias, featured in Architectural Digest Magazine's June 2013 Issue. The renovation features a new kitchen with stainless steel appliances and a chef's island, a waterfall shower and marble floor in the master bath and more! The living area boasts hardwood floors and a wall of windows.

5 bedrooms, 3 full and 1 half baths | \$2,295,000
 Represented by: The Jills, Danny Hertzberg
 Coldwell Banker Residential Real Estate | T. 305.505.1950 | thejills.com



AVENTURA, FLORIDA



This combined double unit offers world-class views of the ocean and beyond. The residence's finely appointed details include an entryway and foyer with gold leaf and wood molding, rare Brazilian cherry and mahogany flooring, a custom built-in bar with granite marbletop in the formal living area and custom recessed lighting throughout.

5 bedrooms, 4 full and 1 half baths | \$1,950,000
 Represented by: The Jills, Jill Hertzberg & Jill Eber | T. 305.788.5455
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This seaside villa is located on the 1st floor, providing spectacular direct ocean and beach views. The unit features an open floor plan with beautifully designed living and dining areas and white-marble floors throughout. The kitchen has been completely upgraded with new appliances, cabinets and a bar. Enjoy Fisher Island's world-class amenities.

1 bedroom, 1 bath | \$1,850,000
 Represented by: The Jills, Jill Eber & Jill Hertzberg | T. 305.915.2556
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



This property located directly in front of the Miami Beach Golf Course is only a few blocks from Lincoln Road. Situated on an oversized lot, this rare gem includes a pool and boasts natural light throughout the house. Property features include marble and tile floors, a master bedroom on the 1st floor, a formal dining and living room and a 1-car garage.

4 bedrooms, 2 full and 1 half baths | \$1,575,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



MIAMI BEACH, FLORIDA



Exquisitely built and recently remodeled, this 2-story villa was constructed by famed architect Lawrence Murray Dixon. This home features custom kitchen cabinetry with top-of-the-line Bosch appliances. Each oversized bedroom has its own custom-designed bathroom. Step out to the pool area surrounded by palm fronds and ficus hedge for a private retreat.

4 bedrooms, 4 baths | \$1,545,000
 Represented by: The Jills, Danny Hertzberg & Hillary Hertzberg
 Coldwell Banker Residential Real Estate | thejills.com | T. 305.505.1950



MIAMI BEACH, FLORIDA



Live on the prestigious Sunset Islands right next to Sunset Harbour within walking distance to Lincoln Road. This charming home has stainless steel appliances, gorgeous upgrades and a large grassy backyard. Beautiful dark wood floors are complemented by natural light from windows throughout the home.

4 bedrooms, 3 baths | \$1,499,000
 Represented by: The Jills, Danny Hertzberg | T. 305.505.1950
 Coldwell Banker Residential Real Estate | thejills.com



SUNNY ISLES, FLORIDA



Step out of your own private elevator into this beautifully decorated condo with direct ocean and Intracoastal views. This spectacular flow-through unit is decorator-designed with top-of-the-line upgrades, such as marble and dark wood floors, customized built-ins and closets, surround system, recessed lighting and more. Available fully furnished.

3 bedrooms, 2 full and 1 half baths | \$1,499,000
 Represented by: The Jills, Hillary Hertzberg & Julian Cohen
 Coldwell Banker Residential Real Estate | T. 305.336.2210 | thejills.com



MIAMI BEACH, FLORIDA



This beautifully renovated home on prestigious North Bay Road in Miami Beach boasts a brand-new kitchen with stainless steel appliances, a breakfast bar and dining area. Gorgeous wood floors are featured through the main living area and master bedroom and a spacious master bath is complete with double sinks and marble floors.

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



MIAMI BEACH, FLORIDA

This renovated home is in the charming neighborhood of Lake View. A heated pool, outdoor lighting and lush landscaping make this home complete. Two decks (one trellis-covered) in the backyard make for great entertaining. Features include original Cuban tile flooring, a new Quartz-topped bar and a marble-framed fireplace in the living room.

4 bedrooms, 3 baths | \$1,390,000
 Represented by: The Jills, Danny Hertzberg
 Coldwell Banker Residential Real Estate | thejills.com | T. 305.505.1950



PALM COAST, FLORIDA



An elegant seaside condo is furnished, professionally decorated and move-in ready. The east terrace off of the master suite provides magnificent ocean views. Enjoy gorgeous sunsets from the west terrace. This condo has direct access via a private elevator and includes top-quality furnishings, custom built-ins, window treatments, artwork and 6 televisions.

4 bedrooms, 3 full and 1 half baths | \$1,099,000
 Represented by: Judy Barnes & Rich Hottinger, Sr. | T. 386.931.5707
 Coldwell Banker Residential Real Estate | hammockdunesluxuryliving.com



PALM COAST, FLORIDA



A stunning junior penthouse condo boasts a private beach cabana and sweeping views of the inviting Atlantic. Features include a living room with granite-topped custom cabinetry and a fireplace; a family room with built-ins, wine/beer coolers and a travertine floor; and an office with cherry hardwood floors. Designer accents are throughout.

3 bedrooms, 3 full and 1 half baths | \$1,260,000
 Represented by: Judy Barnes & Rich Hottinger, Sr. | J. 386.931.5707
 Coldwell Banker Residential Real Estate | R. 386.503.0509



PALM COAST, FLORIDA



Picture your seaside home on this unique oceanfront building site with over 133 feet of Atlantic frontage and miles of unobstructed beach views. The southeastern-exposure lot overlooks the 18th green of Tom Fazio's legendary Links Course. One of very few home sites on Florida's east coast with both ocean and golf course frontage!

\$1,698,000
 Represented by: Judy Barnes & Rich Hottinger, Sr. | J. 386.931.5707
 Coldwell Banker Residential Real Estate | R. 386.503.0509



PALM COAST, FLORIDA



This oceanfront penthouse-sized condo is the epitome of seaside luxury with views of the Atlantic coastline. Professionally decorated and impeccably finished, wood and imported marble flooring and exquisite appointments adorn this 4,015-square-foot residence. A private elevator, fireplace and theater room are among its many lavish features.

4 bedrooms, 4 baths | \$2,750,000
 Represented by: Judy Barnes & Rich Hottinger, Sr. | J. 386.931.5707
 Coldwell Banker Residential Real Estate | R. 386.503.0509



JUPITER, FLORIDA



This distinctive custom home is nestled on a cul-de-sac with 181 feet of waterfront, located in Admiral's Cove, a prestigious golf and waterfront community. With over 5,000 square feet of living area, this home is designed to capture the serene panoramic views from most rooms. An impressive grand foyer flows into the living areas, with decorative highlights throughout. A 3.5-car garage rounds out the home.

4 bedrooms, 5 full and 1 half baths | \$2,750,000
 Represented by: Terry Carulli, Broker Associate | Coldwell Banker Residential Real Estate
 O. 561.745.4629 | C. 561.346.9594 | terry.carulli@floridamoves.com



PALM COAST, FLORIDA



Experience waterfront living in this Intracoastal Waterway showplace. Black cherry floors bring warmth to high-ceilinged rooms, including the gourmet kitchen, living room, dining room, library/office and upstairs sun-room. Other features include an elevator, pool, a pool house, outdoor kitchen, an outdoor wood-burning fireplace and 9,677 total square feet.

3-4 bedrooms, 4 full and 1 half baths | \$2,399,000
 Represented by: Fran DeMartin | T. 516.524.0035
 Coldwell Banker Residential Real Estate | liveinflorida.com

PALM COAST, FLORIDA



A fabulous penthouse with coveted southern-exposure oceanfront views, accessible by a private elevator. With 3,180 square feet of living space, features include separate family and living rooms, a dining room and a superb kitchen. Portofino amenities include a private car garage, deluxe theater, heated pool and spa, a fitness room and a billiards room.

4 bedrooms, 3 full and 1 half baths | \$1,300,000
 Represented by: Karla Goodman | hammockdunesluxuryliving.com
 T. 386.931.2321 | Coldwell Banker Residential Real Estate



BONITA SPRINGS, FLORIDA



This fabulous Kingon-built home is in the desirable Banyan Cove neighborhood of Shadow Wood. The open design incorporates indoor and outdoor areas into comfortable living and entertainment spaces. Terracotta tiles, wood trim and wall textures enhance the casual elegance of this property.

4 bedrooms, 4 full and 2 half baths | \$1,499,000
 Represented by: Ken Hoover | T. 239.776.1327 | kenhoover.com
 Coldwell Banker Residential Real Estate | ken.hoover@floridamoves.com



FORT MYERS, FLORIDA



This luxurious waterfront estate boasts Gulf of Mexico and Atlantic Ocean access. Outdoors, enjoy a pool and spa, 3 waterfalls and a 3-car garage. High-end furnishings adorn the interior where one can enjoy a billiards room and a home theater. Also find an elevator.

5 bedrooms, 5 full and 1 half baths | \$3,500,000
 Represented by: Jolene Hardy & Laurie Johnstone | J. 239.834.9970
 Coldwell Banker Residential Real Estate
 L. 239.462.1195 | 4841conover.com

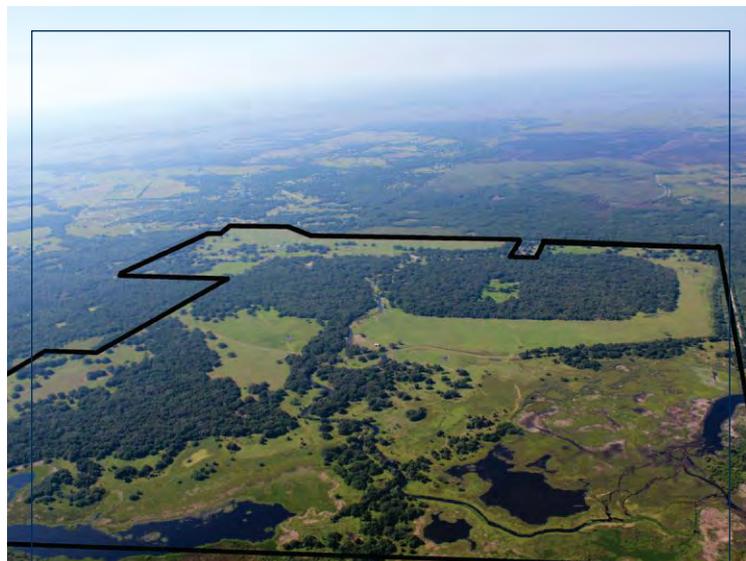


VENICE, FLORIDA



This historic Spanish Mediterranean estate is 2 blocks from Venice Beach and downtown. Carefully maintained, the home has original mahogany doors, stained glass windows, wrought-iron gates and an elevator. Enjoy an in-ground heated pool and old-Florida style porches. Includes an extra lot, which could be an investment opportunity.

3 bedrooms, 3 full and 1 half baths | \$1,395,000
 Represented by: Jennifer Loehrig | floridamoves.com/jennifer.loehrig
 Coldwell Banker Residential Real Estate | C. 941.232.5087



MYAKKA CITY, FLORIDA



This pristine Myakka River property is on a 1,100-acre working cattle ranch, bordered by the Crowley Nature Preserve and is only 20 minutes from Sarasota. There is a 4-bedroom, 2-bath home that is surrounded by trails, pastures, woodlands, lakes and wetlands, and it also is a historic home on the banks of the river.

4 bedrooms, 2 baths | \$5,500,000
 Represented by: Joseph C. Murphy, P.A. | C. 941.780.3260
 Coldwell Banker Residential Real Estate | manateemoves.com



PALM COAST, FLORIDA



This spectacular 3-story Atlantic oceanfront estate pool home captures breathtaking beach and sea views. With an open design, graceful columns, niches, French doors and exquisite appointments can be found throughout. Built to exacting standards, features include Brazilian cherry, granite, marble and Italian tile floors, an expansive cantilevered deck on the 3rd floor and a 3-car garage.

6 bedrooms, 5 full and 2 half baths | \$3,500,000
 Represented by: Dave Franklin & Carlene Reardon
 Coldwell Banker Residential Real Estate | C. 386.503.5897 | D. 386.585.8909



ORLANDO, FLORIDA



This waterfront estate on the Butler Chain of Lakes is located in an exclusive waterfront community with a 24-hour guarded gate, adjacent to the Arnold Palmer Bay Hill Country Club. Features include over 5,689 square feet with Old World charm and European finishes, a 4-car garage, incredible master suite, a lanai with a summer kitchen and a boat dock.

5 bedrooms, 5 full and 2 half baths | \$2,850,000
 Represented by: George Stringer | georgestringer@mindspring.com
 Coldwell Banker Residential Real Estate | T. 407.222.7047



NORTH PALM BEACH, FLORIDA



Located in a gated community, this custom waterfront estate offers a 90-foot dock with a 40,000-pound lift. This dock can accommodate a yacht up to 70 feet and is minutes to the Intracoastal. Enjoy the gourmet kitchen, pecky cypress ceilings and Jerusalem flooring. The 1st-floor owner's suite and sitting room open to a pool, lanai and summer kitchen.

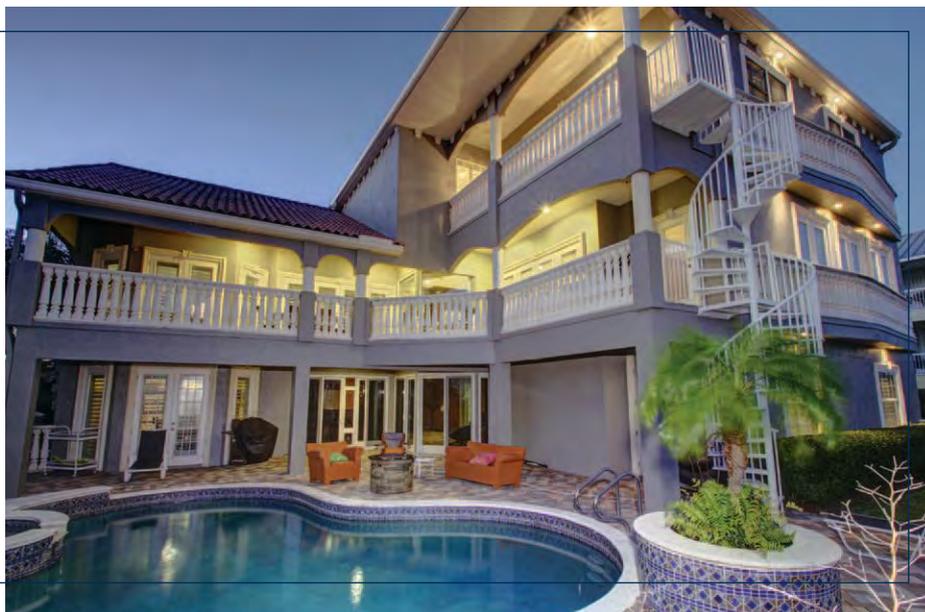
4 bedrooms, 4 full and 2 half baths | \$3,785,000
 Represented by: Jan Burke | T. 561.346.8330 | janburke.net
 Coldwell Banker Residential Real Estate | janrealtorburke@aol.com



ST. PETERSBURG, FLORIDA

This absolutely breathtaking waterfront home features over 6,400 heated square feet (over 9,400 square feet under roof) with 90 feet of deep, protected waterfront. Located in Pasadena Yacht and Country Club, just minutes to the Gulf of Mexico, this impressive residence offers a fabulous floor plan with 2 master suites, a separate formal dining area, an elevator, plantation shutters, porcelain and marble floors, a built-in saltwater fish tank, a pool and spill-over spa, as well as an extra-large dock with a lift and PWC lift!

5 bedrooms, 5 baths | \$2,450,000
 Represented by: Tammy Campbell Plummer
 Coldwell Banker Residential Real Estate
 tammy@tammyplummer.com | T. 727.455.2351



TIERRA VERDE, FLORIDA

This 7,500-square-foot, gated estate has room to expand or add a tennis court! Built by Taurus Custom Homes, details include stone and hardwood floors, a grand sweeping staircase with ornamental ironwork, a gourmet kitchen with professional appliances, fabulous granite counters, gas cooking, 3 fireplaces and an infinity pool and spa. This property offers 195 feet of deep, protected waterfront on a double cul-de-sac lot — a yachter's paradise that can accommodate a 150-foot vessel.

4 bedrooms, 4 full and 3 half baths | \$3,400,000
 Represented by: Tammy Campbell Plummer
 Coldwell Banker Residential Real Estate
 tammy@tammyplummer.com | T. 727.455.2351



ST. PETERSBURG, FLORIDA

Enjoy sweeping, panoramic open water and sunset views from just about every room in this spectacular home in the gated, golf course and waterfront community of Pasadena Yacht and Country Club. This Key West coastal home features a master suite on the main living level, 4 en suite bedrooms with private terraces, a magnificent custom kitchen with casual dining and a separate formal living and dining room. Outdoor amenities include spacious decks, a heated pool and spa and an extra-large dock with a lift.

4 bedrooms, 4 full and 1 half baths | \$2,000,000
 Represented by: Tammy Campbell Plummer
 Coldwell Banker Residential Real Estate
 tammy@tammyplummer.com | T. 727.455.2351





SIESTA KEY, FLORIDA



A contemporary estate with bayfront views from nearly every room! Features include 5,646 square feet of living space with formal living, dining and great rooms. Outdoors, enjoy multiple terraces overlooking the bay, 2 rooftop terraces with bay and downtown views, a waterside pool and spa, a Trex deck with a deep-water dock and a 14,000-pound lift.

6 bedrooms, 7 full and 1 half baths | \$3,630,000
 Represented by: Betsy de Manio | T. 941.914.5540
 Coldwell Banker Residential Real Estate | betsy@betsydemanio.com



SIESTA KEY, FLORIDA



A 2,738-square-foot condo, on the Gulf of Mexico in Hidden Lagoon, encompasses 7 acres of stunning beach and Gulf views. A completely updated, state-of-the-art kitchen features a 7-by-6-foot stainless steel island, a dining area and an expansive living room with views. Outdoors, enjoy a heated pool, tennis and a private 2-car garage.

3 bedrooms, 3 baths | \$1,475,000
 Represented by: Betsy de Manio | T. 941.914.5540
 Coldwell Banker Residential Real Estate | betsy@betsydemanio.com



SARASOTA, FLORIDA

Sarasota's first full gulf-view, gated residences built with the environment in mind and a successful integration of design, technology and luxury. These homes have everything you have ever dreamed of, with amazing views and sunsets over miles of beach. Each residence is \$3.95 million.

4 bedrooms, 4 full and 2 half baths | \$3,950,000
 Represented by: Dyrk Dahl & Ben Bates | D. 941.320.7373
dyrk@dyrkdahl.com | B. 941.539.1384 | ben@bennittbates.com
 Coldwell Banker Residential Real Estate

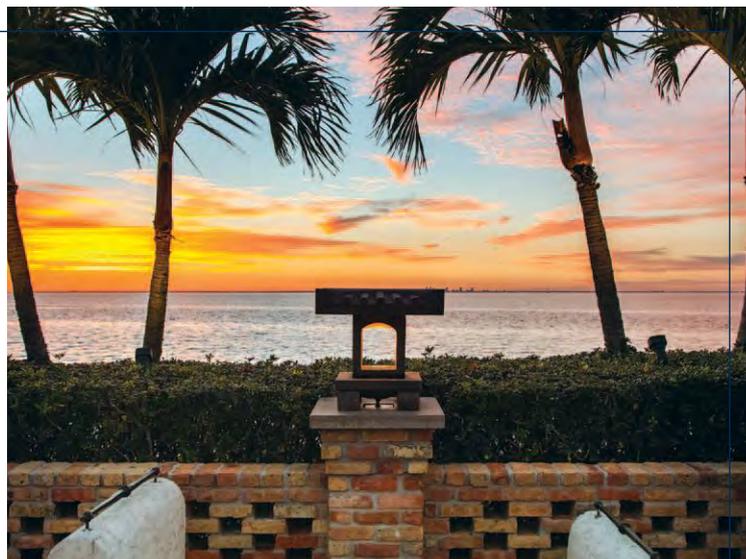


SARASOTA, FLORIDA



Experience exceptional living, world-renowned hospitality and 24-hour service at The Ritz Carlton Beach Residences on 1300 Ben Franklin Drive. This 3rd-level, 2,019-square-foot villa is custom decorated and furnished and includes gold membership to the Members Club, a lavish retreat with a spa, dining, beach and Tom Fazio Golf Club.

2 bedrooms, 2 full and 1 half baths | \$1,495,000
 Represented by: Thomas Fynes, PA, CIPS | T. 941.504.9282
 Coldwell Banker Residential Real Estate | gladstone2@comcast.net



TAMPA BAY, FLORIDA



A breathtaking, Asian-inspired luxury estate on a beautiful private island surrounded by the open waters of Tampa Bay. Offering the ultimate in tranquility and privacy, this 7,000-plus-square-foot compound spans 4-plus lush tropical acres. Arrive by sea, air or car. Just 30 minutes to downtown Tampa. For information and photos to your mobile phone, dial 1.866.600.6008 and enter code 41810.

5 bedrooms, 4 full and 2 half baths | \$5,995,000
 Represented by: Jennifer Zales | Coldwell Banker Residential Real Estate
 T. 813.758.3443 | jennifer@jenniferzales.com | 1030nislndblvd.com



TAMPA BAY, FLORIDA



This stately waterfront mansion graces the Tampa Bay coastline with an inviting richness and boasts its own private beach. This exquisitely appointed 9,134-square-foot home features water vistas and sunset views, and leaves no detail unattended with a grand staircase, hand-crafted leaded glass, coffered ceilings and Italian stone columns.

5 bedrooms, 6 full and 2 half baths | \$3,799,999
 Represented by: Margo Phillips | Coldwell Banker Residential Real Estate
 T. 813.477.6867 | margophillips@att.net



ST. PETERSBURG, FLORIDA

This exquisite custom-built estate offers a lavish waterfront lifestyle, featuring beautiful water views from all levels, 5,353 square feet, a game room, fitness room, 4-car garage, an infinity-edge pool and a deep-water dock. Enjoy golf, the marina, 24-hour security and more with this country club community offering, located at 6005 Kipps Colony Drive East.

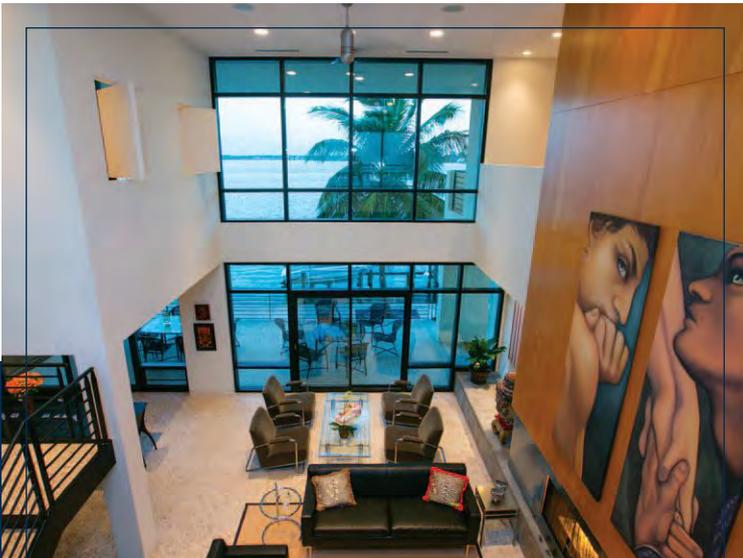
4 bedrooms, 4 full and 1 half baths | \$1,680,000
 Represented by: Kevin Gallagher | kevin.gallagher@floridamoves.com
 Coldwell Banker Residential Real Estate | T. 727.365.2221



LONGBOAT KEY, FLORIDA

A penthouse in the sky boasts sweeping views of the Gulf, bay and city from this impeccable, European-style residence. Exquisitely appointed, this 4,413-square-foot condominium has an additional 5,343-square-foot terrace with a private spa, gazebo garden and outdoor kitchen. Also enjoy a living room with a wood-burning fireplace, plus a formal dining area, perfect for entertaining.

3 bedrooms, 5 full and 1 half baths | \$3,495,000
 Represented by: Louis Wery | T. 941.232.3001 | louiswery.com
 Coldwell Banker Residential Real Estate



BIRD KEY, FLORIDA

This modern architectural masterpiece on a bayfront lot features extensive use of natural materials, plus concrete floors with shell inlay that extend to the expansive exterior living spaces. Enjoy a deep-water dock, views to Big Pass and the Gulf of Mexico, plus quality design and construction.

4 bedrooms, 4 full and 2 half baths | \$4,500,000
 Represented by: Mary Hale & Tammy Garner | M. 941.323.2371
 Coldwell Banker Residential Real Estate | T. 941.374.4161
 emaryhale@comcast.net | tammygarner@comcast.net



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 | \$1,200,000
 Represented by: Karen Singleton | T. 941.780.1642
 Coldwell Banker Residential Real Estate | karensingleton2@verizon.net



TAMPA, FLORIDA



This custom-built waterfront home in Sunset Park Isles features stunning water views. No detail was overlooked here, from hurricane impact windows and 5 air-conditioning zones to 360-degree views of the water. This home offers formal living and dining rooms, a 1st-floor guest suite, pool house and a dock with a boat lift.

5 bedrooms, 6 full and 1 half baths | \$2,800,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hugesshelton.com



TAMPA, FLORIDA



Set on an impressive gated homesite, this exceptional Beach Park estate offers quality in construction with attention to detail throughout. The atmosphere is rich in Southern charm, from its Charleston-style entry doors to the antique brick patios. This home defines comfort and refined elegance.

6 bedrooms, 6 full and 1 half baths | \$2,387,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hugesshelton.com



TAMPA, FLORIDA



This spacious Beach Park waterfront pool home offers spectacular water views and a dock with 2 lifts. Features include a 2-story foyer, formal living and dining rooms, a library, study and a family room that opens to the tropically landscaped yard with an entertainment pergola.

5 bedrooms, 5 full and 1 half baths | \$1,895,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hugesshelton.com



TAMPA, FLORIDA



Nestled on an oversized waterfront lot, this stunning Tuscan-style pool home offers exceptional amenities inside and out. The remodeled 4,700-square-foot residence features a 2-story living room, banquet-sized dining, resort-style master retreat and over 1,400 square feet of covered patios overlooking the pool, lawn and dock with a boat lift.

4 bedrooms, 4 full and 1 half baths | \$1,350,000
 Represented by: Mike Hughes & Jeff Shelton | T. 813.286.6563
 Coldwell Banker Residential Real Estate | hugesshelton.com



CLEARWATER, FLORIDA



Tropical landscaping, patios and pools surround this beautiful home in Harbor Oaks. Elegant and casual décor blend and offer inviting areas for entertaining and family enjoyment. Vaulted ceilings, generous crown molding, marble floors, a gourmet kitchen and his and hers master baths are but a few of the special features of this attractive home.

4 bedrooms, 4 full and 1 half baths | \$1,295,000
 Represented by: Mary Ann McArthur | ma@maryannmcarthur.com
 T. 727.460.5906 | Coldwell Banker Residential Real Estate



BELLEAIR, FLORIDA



This updated custom home has spacious living areas with handsome hickory floors, vaulted ceilings, wood-burning fireplaces, wet bars, built-in bookcases, a designer kitchen and scenic views of Clearwater Harbor. The pool and patios complete the property, which is ideally located on a private cul-de-sac with high elevation, requiring no flood insurance.

4 bedrooms, 4 full and 1 half baths | \$1,147,000
 Represented by: Mary Ann McArthur | ma@maryannmcarthur.com
 T. 727.460.5906 | Coldwell Banker Residential Real Estate



TARPON SPRINGS, FLORIDA



This magnificent historical home is located on the water with access to the Gulf of Mexico. Features include a private tennis court, a dock, a guesthouse over the separate garage and a master suite with a fireplace. Luxury finishes and details throughout complete this property, including mahogany paneling, wood floors and alabaster lighting.

4 bedrooms, 3 baths | \$1,200,000
 Represented by: Janet Cochran, GRI, CRS | 727.644.1972
 Coldwell Banker Residential Real Estate | wessajman@aol.com



BELLEAIR BEACH, FLORIDA



This 2-story waterfront home was custom built in 2013. Upon entering the home, you are immediately exposed to incredible water vistas with over 1.3 miles of serene Intracoastal views. This home features high ceilings, a gourmet chef's kitchen, a media room and a private beach.

4 bedrooms, 3 full and 2 half baths | \$1,799,000
 Represented by: John Elliott | T. 727.647.7906 | johnelliottinc@gmail.com
 Jason Elliott | T. 813.774.0881 | jason.elliott@floridamoves.com
 Coldwell Banker Residential Real Estate | theelliottgroup.info



PANAMA CITY, FLORIDA



This 6,640-square-foot, waterfront home on St. Andrew's Bay has water on 3 sides. This quality home boasts a bay view and has a harbor for your boat. Features include a master bedroom with a wrap-around balcony, balconies off the 3 remaining bedrooms, a custom bar and an elevator. Or purchase "The Point" — these 2 adjoining homes boast 900 feet of waterfront. MLS#615761

4 bedrooms, 4 full and 1 half baths | \$2,100,000

Represented by: Larry K. Carroll | Coldwell Banker Carroll Realty, Inc.

O. 850.872.8200 | C. 850.819.8204 | lkc@coldwellbankerpcfl.net | coldwellbankerpcfl.com



PANAMA CITY, FLORIDA



A one-of-a-kind home in King's Point has frontage on both St. Andrew's Bay and the bayou. All of your boating needs are met with 127 frontage on the bay, a boat lift and a dock on the bayou. This quality, 5,600-square-foot home has water views from almost every room and is a must-see. Or purchase "The Point" — these 2 adjoining homes boast 900 feet of waterfront. MLS#610858

7 bedrooms, 5 full and 1 half baths | \$1,695,000

Represented by: Larry K. Carroll | Coldwell Banker Carroll Realty, Inc.

O. 850.872.8200 | C. 850.819.8204 | lkc@coldwellbankerpcfl.net | coldwellbankerpcfl.com





LEXINGTON, SOUTH CAROLINA



This is southern living at its best and a rare opportunity to own an almost 40-acre private estate within 5 minutes of Lexington. This 6,000-plus-square-foot home features a pool and spa overlooking a 3-acre stocked pond and a 7-car garage plus a workshop. This property is fenced and gated, with trails throughout, making it an ideal equestrian property.

5 bedrooms, 4 full and 2 half baths | \$2,999,000
 Represented by: Susie S. Carlson | Coldwell Banker United, Realtors
 T. 803.238.1719 | cbunited.com/susiecarlson



LAKE MURRAY, SOUTH CAROLINA



This lake estate is located on 1.69 acres and surrounded on 3 sides by water. Enjoy 692 feet of panoramic views on Lake Murray. The open design with high ceilings and large windows takes advantage of the unique setting by letting the outdoors in. Two docks and a boat rail and ramp for water sports enjoyment complete the home.

5 bedrooms, 6 baths | \$1,350,000
 Represented by: Susie S. Carlson | Coldwell Banker United, Realtors
 T. 803.238.1719 | cbunited.com/susiecarlson



CORAL SPRINGS, FLORIDA



This private, gated smart home in Running Brook Hills features marble floors, an infinity pool overlooking the lake, impact glass windows, a movie theater and a game room. The custom kitchen has tall cabinets, granite countertops, a butler's pantry and top-of-the-line appliances. Below ground, there is a 1,000-gallon gas tank and whole-house generator.

6 bedrooms, 5 full and 2 half baths | \$1,874,999
 Represented by: Bonnie Metviner | bonnie.metviner@floridamoves.com
 Coldwell Banker Residential Real Estate | T. 954.234.4659



PARKLAND, FLORIDA



This expanded home in Olde Brooke overlooks the golf course and water in the guard-gated community of Heron Bay. In a cul-de-sac with a long driveway, this home features a custom kitchen, marble floors throughout, marble bathrooms, surround sound throughout, accordion shutters on all windows, a screened patio and a fenced pool, patio and yard.

6 bedrooms, 5 baths | \$1,050,000
 Represented by: Bonnie Metviner | bonnie.metviner@floridamoves.com
 Coldwell Banker Residential Real Estate | T. 954.234.4659



CANTON, TEXAS



The Lakehurst Ranch is one of the finest available estate properties in Texas. Located just 65 miles from downtown Dallas, this breathtaking ranch boasts 415 contiguous acres of rolling hills and improved pastures. A caretaker's home, a boat house and 2 barns accompany the 7,231-square-foot main home, along with a 20-plus-acre lake.

4 bedrooms, 5 full and 2 half baths | \$8,400,000
 Represented by: Aidan Flores | Coldwell Banker Residential Brokerage
 T. 214.679.1477 | aidan.flores@cbdfw.com



JACKSONVILLE, TEXAS



This recreational cattle ranch between Jacksonville and Palestine offers 147 acres and a 3,504-square-foot home. Enjoy generous bedrooms, a gourmet kitchen, an exercise room, custom cabinetry, an outdoor kitchen and a fire pit. It also includes 3 ponds from 1 to 3 acres in size, a barn and the adjacency to the federal wildlife refuge on 2 sides.

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



HEATH, TEXAS



A spectacular waterfront estate only minutes from Dallas. A main home, cabana and a complete guest home are sited on 1.65 acres along the shores of Lake Ray Hubbard. Breathtaking views and an enviable location make this property a superb choice for those seeking an extraordinary lifestyle.

3 bedrooms, 3 full and 1 half baths | \$2,400,000
 Represented by: Aidan Flores | Coldwell Banker Residential Brokerage
 T. 214.679.1477 | aidan.flores@cbdfw.com



CEDAR HILL, TEXAS



This palatial 9,429-square-foot masterpiece, built by Brass Key Custom Homes, is in a gated enclave on 3.57 private acres. Enjoy lake views and a location minutes from Dallas. The stately exterior and modern interior speaks of sophisticated taste, boasting 5 living areas, dual kitchens, a master with an ante room and office, a guest suite with a kitchenette, media room and a pool.

6 bedrooms, 5 full and 3 half baths | \$1,595,000
 Represented by: Aidan Flores | Coldwell Banker Residential Brokerage
 T. 214.679.1477 | aidan.flores@cbdfw.com



FRISCO, TEXAS



A French estate, on a magnificent creek lot, features crown molding, columns, eye-catching marble and hardwood floors, a unique lounge-style game room, media room that boasts a serving bar, fireplace, balconies and decadent details. Outdoors, enjoy grounds with a pool and spa, and greenbelt and creek views, all within a guarded, gated community.

5 bedrooms, 4 full and 3 half baths | \$2,820,000
 Represented by: Christina White | Coldwell Banker Residential Brokerage
 T. 972.989.2010 | christina.white@cbdfw.com



FRISCO, TEXAS



This one-of-a-kind, custom estate has exceptional craftsmanship and superior quality finishes. Opulent details include natural stone flooring, ornate crown molding, top-of-the-line stainless steel appliances, a state-of-the-art media room, 2 kitchen locations, 2 master suites and a commercial elevator. Outdoors, enjoy a pool and a covered loggia.

5 bedrooms, 5 full and 2 half baths | \$2,399,900
 Represented by: Christina White | Coldwell Banker Residential Brokerage
 T. 972.989.2010 | christina.white@cbdfw.com



FRISCO, TEXAS



This impressive residence, built in 2013 by Bob Bobbitt Custom Homes, is situated on a half-acre, corner, cul-de-sac lot in the Chapel Creek neighborhood in Frisco. The large backyard has a saltwater pool with waterfalls, a spa, fire pit and a grassy area, ideally suited for a swing set, trampoline or playhouse. Energy efficiency is a hallmark of this home.

5 bedrooms, 5 full and 2 half baths | \$2,100,000
 Represented by: Mike & Pam Harvey | mike.harvey@cbdfw.com
 Coldwell Banker Residential Brokerage | T. 972.596.9100

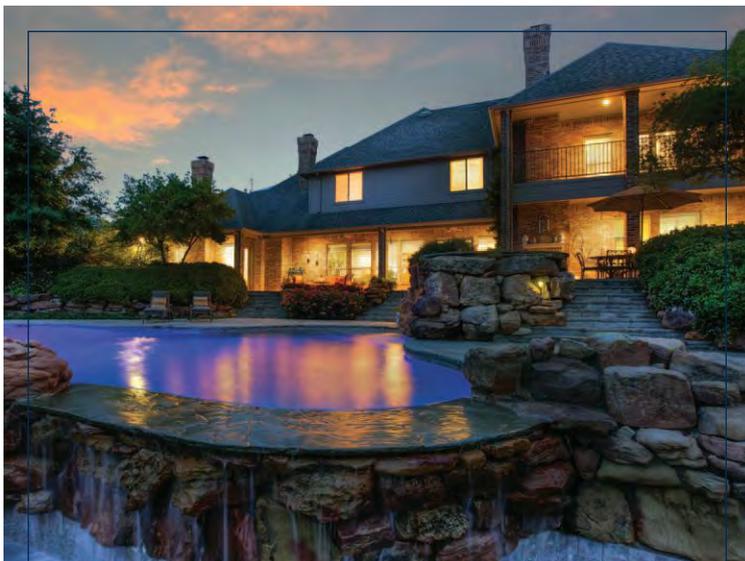


POETRY, TEXAS



This classically designed, gated estate home is perfectly placed on over 8 acres in the heart of Poetry, with luxurious amenities throughout. Enjoy a Grecian pool cabana, an outdoor kitchen and living area, a veranda with a fire pit and a gazebo overlooking a private pond with a fountain. A true oasis.

4 bedrooms, 4 full and 2 half baths | \$1,795,000
 Represented by: Kelly Crowell | Coldwell Banker Residential Brokerage
 T. 214.924.3388 | kelly.crowell@cbdfw.com



ROCKWALL, TEXAS



On the shore of Lake Ray Hubbard sits this home, a rare combination of sought-after waterfront, excellent construction and meticulous condition. Throughout the home you will enjoy views of the backyard oasis offering outdoor living, a pool, spa and a boat dock.

5 bedrooms, 4 baths | \$1,595,000

Represented by: Kelly Crowell | Coldwell Banker Residential Brokerage
T. 214.924.3388 | kelly.crowell@cbdfw.com



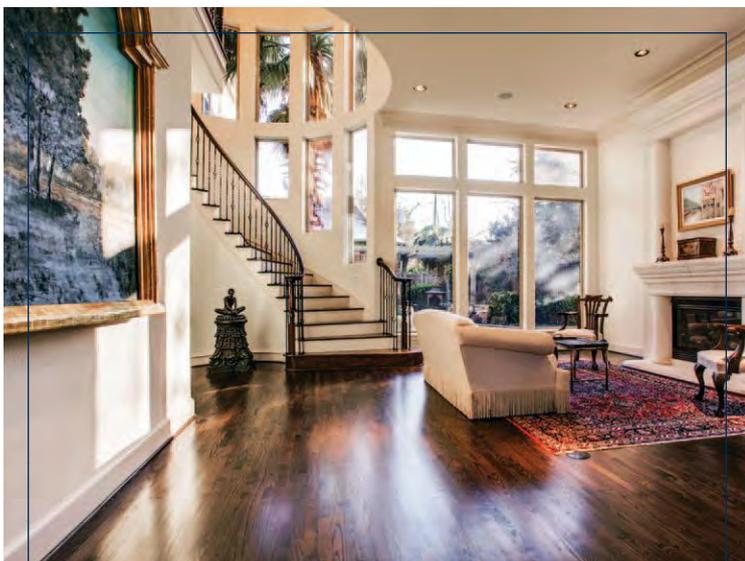
DALLAS, TEXAS



A custom home in prestigious Forest Hills, this exquisite English Tudor is located close to White Rock Lake and offers exceptional opulent features with impeccable attention to detail and elegance. Architectural features of this quality home are endless and include vaulted ceilings, hand-scraped hardwoods, elegant fixtures, gorgeous windows and ceilings and much more.

5 bedrooms, 5 full and 1 half baths | \$1,425,000

Represented by: Liliana Ornelas | liliana.ornelas@cbdfw.com
T. 214.808.0242 | Coldwell Banker Residential Brokerage



DALLAS, TEXAS



Step into this home, with soaring ceilings, natural light and rich hardwoods, featuring a 1st-floor master suite. You will love the courtyard pool and fountain with views from almost every room. This property is set on a cul-de-sac in a delightful neighborhood. It is just steps away from St. Marks, with use of their track, tennis courts and soccer fields.

5 bedrooms, 4 full and 2 half baths | \$1,285,000

Represented by: Yvette Grove | Coldwell Banker Residential Brokerage
T. 214.521.0044 | yvette.grove@cbdfw.com



AUBREY, TEXAS



This country mansion is sited on nearly 16 acres with a guesthouse, shop, aviary and stables. Brick and ornamental fencing surround the compound. There is 6,566 square feet with a lifetime roof, insulated interior walls on the lower floor, balconies with breathtaking views, high ceilings, 3/4-inch paneling and numerous luxury amenities.

5 bedrooms, 6 full and 1 half baths | \$1,059,000

Represented by: Gary Newsome | gary.newsome@cbdfw.com
T. 972.712.8500 | Coldwell Banker Residential Brokerage



ATLANTA, GEORGIA



Ultra light-filled home sits on 2-plus private acres with magnificent landscaping. The home's features include a great room with a fireplace, open chef's kitchen, saltwater pool with a grotto spa, putting and chipping greens and a main-level owner's suite with his/hers baths and closets. Set on the quiet part of Northside.

5 bedrooms, 5 full and 1 half baths | \$2,375,000
 Represented by: Toni Itkin, Sales Associate | T. 404.262.1234
 Coldwell Banker Residential Brokerage | toni@toniitkin.com



ATLANTA, GEORGIA



Spectacular, magazine-quality, gated estate has been renovated to better than new. Luxury at its finest in a private area that is close to shops and restaurants, but is a quiet oasis. Entertain with flair or relax by the pool. Enjoy high-end appliances, rare finishes, stunning wooded views, 4 levels of finished space and an elevator to all levels.

7 bedrooms, 7 full and 2 half baths | \$1,799,900
 Represented by: Sonenshine Team, Sales Associates | T. 404.252.4908
 Coldwell Banker Residential Brokerage | sonenshineteam.com



MARIETTA, GEORGIA



This stunning, custom residence in Atlanta Country Club Estates features an outdoor haven that rivals famous mansions, including a cabana with a grill, a rock mountain with waterfalls, a grotto, swim-up bar, slide and a fireplace. Above the 4-car garage is a 2-bedroom, 2-bath apartment, and there is a separate guesthouse.

7 bedrooms, 8 full and 3 half baths | \$4,995,900
 Represented by: Marsha Sell | Coldwell Banker Residential Brokerage
 T. 404.830.2000 | sellteam.com | marsha@sellteam.com

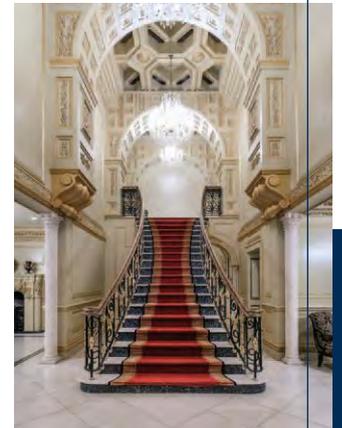


DULUTH, GEORGIA



Magnificent estate situated in St. Ives Country Club, minutes to Buckhead. Superbly designed with 18,000-plus square feet, this home features both dramatic and high-end finishes, offering a gourmet kitchen, paneled gentleman's study, finished terrace level with gym, a theater and more! Enjoy sweeping views of the golf course, heated pool and gazebo.

6 bedrooms, 6 full and 4 half baths | \$3,185,000
 Represented by: Chris & Jackye McCarley, Sales Associates
 Coldwell Banker Residential Brokerage | T. 678.294.5185



ATLANTA, GEORGIA

Atlanta's most palatial estate, built with privacy in mind. This opulent home is perfect for large-scale entertaining, featuring a ballroom, cigar room, theater, 2 gyms, 7 kitchens, a recording studio and spectacular outdoor living areas surrounding a magnificent pool. Pamper yourself in the wellness center, and nail and hair salon. Spectacular features and details include the finest stone and tile finishes from around the world.

9 bedrooms, 11 full and 4 half baths | \$15,900,000

Represented by: Debbie Sonenshine | Coldwell Banker Residential Brokerage | T. 404.250.5311 | debbie.sonenshine@coldwellbankeratlanta.com





LOOKOUT MOUNTAIN, GEORGIA



An unsurpassed estate, beautifully set on 2.8 acres, offers breathtaking views from the bluff gardens, terrace and home. This completely restored 1920s estate features an entry hall, formal living room, dining room, library, sunroom, morning room, gourmet chef's kitchen and a breakfast room. Enjoy several manicured gardens, a knot garden, paths down to the bluff and a pool.

5 bedrooms, 6 full and 3 half baths | \$2,995,000
 Represented by: Phil Baraona | T. 678.947.7474
 Coldwell Banker Residential Brokerage | phil.baraona@coldwellbankeratlanta.com



ALPHARETTA, GEORGIA



The ultimate equestrian estate offers a chateau, 13-plus acres of pastures, an 8-stall horse barn with a caretakers' apartment, corrals, a lighted riding arena and a training ring. There is a custom kitchen, banquet dining, library, bedroom suites and terrace-level entertainment areas. Special features include a pool and spa, slide, koi pond, a beach and more.

6 bedrooms, 6 full and 3 half baths | \$4,990,000
 Represented by: Katie Brinkman, Sales Associate
 Coldwell Banker Residential Brokerage | T. 770.396.6696



MARIETTA, GEORGIA

This estate on acreage in Atlanta Country Club is a rare, once-in-a-lifetime opportunity. This home has a fabulous outdoor entertaining area with a pool, gazebo, fireplace and unbelievable square footage on 3 levels! The master is on the main level. A fully finished terrace level and a 4-car garage complete this home on a cul-de-sac!

6 bedrooms, 7 full and 2 half baths | \$4,000,000
 Represented by: Marsha Sell | Coldwell Banker Residential Brokerage
 T. 404.830.2000 | sellteam.com | marsha@sellteam.com



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MINNESOTA • MISSOURI • OHIO • WISCONSIN



ORONO, MINNESOTA



A Household Name

It's difficult to stand anywhere on this property, with the surrounding lake views over expansive green lawns and exquisite gardens, and not see a beautiful future.

By Zachary Chase

Along the shores of Lake Minnetonka, in tony waterfront towns that have been the playground of the wealthy since the 1880s, it is not uncommon to hear names like the Pillsburys, Daytons and Bells. All are part of the local fabric, weaving a rich tradition of history dating back four generations in an area as scenic as it is sanctified.

Constructed in 1939 by Charles Bell, son of the founder of General Mills, the property now known as Tanager Hill in Orono, Minn., started out as a glorious, sloping hillside and a dream.

Just around the time he began his career at General Mills, Bell purchased the rambling 32-acre property along the northern shores of Lake Minnetonka and began imagining the impressive home that would be built there. His vision resulted in a classically beautiful estate that is not only among the most exclusive properties in the state, but also one of the most revered.

“Tanager Hill doesn’t just have a reputation as a stunning estate property—it has the weight of history and a place of distinction geographically, sitting high on the land and looking down its sweeping lawns right to the lake,” said Bonnie Velie of Coldwell Banker Burnet, who has co-listed the property with Michael Steadman. “It is most certainly a landmark, and one that stands as the area’s premier example of luxury lakefront living.”

The home that has captivated for 75 years has only had three owners, all of them, not surprisingly, successful and interesting in their own right. The current owner, Irwin Jacobs, a noted entrepreneur who was once known as one of Forbes 400 richest Americans, has lived in the home for 42 years and experienced its effect on three generations of family.

“Tanager Hill has been an absolute dream house in which to raise our family,” says Jacobs. “I was 30 years old when I purchased the property, so my wife and I had the opportunity to raise our five children here. They had such a wonderful life growing up here, and our eight grandchildren have been able to enjoy the home as well. Now, we are ready to welcome a new family into Tanager Hill, and we look forward to finding a smaller home on the lake.”



Tanager Hill has been an absolute dream house in which to raise our family.



A vision in regal white brick, Tanager Hill holds court at the precipice of a verdant hilltop overlooking Lake Minnetonka. With frontage along both Smith’s Bay and Tanager Lake, opportunities for waterfront and wildlife views are abundant. For boating enthusiasts, the home also offers generous dock space.

The 13,000-square-foot property includes 6 bedrooms, a grand living room with fireplace and custom millwork, a paneled office with fireplace, a massive kitchen with center island and granite countertops, and an entertainment room with full bar.

The property also presents a 3,500-square-foot guesthouse with two bedroom suites and a sauna, two caretaker houses, an in-ground pool, a tennis court, a six-car garage, a greenhouse and a guard house. It even comes with a concept plan for a possible nine-home site subdivision.

“The combination of incredible privacy with unparalleled grounds and views is what sets Tanager Hill apart,” said Velie. “Inside, traditional architectural details offer a classical nod to the past. It’s difficult to stand anywhere on this property, with the surrounding lake views over expansive green lawns and exquisite gardens, and not see a beautiful future.”

A beautiful future by the name of Tanager Hill.

Orono, Minnesota
6 bedrooms, 10 baths
\$22,000,000



Represented by: Bonnie Velie & Mike Steadman
Coldwell Banker Burnet
T. 952.476.3639 | bjvelie@cbburnet.com
T. 612.296.0900 | mbsteadman@cbburnet.com



LAKE MINNETONKA, MINNESOTA

Simply the most extraordinary and long admired estate on Lake Minnetonka. This historic home graces 32 acres with traditional elegance and exquisite details. It is set behind distinguished iron gates, perpetuating its intrigue and providing the ultimate privacy. There is a stately 13,000-square-foot, white-brick main residence, a 3,500-square-foot guesthouse, caretaker homes, a guard house, greenhouse and more. The commanding views will leave you breathless.

6 bedrooms, 10 baths | \$22,000,000

Represented by: Bonnie Velie & Michael Steadman | Coldwell Banker Burnet | B. 612.964.7865 | M. 612.296.0900 | bjvelie@cbburnet.com



MINNEAPOLIS, MINNESOTA

This stunning remodeled home in the heart of Kenwood is 1 block from Lake of the Isles, with incredible south-facing exposure on one of the largest lots in the area. Enjoy a fantastic gourmet kitchen with cathedral ceilings, hearth room and breakfast area, all overlooking a private, fenced backyard; a gorgeous owner's suite; a full 3rd-story, perfect for nanny or teen quarters; and a rare 3-stall attached garage with bonus area above, ideal for home office space.

5 bedrooms, 3 full and 4 half baths | \$2,450,000

Represented by: Michael Wille | Coldwell Banker Burnet | T. 612.924.7122 | mjwille@cbburnet.com



ORONO, MINNESOTA

On the shores of Mooney Lake, on the edge of Minneapolis, sits Meadowood, a legacy created by Doug Dayton, the founding father of Target. A serene home on 93 acres of restored prairie, big woods, orchards and fields with wildlife, it awaits the next steward to make it their home. Now offered for sale, it represents the largest single land holding so close to Minneapolis.

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

Represented by: Meredith Howell | Coldwell Banker Burnet | T. 612.940.4566 | mhowell@cbburnet.com



CHESTERTON, INDIANA



Within a gated golf course community, not far from Lake Michigan, find this home with over 8,600 square feet of finished space. Features include a 2-story great room, a well-appointed kitchen, a home theater, solarium, bedroom suites, formal living and dining spaces, garage space for 3 cars and a golf course. Less than an hour to Chicago's Loop.

5 bedrooms, 6 baths | \$1,397,500

Represented by: Dawn Bernhardt | dawn.bernhardt@cbexchange.com
T. 219.241.0952 | Coldwell Banker Residential Brokerage



CHESTERTON, INDIANA



This French Chateau has over 16,000 square feet. On over 2.5 acres and within a gated golf course community, there is plenty of room for the guesthouse. Features a 2-story library, octagon dining room and an indoor pool, hot tub and sauna. An elevator goes to all 3 floors and the finished walk-out basement has a wine cellar. The garage holds 6 vehicles.

6 bedrooms, 14 baths | \$3,750,000

Represented by: Dawn Bernhardt | dawn.bernhardt@cbexchange.com
T. 219.241.0952 | Coldwell Banker Residential Brokerage



MINNETONKA BEACH, MINNESOTA



Circa-1900 Colonial home is a crown jewel with over 100 feet of lake-shore and panoramic views of world-famous Lake Minnetonka. A short walk away is the Lafayette Club, where you'll enjoy dining, golf, tennis and indoor/outdoor pools. Thoughtfully restored, it's a 20-minute drive to downtown Minneapolis. An exceptional opportunity.

4 bedrooms, 5 baths | \$2,695,000

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



GREENWOOD, MINNESOTA



Summer in Minnesota at this remarkable home crafted by architect and builder Jon Monson. Sited perfectly on world-famous Lake Minnetonka, the windows perfectly frame the water, offering expansive views and inviting in the warm Minnesota sun. With flawless details throughout, this home is a 25-minute drive to downtown Minneapolis.

4 bedrooms, 8 baths | \$3,495,000

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



BIRMINGHAM, MICHIGAN



Exquisitely designed with gracious warmth and elegance. Features include hardwood floors, 6 fireplaces, a suite in each bedroom and a state-of-the-art master chef's kitchen, which has been featured in Better Homes & Gardens. The stunning finished lower level is great for entertaining. Also enjoy a luxurious suite over the 4-car garage.

5 bedrooms, 6 full and 2 half baths | \$1,900,000
 Represented by: Barbara Draplin | Coldwell Banker Weir Manuel
 T. 866.542.2673 | cbwm.com



HAMBURG, MICHIGAN



A custom ranch with 693 feet of frontage on the point! A totally turnkey home with all furniture, docks, a pontoon and Jet Skis. This home features a new kitchen with solid cherry cabinets, Sub-Zero and Wolf appliances, granite, a lookout loft with a spiral staircase, hot tub, fire pit and a basketball court. Also enjoy 4-car and 2-car separate heated garages.

4 bedrooms, 4 full and 1 half baths | \$1,550,000
 Represented by: John Goodman | Coldwell Banker Weir Manuel
 T. 877.448.2307 | cbwm.com



BLOOMFIELD, MICHIGAN



An open, light-filled floor plan on a private cul-de-sac. Features include rich, detailed custom molding, coffered volume ceilings, judges paneling, a gourmet kitchen, marble foyer, fireplaces and a paver patio with a pool overlooking panoramic view of Forest Lake Country Club. This quality, custom home has gorgeous views from every window.

4 bedrooms, 5 full and 1 half baths | \$1,790,000
 Represented by: Rebecca Meisner | Coldwell Banker Weir Manuel
 T. 866.542.2673 | cbwm.com



SALEM, MICHIGAN



A custom home on a private cul-de-sac with 2.82 wooded acres! Enjoy travertine floors with marble inserts, 3 fireplaces, a whole-house water filtration system, maple cabinetry, a mahogany judges-paneled study, master suite with a Jacuzzi, fireplace and a balcony. The finished walk-out has a bar and opens to the indoor pool with a spa.

4 bedrooms, 4 full and 1 half baths | \$1,000,000
 Represented by: John Goodman | Coldwell Banker Weir Manuel
 T. 877.448.2307 | cbwm.com



CHICAGO, ILLINOIS

Elegant Gold Coast co-op, completely renovated, 7,200-square-foot duplex features grand living and dining rooms overlooking the lake and beach, a cook's kitchen with eating area and a butler's pantry. The upstairs master wing boasts a fireplace, study/sitting room, luxury bath and dressing room. Three huge family bedrooms, an upstairs 2nd kitchen, paneled library, laundry and storage galore complete the gracious entertaining and family living space.

4 bedrooms, 4 full and 3 half baths | \$5,950,000

Represented by: Janet Zell | Coldwell Banker Residential Brokerage | T. 312.543.3110 | janet.zell@cbexchange.com





LAKE FOREST, ILLINOIS

Built in 1927, this house stands as David Adler's only built "modern" house. Adler was noted for his classic architecture and this house is possibly his finest work. It has a unique in-town setting, yet offers complete privacy behind a large wall. The current owners have owned it over 30 years, lovingly restoring it, yet maintaining its original integrity. Commissioned by the William E. Clow, Jr. family, it has been featured in numerous books.

9 bedrooms, 6 full and 3 half baths | \$3,900,000

Represented by: Jane Hall | Coldwell Banker Residential Brokerage | T. 847.917.5263 | jane.hall@cbexchange.com



NAPERVILLE, ILLINOIS



On 8 acres! Traditional with European influence! 9,000 square feet, 4 fireplaces, 3 levels. Living, dining and family rooms, a parlor, office, chef's kitchen, butler pantry, atrium eating area, pub, 4-season porch and screened porch; 2nd-floor master wing with sitting room, terrace, kitchenette, fireplace, walk-in closet and separate exercise room; 2nd-floor nanny suite with kitchenette, sitting room and private bath; 3 bedrooms with walk-in closets and private baths; 3rd-floor rec area, TV/games area with kitchenette; 2-car attached garage, 6-car detached garage with finished 2nd floor; pool and private pond.

5 bedrooms, 6 full and 2 half baths | \$4,250,000

Represented by: Michele Leanderson | Coldwell Banker Residential Brokerage | T. 630.430.7386 | michele.leanderson@cbexchange.com



NAPERVILLE, ILLINOIS



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

5 bedrooms, 7 full and 2 half baths | \$3,999,500

Represented by: Gail Niermeyer | Coldwell Banker Residential Brokerage
T. 630.428.5530 | gail.niermeyer@cbexchange.com



GLENCOE, ILLINOIS



This magnificent, gated 2005 custom home is on just under 1 lush acre. The 8,000 square feet offer a neutral decor that is loaded with amenities, such as a theater, batting cage, cook's kitchen, exercise room, 1st-floor guest suite plus 6 bedrooms and 8 baths.

6 bedrooms, 6 full and 2 half baths | \$3,950,000

Represented by: Jody Dickstein | Coldwell Banker Residential Brokerage
T. 847.651.7100 | jody.dickstein@cbexchange.com



LAKE FOREST, ILLINOIS



This stunningly updated 1.5-acre estate offers gorgeous architecture, has 8 bedrooms, 7.2 baths, a newly finished lower level, a pool and a coach house. 100 Pembroke.com

8 bedrooms, 7 full and 2 half baths | \$5,475,000
 Represented by: Ann Lyon | T. 847.828.9991
 Coldwell Banker Residential Brokerage | ann.lyon@cbexchange.com



LAKE FOREST, ILLINOIS



This beautifully updated estate is set on 1.7 acres enhanced by views and the sounds of Lake Michigan. A wonderful home for entertaining, it includes tennis courts, a coach house, billiards room and a wine cellar. 1150Lakeroad.com

5 bedrooms, 6 full and 3 half baths | \$5,995,000
 Represented by: Ann Lyon | T. 847.828.9991
 Coldwell Banker Residential Brokerage | ann.lyon@cbexchange.com



CHICAGO, ILLINOIS



Sensational 360-degree views of the lake, park and skyline are yours from this unique, contemporary 6,000-square-foot, full-41st-floor unit. The bright and airy, open floor plan includes a stunning master suite plus 3 to 4 additional bedrooms.

4 bedrooms, 4 full and 2 half baths | \$4,150,000
 Represented by: Elizabeth Ballis | T. 312.867.8122
 Coldwell Banker Residential Brokerage | elizabeth@ballisgroup.com



CHICAGO, ILLINOIS



With classic details and flooded with light, this 5-bedroom, 4.1-bath, single-family home boasts a functional floor plan and is situated on an extra-deep, professionally landscaped lot. Abundant outdoor space includes a front yard and 3 decks.

5 bedrooms, 4 full and 1 half baths | \$1,649,000
 Represented by: Rachel Krueger | T. 312.802.0082
 Coldwell Banker Residential Brokerage | rachel.krueger@cbexchange.com

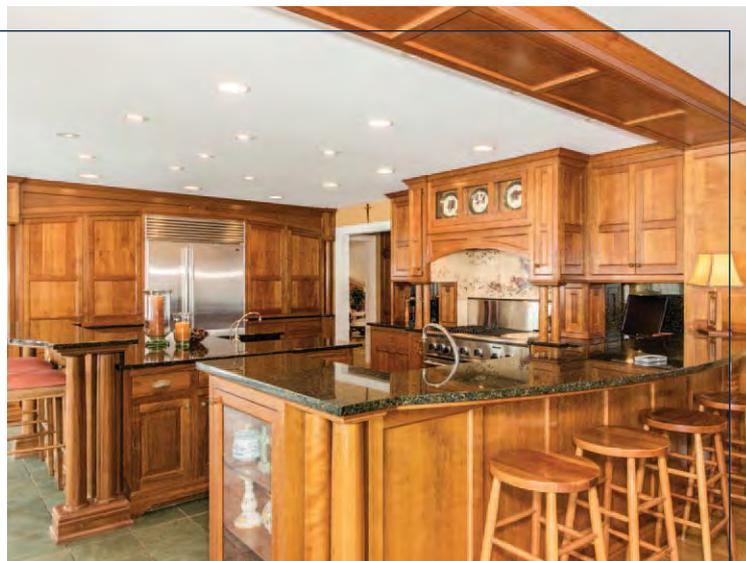


DUBLIN, OHIO

Located on the 3rd fairway is this home with a beautiful 2-story entry, great room, fireplace, wall of windows and staircase. The open floor plan also features a gorgeous gourmet kitchen, hearth room and a den with a private entry. The stunning master suite has a balcony, and the finished walk-out lower level boasts a full bar, wine cellar, workout room and a full bath.

6 bedrooms, 6 full and 3 half baths | \$1,455,000

Represented by: Jane Markley | Coldwell Banker King Thompson | T. 614.607.3088 | jane.markley@kingthompson.com



DUBLIN, OHIO

Admired by thousands during the Memorial Tournament and The Presidents Cup, but visited by a fortunate few guests, this estate home is situated on 1.36 acres on the most prestigious course location. The lucky next occupant will enjoy about 8,000 square feet of high-quality finishes, including a professional kitchen, opulent master suite, huge home office, 5 bedrooms, 7 baths, a full walk-out to the course, caterer's kitchen, 3.5-car garage, major waterfall and pond, and much more. Featured in Columbus Monthly. A true entertainer's delight!

5 bedrooms, 5 full and 2 half baths | \$2,590,000

Represented by: Mathias Marketing Team | Coldwell Banker King Thompson | T. 614.526.5638 | virgil.mathias@kingthompson.com





HAMILTON TOWNSHIP, OHIO



Even more beautiful than the day it was built, this home won The People's Choice Award at the 2000 Homearama new home showcase, and offers the finest appointments, construction and amenities. Luxurious living is yours in the sought-after community of TPC Riversbend, located just 30 minutes north of Cincinnati. Enjoy the Arnold Palmer-designed championship golf course and the privileges that have become synonymous with the PGA Tour's TPC Network of premier clubs. Take the tour online at perrinmarch.com.

6 bedrooms, 5 full and 2 half baths | \$1,486,753

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



NEWPORT, KENTUCKY



Timeless European-style elegance with classic design elements abound in this custom home by premier builder Tim Burks. Embrace unrivaled, panoramic views of the Cincinnati skyline from all 4 levels. The finest materials coupled with state-of-the-art upgrades are everything you would expect and more. One of the Tri-State's most exceptional properties.

4 bedrooms, 4 full and 1 half baths | \$1,295,000

Represented by: Diana Pfaff | Coldwell Banker West Shell | T. 859.640.1860 | diana.pfaff@cbws.com



OCONOMOWOC, WISCONSIN

An award-winning Country French home on prestigious Oconomowoc Lake is only 30 minutes west of Milwaukee. The residence is on a 3.8-acre wooded setting with 200 feet of frontage. Enjoy sunset views from the patios and decks. This home features an outstanding kitchen, a master suite with a deck and cherry millwork and quality construction throughout.

5 bedrooms, 5 full and 1 half baths | \$2,795,000
 Represented by: Jon Spheeris | Coldwell Banker Elite
 C. 262.490.5558 | cb-elite.com



OCONOMOWOC, WISCONSIN



The Marjorie Montgomery Ward mansion is located in the "Newport of the Midwest," only 30 minutes from Milwaukee. This historic estate was recently featured in Architectural Digest. The Country French mansion was built in 1926 and was lovingly restored and updated. Sited on a knoll with sunset views, the estate boasts 335 feet of frontage on Lac La Belle.

8 bedrooms, 11 full and 4 half baths | \$3,695,000
 Represented by: Jon Spheeris | Coldwell Banker Elite
 C. 262.490.5558 | cb-elite.com

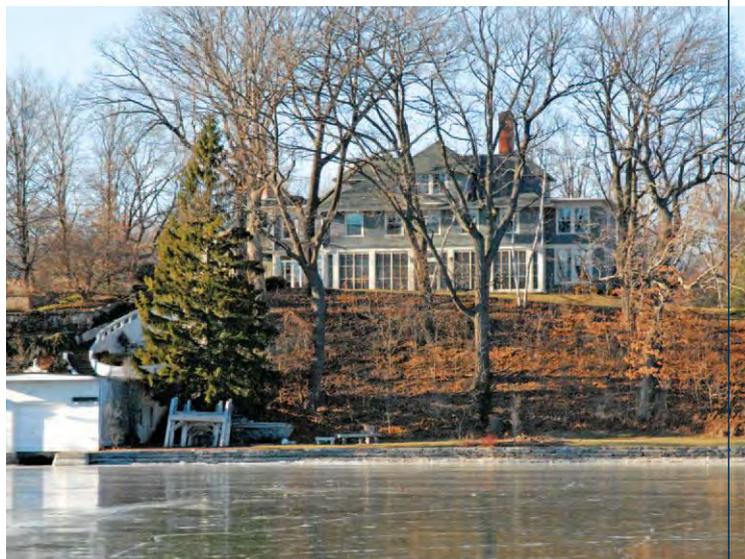


NORTH LAKE, WISCONSIN



Featured as The Wall Street Journal's "Home of the Week," this contemporary masterpiece is spectacular in its setting and quality. Designed by Milwaukee architect Bruce Jackson, the home is situated on a wooded lot with 100 feet of excellent frontage on North Lake. This home has phenomenal views from the expansive use of glass throughout the house.

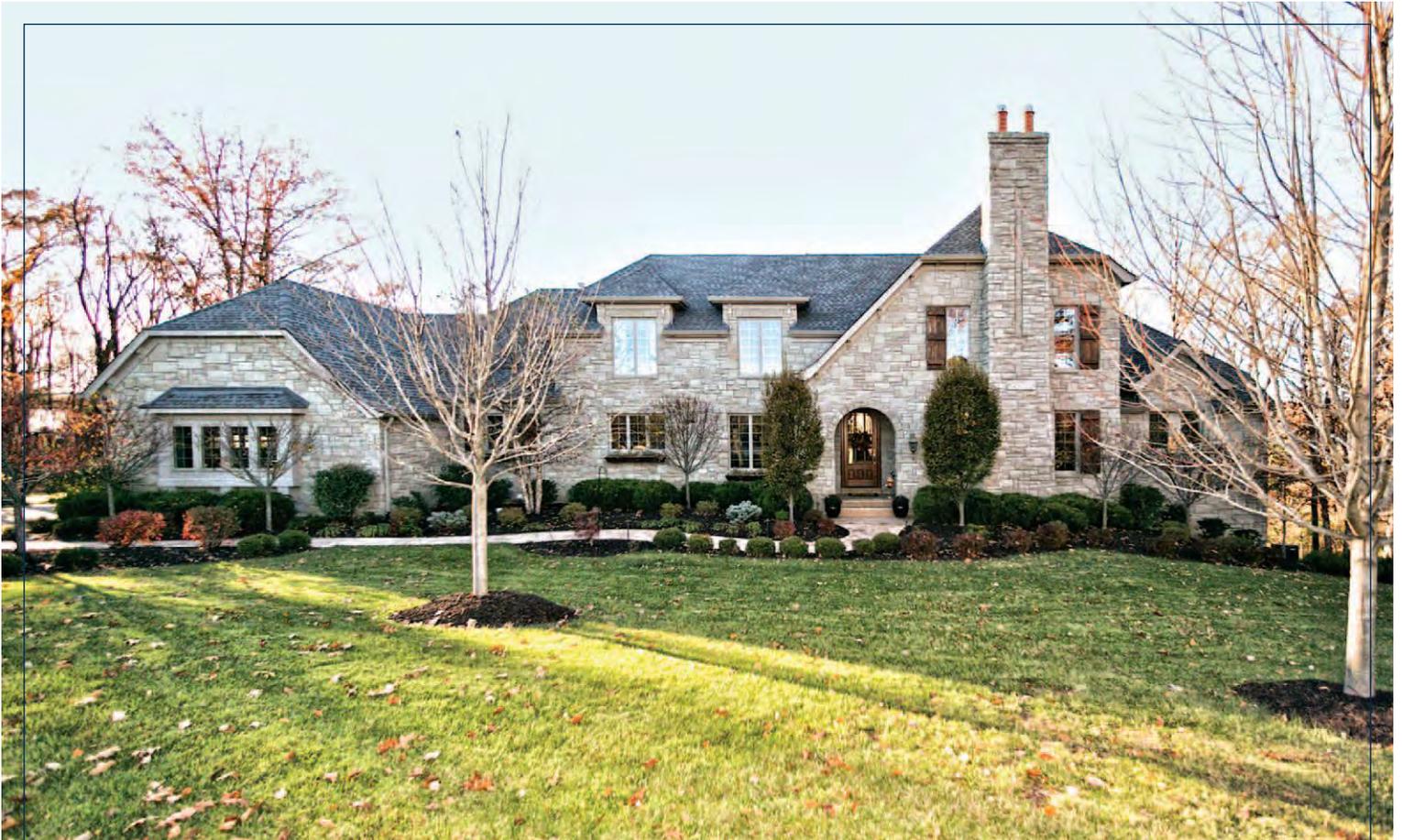
4 bedrooms, 4 full and 2 half baths | \$2,650,000
 Represented by: Jon Spheeris | Coldwell Banker Elite
 C. 262.490.5558 | cb-elite.com



OCONOMOWOC, WISCONSIN

This historic Oconomowoc Lake home was built in 1887 in the style of a Nantucket Lake home, with beautiful recent restorations and an addition. It is sited on a landscaped 2-plus-acre lot with a "Queen's Crown" staircase going down to the wet boathouse and 331 feet of beautiful lake frontage. The entire home has been designed for today's living.

6 bedrooms, 6 full and 1 half baths | \$2,750,000
 Represented by: Jon Spheeris | Coldwell Banker Elite
 C. 262.490.5558 | cb-elite.com



WILDWOOD, MISSOURI

This DeShetler-built, French Country manse on 2 acres boasts masterful craftsmanship throughout. There is a 2-story marble foyer opening to a library with fireplace; 14-foot great room with wet bar; elegant dining room with door to a veranda; a center-island kitchen with breakfast bar and adjoining breakfast room; master suite with private deck; and a walk-out lower level with rec room, 2nd kitchen, media room, family room, fitness room, office, guest suite and bath.

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

Represented by: Colleen Lawler | Coldwell Banker Gundaker | T. 314.852.1400 | sclawle@cbgundaker.com





TOWN AND COUNTRY, MISSOURI

Original Maritz & Young home has been beautifully updated. The French Normandy architecture is complemented by a beautiful interior with stunning details. Features include antique fireplaces and wall sconces; a gourmet kitchen with center island; master suite with 11-foot ceiling; double set of French doors to limestone terrace; and a lower level with family room, wet bar, wine cellar and catering kitchen. Outside, enjoy terraces, a saltwater pool, tennis court and more.

4 bedrooms, 5 full and 2 half baths | \$3,895,000

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





TOWN AND COUNTRY, MISSOURI

This spectacular, custom-built, contemporary, 1.5-story home is unlike any other in St. Louis, with superb craftsmanship, quality and style. Curved walls and massive 2-story ceilings result in living space flooded with bright, natural light from sunrise to sunset with stunning views from every window. Perfect for entertaining, it offers grand rooms, an enormous gourmet kitchen and a walk-out lower level with a full 2nd kitchen, wet bar, dance floor and more.

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

Represented by: Marlene Carey & Gail Muccigrosso | Coldwell Banker Gundaker | M. 314.614.7677 | G. 314.960.7794 | smcarey@cbgundaker.com



WEST

ARIZONA • CALIFORNIA • COLORADO
HAWAII • UTAH • WASHINGTON



ENCINITAS, CALIFORNIA

HEEDING THE CALL



BY JAYMI NACIRI

IN ROMAN MYTHOLOGY, NEPTUNE WAS GOD OF THE SEA, WHILE THE ANCIENT GREEK DEITY OF ARTEMIS WAS REPRESENTED BY THE CRESCENT MOON. IF NEPTUNE RULES THE SEA AND THE CRESCENT MOON IS A CENTRAL MYTHOLOGICAL SYMBOL, IT EXPLAINS THE PULL OF THE EXTRAORDINARY HOME KNOWN AS “THE CRESCENT” IN ENCINITAS.



“The property is located on the ocean bluff, so the architect, Wally Cunningham, was able to create an extensively glassed home with major views of the ocean and eastward to the foothills,” says Doug Harwood, the property’s listing agent, who is based out of the Coldwell Banker Residential Brokerage office in Rancho Santa Fe. “And since it is a double lot, he was able to create a wonderful sense of privacy in a location that remains close to town.”

Adds Cunningham: “We started with a simple goal of capturing the view. The house was built with the most beautiful panorama of sea and sky, and we wanted to highlight the view and diminish the neighboring houses.”

Overlooking a broad expanse of the Pacific Ocean and introduced by a crescent-shaped infinity pool placed near the home’s entry, The Crescent blends the legendary architecture of Wallace Cunningham with a bluff-top location to create a home that is simply awe inspiring.

Famous for his Southern California architectural designs, perennial AD100 designer Cunningham is said to be moved by water and glass. At The Crescent, he found himself surrounded by water and swept away by the moon (hence the standout pool).

“The pool is derived from a crescent moon shape adjacent to a full moon terrace floating underneath the house, surrounded by ramps,” says Cunningham. “The effect is like radiating ripples from a drop of water. The residence is a great kaleidoscope of form and light.”

So what do you do when you’re a world-famous architect with a mad crush on the ocean and you’re given the perfect piece of property on which to design the ultimate expression of California living?

First, you design a sweeping expanse of glass that mimics the horizon and the undulating swells of the ocean to create unending views. Then, you orient almost everything inside to take advantage of them.



The Crescent’s interiors showcase a contemporary, open layout with four bedrooms, four full and two half bathrooms, a gym, an elevator and three view terraces in 6,500 square feet. The gourmet kitchen, formal dining room and master suite refuge are on the upper floor to maximize views.

The contemporary materials of concrete, steel and glass—favorites of Cunningham—are worthy foils to the rugged terrain and peaceful ocean that combine to give Neptune’s coveted San Diego location its unique quality.

“The elements of the home, with the brushed steel exterior, poured-in-place cement components and walls of glazing all focused on the Pacific Ocean, are just a few of the details that make this such an incredible property,” says Harwood. “The Crescent is more than a house. It is more akin to artwork—fabulous, large, livable, private contemporary artwork on the oceanfront in a warm clime.”

Coastal homes in Southern California, and especially in temperate San Diego, offer prime opportunities for summer getaways—especially as real estate trends continue to indicate increasing numbers for second and third homes. But Harwood thinks The Crescent has crossover appeal.

“More than 50 percent of oceanfront buyers today are purchasing the homes here to serve as second homes, with their main homes in the Western states,” he says. “However, with the uniqueness of this home’s architecture, I could see it becoming a main home for someone already living in San Diego who wants to experience living on the oceanfront in a spectacular piece of art.”

Or perhaps, someone for whom the call of the ocean and the mythological symbolism of the moon are just too strong to resist.

Encinitas, California
4 bedrooms, 4 full and 2 half baths
\$11,750,000

Represented by: Doug Harwood & Merrill Jacobson
Coldwell Banker Residential Brokerage
T. 858.756.6900
T. 619.997.1966

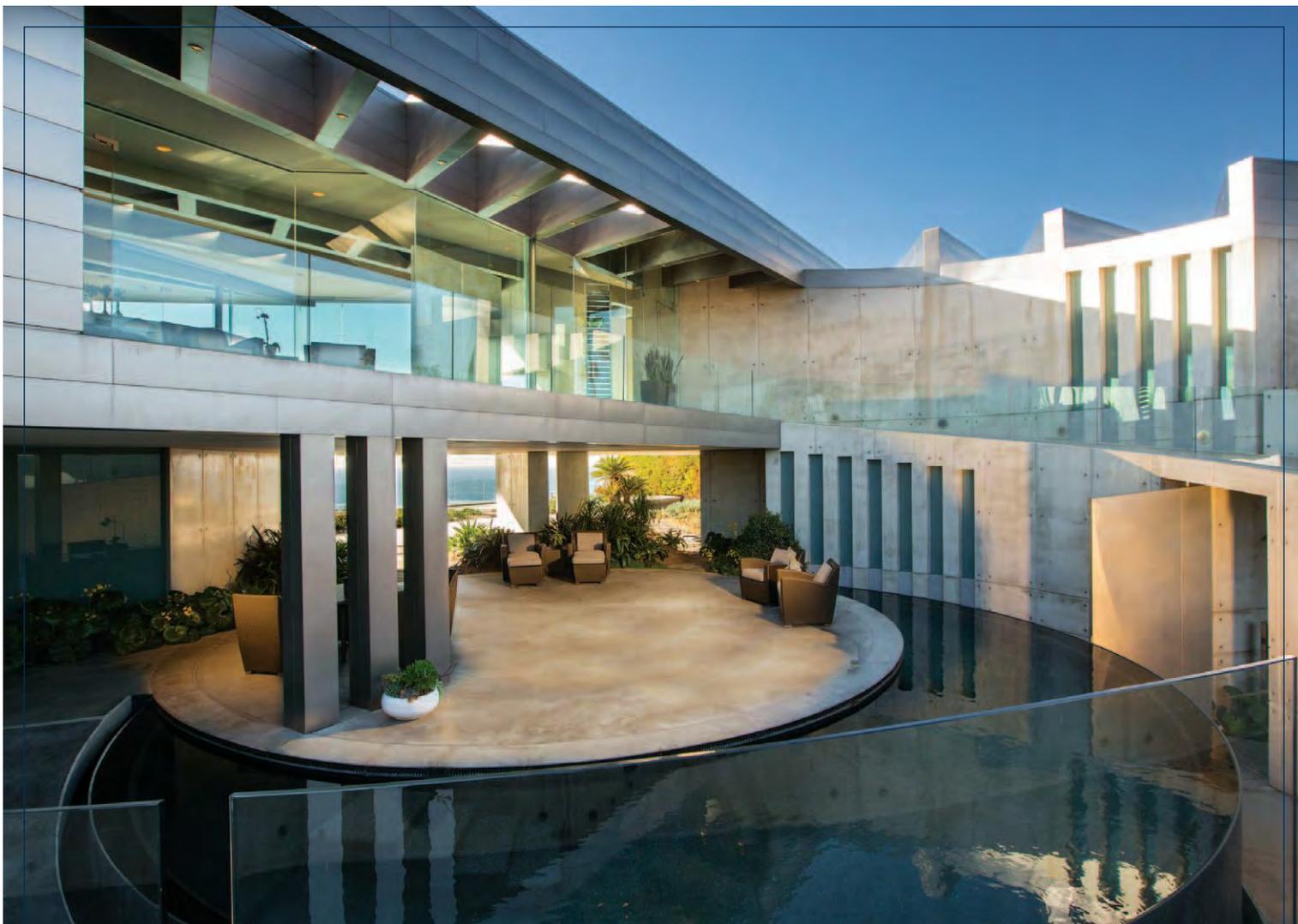


DEL MAR, CALIFORNIA

A rare, oversized lot with 60 feet of ocean frontage defines this coastal architectural statement. Del Mar sand and surf views highlight nearly every room. Fireplaces bring charm to the main level with a living room, dining room and kitchen, and all focus is on the oceanfront and lead to patios. The master offers a fireplace, window seats, library wall, his/hers baths and a balcony. Includes attached studio with a separate entry. Located close to the village and the Del Mar thoroughbred racetrack.

5 bedrooms, 6 full baths | \$25,000,000

Represented by: Brian Pasco | Coldwell Banker Residential Brokerage | T. 858.793.7522 | bpasco@coldwellbanker.com



ENCINITAS, CALIFORNIA

The "Crescent" is a world-famous Wally Cunningham design that combines the symphonic resonance of the sea by curvilinear architectural elements. The 6,500-square-foot masterpiece sprawls over a double oceanfront lot, capturing the energy, essence, movement and calmness of the Pacific in every living space. Outdoor spaces meld into the interior seamlessly, allowing peaceful travel to another world.

4 bedrooms, 4 full and 2 half baths | \$11,750,000

Represented by: Doug Harwood & Merrill Jacobson | Coldwell Banker Residential Brokerage | D. 858.735.4481 | M. 619.997.1966 | doug@harwoodre.com



LA JOLLA, CALIFORNIA



Elegant, private, gated estate perched atop Mount Soledad offers phenomenal views, square footage and a detached guest apartment. The main residence offers 5 bedrooms plus refined formal and informal living spaces, an office, gym and wine room. Enjoy the stunning outdoor spaces, including a pool, spa, dining area, built-in BBQ and pool bath.

5 bedrooms, 6 full and 1 half baths | \$3,750,000 - \$4,150,000
 Represented by: Kristin Slaughter | Coldwell Banker Residential Brokerage
 T. 858.395.1359 | kristin@kristinslaughter.com



RANCHO SANTA FE, CALIFORNIA



Stunning tri-level English estate overlooking the spectacular "Signature" 13th hole of the Rancho Santa Fe Golf Course. You can live on the main floor, with the master plus 2 bedrooms, or spread out with generous bedrooms on all 3 levels. Enjoy 2 family rooms, a media room, wine room, fireplaces, a fire pit, pool, spa and BBQ.

7 bedrooms, 7 full and 2 half baths | \$3,495,000
 Represented by: Janet Lawless Christ | T. 858.756.4481
 Coldwell Banker Residential Brokerage | janetchrist@coldwellbanker.com



CARLSBAD, CALIFORNIA



One of the largest lots in La Costa Ridge. No expense was spared in any of the landscape. Wait until you see the pool, spa and fountain. The outdoor cooking facility and entertaining area is phenomenal. Walk out on to the balcony off of the master bedroom to enjoy the distant ocean views and La Costa lights at night.

4 bedrooms, 5 full and 1 half baths | \$1,799,000 - \$1,850,000
 Represented by: Court Wilson | Coldwell Banker Residential Brokerage
 T. 760.804.8200 | court.wilson@coldwellbanker.com



TEMECULA, CALIFORNIA



Over 4,500-square-foot, single-story, Tuscan-inspired, gated, grand estate offers gorgeous and high-end features throughout. Almost 5 acres offer ancient oaks, privacy and a very rare year-round stream. An oversized garage for the avid car collector, boat storage and a large separate pad with all utilities offer endless opportunities.

5 bedrooms, 4 full and 1 half baths | \$1,115,000
 Represented by: Troy Smith | Coldwell Banker Residential Brokerage
 T. 760.468.1527 | troy.smith@camoves.com



BIG BEAR CITY, CALIFORNIA

Majestic Wild Horse is perched in the center of 17.5 acres for absolute seclusion from the outside world! This elegant, mountain, ski lodge is designer perfect — from the double-sided stone fire-place to the sweeping mountain and lake views. The main house has 3 bedrooms, a double-island kitchen and a master wing. Also enjoy a 2-bedroom apartment over the garage.

5 bedrooms, 4 baths | \$2,895,000
 Represented by: Laura & Jack Davis | Coldwell Banker Residential Brokerage
 T. 310.490.0474 | lauraandjackdavis.com



LA QUINTA, CALIFORNIA

Enjoy priceless views from this sought-after location at Tradition Golf Club in La Quinta. This renovated 3-bedroom, 3.5-bath home features sophisticated and soothing décor. Visit www.52130citation.com for more photos and information.

3 bedrooms, 3 full and 1 half baths | \$2,990,000
 Represented by: Debra Sanders Bowlby
 Coldwell Banker Residential Brokerage
 T. 214.663.6032 | joindebrasanders@gmail.com



LA QUINTA, CALIFORNIA

This magnificent, lakefront, modern, contemporary, newly remodeled home is located in the exclusive, guard-gated Enclave Mountain Estates at the La Quinta Resort & Club. The seller spent over \$8 million in renovations on the home.

4 bedrooms, 6 baths | \$4,485,000
 Represented by: Rich Munday & Gary Yamaguchi
 Coldwell Banker Residential Brokerage | T. 310.600.6919
garyyamaguchi2003@yahoo.com





LAGUNA BEACH, CALIFORNIA



Nearly one-quarter acre of private ocean view, park-like land with a notable French country-style home and pool. Choice North Laguna cul-de-sac. Floor plans and photos at 1609EleanorLane.com.

3 bedrooms, 3 baths | \$4,395,000
 Represented by: Liz Comerford & Ray McAfoose
 Coldwell Banker Residential Brokerage
 T. 949.499-8957 | info@mcafoose.com



PASADENA, CALIFORNIA



Built by Allyn Morris, an architect/engineer, this modern home with over 2 acres is a true balance of art and architecture. Period details, vaulted ceilings and walls of glass open like a magic glass lantern to a patio complete with breathtaking panoramic views of city lights of Los Angeles, Annandale Golf Course and San Gabriel Mountains.

3 bedrooms, 2 full and 1 half baths | \$2,199,000
 Represented by: Lu Gordon | T. 626.844.2278
 Coldwell Banker Residential Brokerage | lu@lugordon.com



MALIBU, CALIFORNIA



Huge price reduction! Seller must sell! Sophisticated, custom-built architectural beauty proudly sitting on the gentle hills off Malibu. Private gated road leads to this very special estate. To view a virtual tour, please email Lmarkosian@ColdwellBanker.com.

5 bedrooms, 6 baths | \$5,900,000
 Represented by: Laura Markosian
 Coldwell Banker Residential Brokerage
 T. 323.333.1431 | lmarkosian@coldwellbanker.com



NEWPORT BEACH, CALIFORNIA



Breathtaking views of Big Canyon's 8th fairway from this custom 5-bedroom home. Designed by famed architect Fred M. Briggs. Located on the end of a cul-de-sac on a highly sought-after street.

5 bedrooms, 5 baths | \$4,995,000
 Represented by: Georgina Jacobson Group
 Coldwell Banker Residential Brokerage
 T. 949.285.8380 | georgina@georginajacobson.com



LAGUNA BEACH, CALIFORNIA

As 1 of only 5 beachfront homes in the exclusive community of Irvine Cove, this remarkable oceanfront estate was handcrafted to marry the splendor of the sea with the magnetism of modern luxury living, offering more beach frontage than any of the 19 guard-gated properties in North Laguna with 180 feet of frontage and the only “beach cabana” on Irvine Cove’s private sandy beach.

6 bedrooms, 9 baths | \$55,000,000

Represented by: Tim Smith | Coldwell Banker Residential Brokerage | T. 949.717.4711 | smithgrouprealestate.com



IRVINE, SHADY CANYON®, CALIFORNIA

Rancho de Oro is a 4-story, custom estate with approximately 12,865 square feet on a premier, elevated .75-acre lot. Enjoy unlimited, panoramic views of Shady Canyon Golf Course, the clubhouse, city lights and Disneyland fireworks. The floor plan provides 7 bedrooms, 8.5 baths, 2 executive offices, a library, formal home theater, concert hall, 1,500-bottle wine cellar, billiards room and so much more.

7 bedrooms, 8 full and 1 half baths | \$8,998,000

Represented by: Delia Chin | T. 949.285.9354 | delia.chin@coldwellbanker.com | Coldwell Banker Residential Brokerage





PASADENA, CALIFORNIA



Reginald Johnson designed this stately English Craftsman-style residence in 1914. A covered porch leads to the handsome entry, which serves to introduce the fine materials and workmanship for which Johnson is known for. Beautifully restored and upgraded, the home features an elegant living room, spacious library, formal dining room, gourmet kitchen and chauffeur's quarters.

6 bedrooms, 4 baths | \$3,989,000
 Represented by: Catherine "Tink" Cheney | Coldwell Banker Residential Brokerage
 T. 626.233.2938 | tinkcheney@earthlink.net | 851fairfieldcircle.com



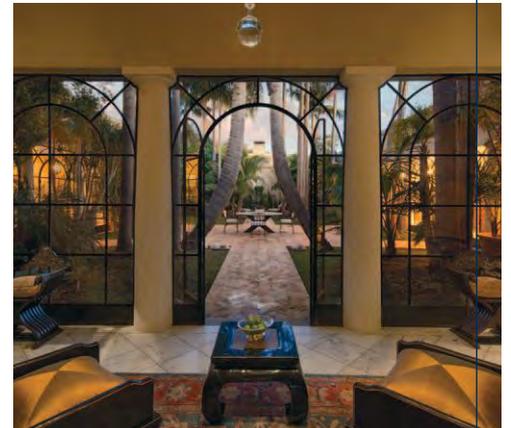
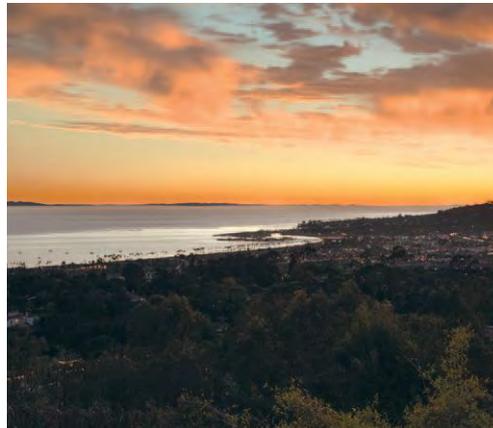
UPLAND, CALIFORNIA



The Charles E. Harwood House was constructed in 1890 in the Victorian Shingle-style tradition for the "Father of Upland," Charles E. Harwood. A grand lawn with mature trees and a circular drive give the residence an impressive approach from the street, and its dramatic façade with a 2-story, rounded bay and turret reinforces the structure's stately presence.

5 bedrooms, 4 baths | Price upon request
 Represented by: Catherine "Tink" Cheney | Coldwell Banker Residential Brokerage
 T. 626.233.2938 | tinkcheney@earthlink.net | 1509northeuclid.com





SANTA BARBARA, CALIFORNIA

Villa Solana is one of Santa Barbara's 5 Historic Hilltop Estates—the most prestigious in the area. Built in 1914 by Forest Peabody and designed by Francis T. Underhill, the estate has been beautifully restored to its original neo-classical grandeur with exquisite details. Resting on a 11.2-acre knoll with 360-degree mountain and ocean views, Villa Solana offers a dramatic backdrop for a family home or lavish event setting.

7 bedrooms, 8 full and 1 half baths | \$49,000,000

Represented by: Joyce Rey | T. 310.281.3693 | joycerey.com | Coldwell Banker Residential Brokerage



MALIBU, CALIFORNIA

A remarkable 5,300-plus-square-foot AIA Malibu Road residence situated in a rarely available sandy beach location that showcases an endless video-like seascape of legendary Flat Rock. This recently updated home defines structural integrity with a timeless, flexible floor plan and features 5 spacious ocean-view suites, several open gathering/living areas, 2 full chef's kitchens and an oversized, limousine-depth, 4-car garage.

5 bedrooms, 5 full and 1 half baths | \$11,750,000

Represented by: Kimberly Pfeiffer | Coldwell Banker Residential Brokerage | T. 310.383.3664 | kimberpfeiffer@gmail.com | 25252mailburoad.com





BEVERLY HILLS, CALIFORNIA

Magnificent Italianate masterpiece in Beverly Park on rare 5-plus-acre flat double lot. Exquisite finishes. Ten bedrooms, including a sumptuous master. Two guesthouses, a library, theater, pool and pool house, tennis court, wine cellar, gym, coiffure salon, staff quarters and offices, expansive lawns, gardens, fountains and a 30-plus-car motor court. World-class trophy property rivaling finest European estates. www.BeverlyParkMasterpiece.com.

10 bedrooms, 17 full and 1 half baths | \$45,000,000

Represented by: Linda May & Steve Frankel | Coldwell Banker Residential Brokerage | L. 310.777.6247 | S. 310.281.3981 | www.lindamay.com | stevefrankel.com



PACIFIC PALISADES, CALIFORNIA

Resting behind gates is Casa Di Lionses, an enchanting 1928 Mediterranean-style villa of approximately 8,500 square feet on nearly 2 acres. Extensively renovated, utilizing expert craftsmanship. 4 bedroom suites, a gourmet kitchen/family room, theater, gym, wine cellar, double guesthouse/offices, a pool/spa and 4-car garage. Incredible outdoor entertaining, huge lawns, hiking trails, magnificent gardens and views of the Pacific. www.ViaFlorence.com.

6 bedrooms, 7 full and 1 half baths | \$8,850,000

Represented by: Linda May | Coldwell Banker Residential Brokerage | T. 310.777.6247 | www.lindamay.com



MALIBU, CALIFORNIA



Enjoy 235 private acres with a working vineyard. Designed in the authentic hacienda tradition, Rosenthal, the Malibu Estate, is 5 minutes from the beach. Features are 8 bedroom suites, staff quarters, 2 guesthouses, 3 pools, horse facilities, a wine-tasting room, gym and a 6-car garage.

8 bedrooms, 10 baths | \$43,500,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan
 Coldwell Banker Residential Brokerage
 T. 310.317.9354 | rosenthalmalibuestate.com



MALIBU, CALIFORNIA



An ultra-chic architectural beach house on the sandy beach. Enjoy a rare, oceanfront pool and spa, lined with palm trees. This stunning home showcases Calcutta gold counters and walls of glass.

3 bedrooms, 3 full and 1 half baths | \$7,950,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan
 Coldwell Banker Residential Brokerage
 T. 310.317.9354 | 20928pch.com



MALIBU, CALIFORNIA



A charming Nantucket-style home on sought-after Malibu Road. Recently remodeled, this home features hardwood floors, a romantic master with a fireplace and oceanfront decks.

4 bedrooms, 3 full and 1 half baths | \$7,450,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan
 Coldwell Banker Residential Brokerage
 T. 310.317.9354 | 24604maliburd.com



MALIBU, CALIFORNIA



Enjoy jetliner ocean and city lights views from this knoll-top Cape Cod, overlooking Carbon Beach in exclusive Serra Retreat. The home is guard gated with camera security.

3 bedrooms, 3 baths | \$5,995,000
 Represented by: Irene Dazzan-Palmer & Sandro Dazzan
 Coldwell Banker Residential Brokerage
 T. 310.317.9354 | 3362sweetwater.com



BEVERLY HILLS, CALIFORNIA

Newly constructed, magnificent compound set on approximately 2.7 acres. Encompassing a main house and 4 separate structures: a private residence, maid's quarters with a 3-car garage, a 2-story guesthouse and a 2-car garage.

10 bedrooms, 11 full and 1 half baths | \$19,950,000
 Represented by: Sally Forster Jones & Philip Boroda
 Coldwell Banker Residential Brokerage | S. 310.281.3999
 P. 310.968.3844 | pboroda1@earthlink.net | sally@sfgroup.com



DANA POINT, CALIFORNIA

Luxurious, 3,800-square-foot, soft contemporary home located in the exclusive, guard-gated, oceanfront community of Beach Road in Capistrano Beach. Feel ultra-secure with 24/7 front-gate guards. Features include an elevator that services all levels, including a rooftop deck.

4 bedrooms, 1 full and 3 partial baths | \$5,495,000
 Represented by: Jeffrey Grubert
 Coldwell Banker Residential Brokerage
 T. 949.929.8324 | jeffreygrubert@gmail.com



NEWPORT COAST, CALIFORNIA

Located in the community of Crystal Cove, this desirable 3-bedroom, 3.5-bath, Windward, single-level home will appeal to the most discerning of buyers. Enjoy year-round indoor/outdoor living and breathtaking views of the Pacific Ocean, Catalina Island and sunsets.

3 bedrooms, 3 full and 1 half baths | \$4,350,000
 Represented by: Gail Grabner & Joy Curtin
 Coldwell Banker Residential Brokerage | G. 949.500.6597 | J. 949.633.8335
 ggrabner@aol.com | curtincb@aol.com



VENICE, CALIFORNIA

A fabulous peaceful retreat in the heart of Venice. No expense was spared in the upgraded finishes. This bright oasis with an open floor plan allows for great use of indoor and outdoor space.

3 bedrooms, 2 baths | \$1,550,000
 Represented by: Pam Ross
 Coldwell Banker Residential Brokerage
 T. 310.616.6979 | pamrosshomes@gmail.com

CARMEL, CALIFORNIA



JACKS **PEAK**

THE MOST CELEBRATED MASTERPIECES ARE OFTEN THE MOST CHALLENGING TO CREATE, AND BY MANY ACCOUNTS, THE COMPLETION OF THIS HOUSE WAS A FEAT.

By Zachary Chase

Art and architecture. The two are intrinsically linked, especially when you consider homes like Fallingwater and Eames House. But in the world today, where sameness so often dominates a population that just wants to fit in, few homes really transcend.

This 6.5-acre California dream property, distinguished by its boundary-stretching design and cloistered location in Carmel's Jacks Peak, is most certainly one of them.

"This property is as inviting as it is innovative," says Judy Tollner of Coldwell Banker Residential Brokerage, one of the home's listing agents. Partner Rhonda Williams adds, "It is living art, a collaboration of the sellers' ideas and international artists' designs, and a magnificent example of what can be created out of sheer inspiration, patience and artistry."

Of course, the most celebrated masterpieces are often the most challenging to create, and by many accounts, the completion of this house was a feat. In the end, the dueling visions of the homeowners were ideally brought to life by the home's architectural team—as anyone who has spent time being warmed by the amber evening glow reflected off the barrel roof into the courtyard would attest.

Jacks Peak is home to the largest native Monterey pine grove in the world, and this home was positioned to boast of that unique landscape. It was built facing the back of the property overlooking the forest—all the better to create the peaceful, natural environment the owners desired.

Nowhere is the land more integral to the design of the home than in the spectacular 75-foot main living area, which includes a living room and reading room, and a remarkable kitchen and dining room with a wall of French doors that open onto the forest and a Zen-like sculpture garden featuring a custom work from renowned artist Albert Paley. Unless, of course, it's that wooden barrel roof that extends over the exterior front of the home and lords over the home's treetop loft home offices and rooftop patio, acting as a canopy of artistic beauty.

IF YOU LOOK THROUGH THE HOME, YOU SEE HOW FORM AND FUNCTION REALLY PLAY OFF EACH OTHER IN UNIQUE WAYS.

On the far end of the main living area, the Fu-Tung Cheng-designed kitchen, with its sculptural circular island, custom cabinetry, professional stainless steel appliances and unique mix of materials, creates a singular spot under the suspended loft ceiling that affords a sense of privacy. The 6,000-square-foot home also includes four bedrooms, four full and two half baths, a media room, a gym, a spa in the forest, a private well, a separate ranch house, a caretaker's house, a Japanese pool house and a pool.

"If you look through the home, you see how form and function really play off each other in unique ways," says Tollner. "The oval reading nook opposite the entry fountain was formed by concrete and offers a beautifully styled space for private time and relaxation. Adjacent to the incredible kitchen, an eating area has been designed by Fu-Tung Cheng as a comfortable booth for casual meals while still maintaining his characteristic design aesthetic."

It was Cheng, a concrete innovator turned custom home designer, who put the mark of his unique style on the home. The other side of the reading nook

is an entry sculpture he fashioned out of concrete, with flowing water and embedded fossils and crystals. Cheng also designed the fireplace in the master wing and the fireplace in "the spa in the forest," which also includes bamboo sliding doors, sauna and shower.

"The entire 6.5 acres could be called a spa in the forest," says Tollner. "The property creates a Zen-like feeling, taking advantage of the quality of the land with breathtaking scenery, forested pathways and incomparable privacy. And its heart-of-town location in Carmel's Jacks Peak, a prestigious estate and equestrian area, also gives the home great convenience to Carmel-by-the-Sea restaurants and shops, Carmel Beach, Pebble Beach and all the Monterey Peninsula has to offer. It really is the best of both worlds."

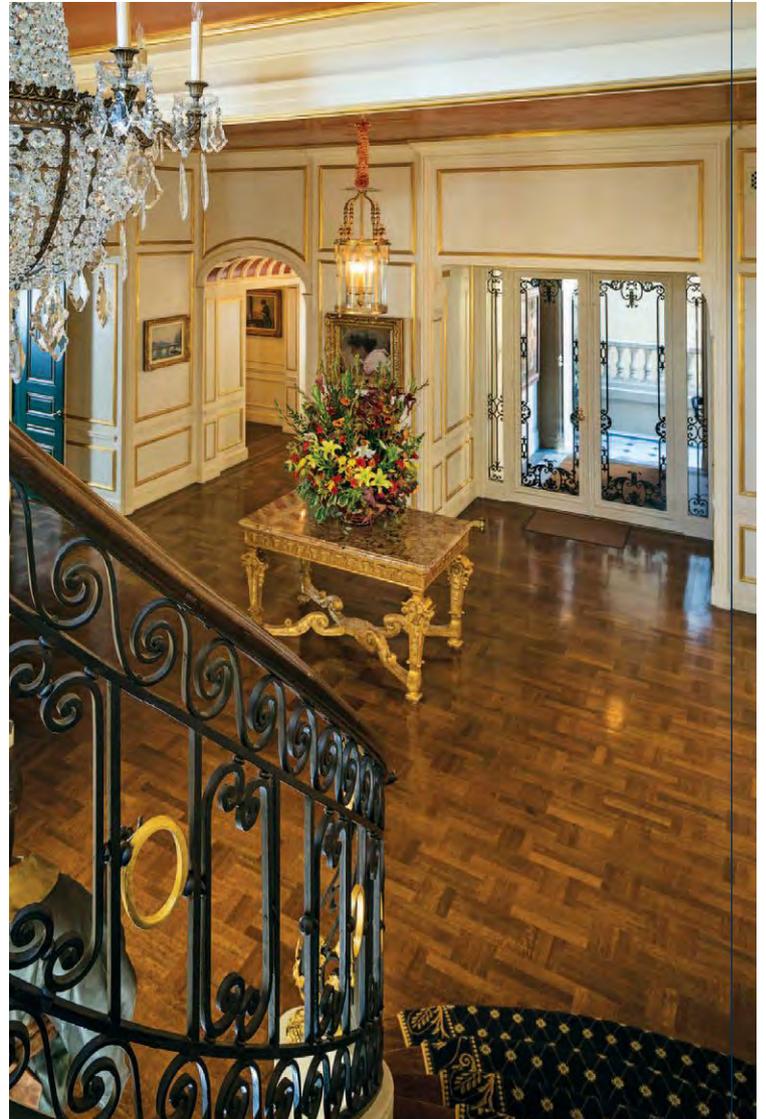
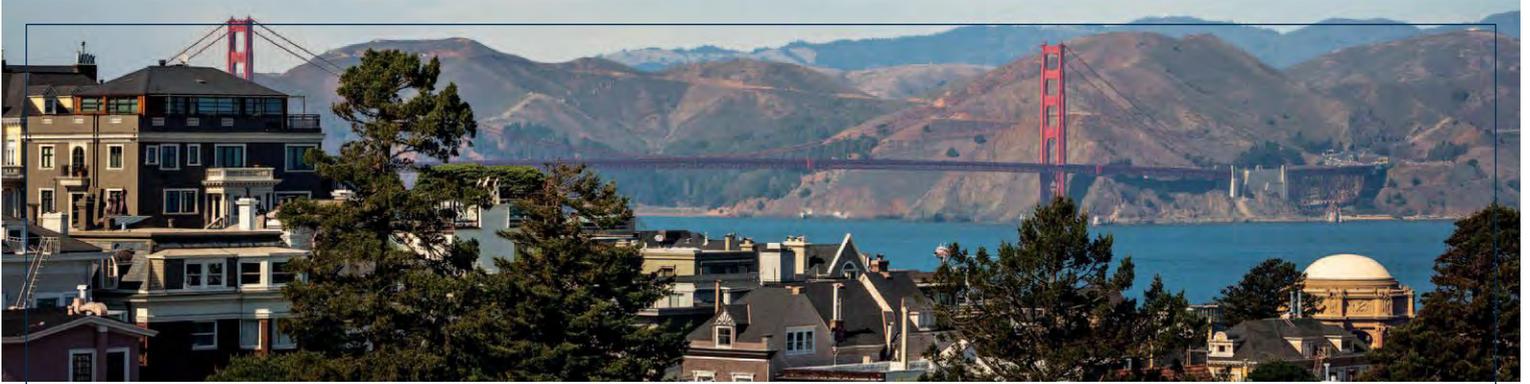
Just like the melding of art and architecture.



Carmel, California
6 bedrooms, 7 full and 3 half baths
\$12,900,000



Represented by: Rhonda Williams & Judy Tollner
Coldwell Banker Residential Brokerage
R. 831.236.5463 | rhonda@williamsandtollner.com
J. 831.402.2076 | judy@williamsandtollner.com
williamsandtollner.com



SAN FRANCISCO, CALIFORNIA

This gracious mansion has been meticulously remodeled with every attention to detail in homage to its classic French architectural style. It has spectacular Golden Gate Bridge, Bay and San Francisco city views throughout. Its 4 floors reflect timeless architectural detailing plus an approximately 1,200-square-foot Art Deco-period ballroom. A significant home in prestigious Pacific Heights, this estate boasts approximately 12,000 square feet of living space.

9 bedrooms, 7 full and 4 half baths | \$27,000,000

Represented by: David Bellings, CalBRE#: 00877838 | Coldwell Banker Residential Brokerage | T. 415.518.5600 | david@davidbellings.com | davidbellings.com





WOODSIDE, CALIFORNIA

Remarkable in its beauty and premier location between San Francisco and Silicon Valley, Woodside is the ultimate family retreat or executive enclave. This premier estate sits on approximately 2 acres and boasts approximately 8,100 square feet of living space on 3 levels. The grounds feature gravel stone paths that lead to tennis and bocce courts, a pool, spa and croquet-worthy lawns that unfold at both ends of the property.

5 bedrooms, 5 full and 2 half baths | \$15,000,000

Represented by: Erika Demma, CalBRE#: 01230766 | Coldwell Banker Residential Brokerage | T. 650.740.2970 | edemma@cbtnorcal.com | erikademma.com





ATHERTON, CALIFORNIA

This exceptional, approximately 12,000-square-foot home, brilliantly infused with modern technology and sleek contemporary styling, offers the opportunity for fine living away from the hustle and bustle. Amenities include a separate gym and mud-bath spa with wet and dry saunas, a pool and a 4-car garage. Located in one of the San Francisco Peninsula's most prestigious communities, this unique property boasts a magnificent garden setting.

7 bedrooms, 8 full and 3 half baths | \$12,300,000

Represented by: Bonnie Biorn, CalBRE#: 01085834 | Coldwell Banker Residential Brokerage | T. 650.888.0846 | bonnie.biorn@cbtnorcal.com



ROSS, CALIFORNIA

This superb residence is on approximately 4 pristine acres in Ross, an exclusive enclave in Marin County, located between San Francisco and the Wine Country. An entertainer's paradise, the gourmet kitchen opens through French doors to a sun-drenched yard featuring a pool and spa, built-in BBQ and outdoor fireplace. The charming guest cottage has a pool table and nearby sport court. Enjoy majestic redwoods, sculptured gardens and secluded patios.

4 bedrooms, 4 full and 1 half baths | \$7,599,000

Represented by: Avril Couris & Jay Patterson CalBRE#: 00589046 & 00243412 | Coldwell Banker Residential Brokerage | A. 415.828.9495 | J. 415.308.0371





CARMEL, CALIFORNIA

Cypress Cove borders the scenic grandeur of Point Lobos State Reserve, one of the most beautiful, dramatic meetings of land and sea in the world. This secluded, gated setting, approximately 4.5 miles from downtown Carmel, offers all the wild magnificence of Big Sur: lushly forested coastal bluffs, majestic granite cliffs and white water waves crashing against a rugged shoreline. A rare opportunity to own a home where the scenery is unspoiled by development.

4 bedrooms, 3 full and 1 half baths | \$4,975,000

Represented by: Ephran Michael Younger, CalBRE#: 01024707 | Coldwell Banker Residential Brokerage | T. 831.622.2507 | ephran.younger@yahoo.com

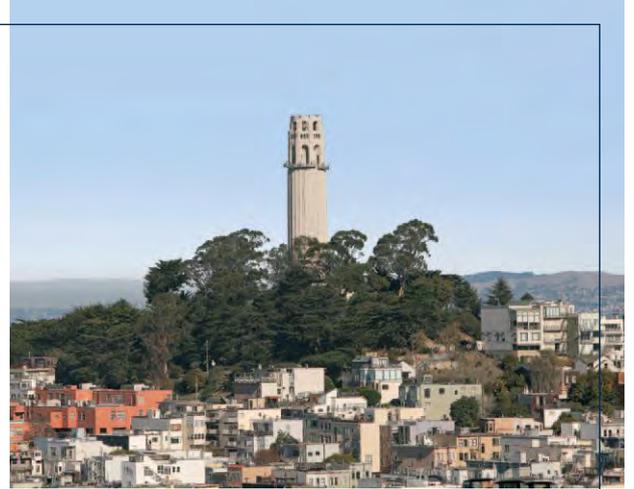
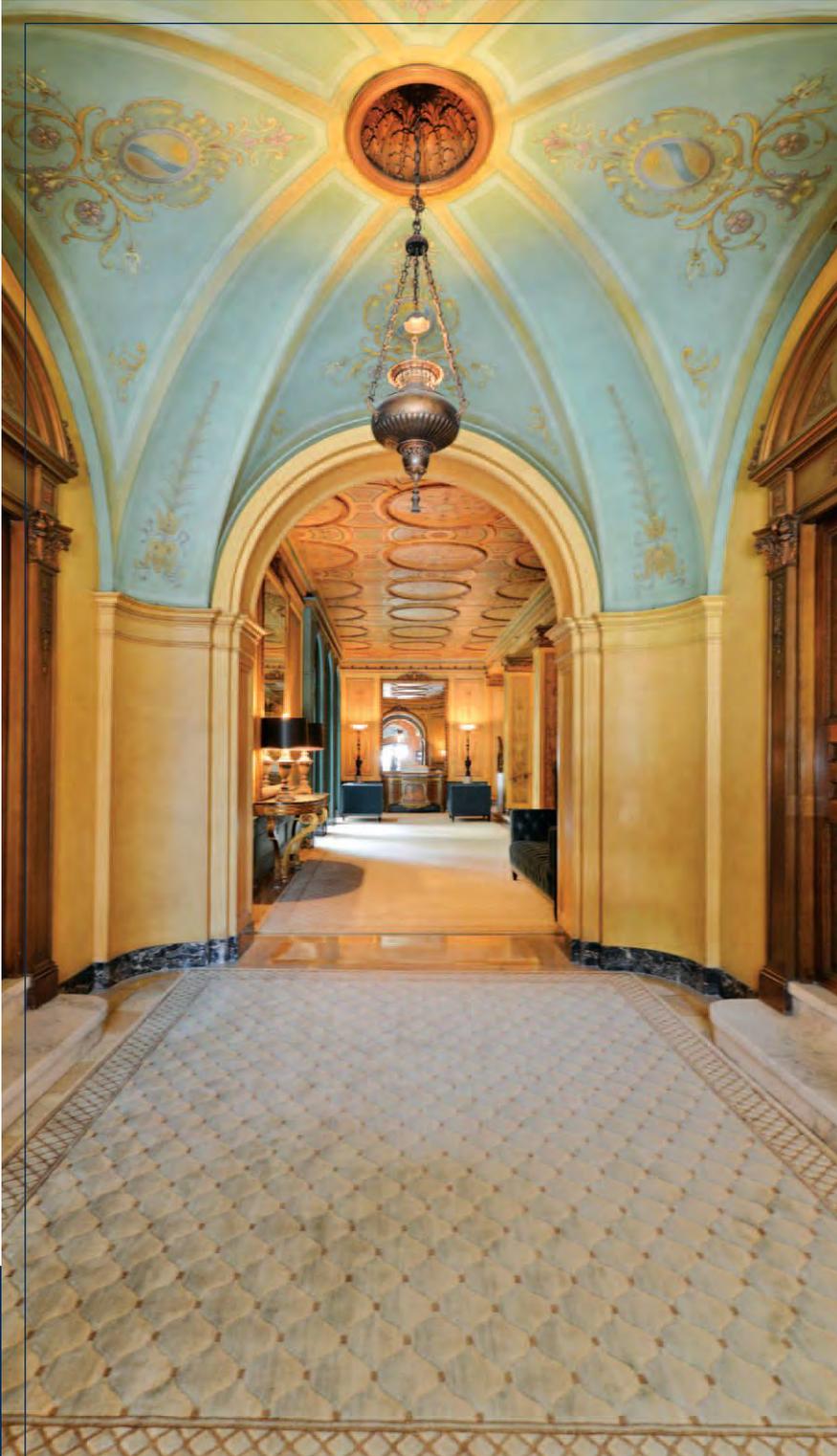


SAN FRANCISCO, CALIFORNIA

The prestigious St. Regis is located in the vibrant SOMA district, affording residents and guests sweeping views of the San Francisco cityscape. 23F offers an exquisitely unique floor plan, designed with understated elegance and tastefully finished with thoughtful details throughout. An evolution in lifestyle reconfigured from the ground up to capture views of the Financial District, San Francisco Bay, Bay Bridge, Transbay Terminal, Treasure Island and Yerba Buena Island.

2 bedrooms, 2 full and 1 half baths | \$4,150,000

Represented by: John Kirkpatrick, CalBRE#: 00921345 | Coldwell Banker Residential Brokerage | T. 415.412.0559 | john@johnkirkpatrick.com | stregis23f.com



SAN FRANCISCO, CALIFORNIA

Park Lane Residences are ideally located next to The Fairmont Hotel and Pacific-Union Club with convenient access to Downtown and Market Street. Impeccably designed with luxury finishes, the floor plans feature formal dining rooms, fireplaces and spacious kitchens, light-filled living spaces, architectural details, 24-hour doorman, gardens and parking. Prices start at \$2,995,000. parklaneSF.com

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

Represented by: Don DeFranco, CalBRE#: 01317125 | T. 415.229.1379 | Pam Dubier, CalBRE#: 01057585 | T. 415.572.6520

Carol Goldberg, CalBRE#: 01104190 | T. 415.203.5525 | Coldwell Banker Residential Brokerage



PALOMAR PARK, CALIFORNIA

Build your dream home! Gorgeous, pre-approved design and plans are ready for a stunning, approximately 8,480-square-foot Mediterranean-style home in exclusive Palomar Park. Own one of the largest lots in Redwood City, with nearly 270-degree views. Make your grand Peninsula estate come to life at a fraction of the cost and time. Don't let this one pass you by! Call today to view all this property has to offer. 1145Palomar.com

4 bedrooms, 4 full and 1 half baths | \$2,199,000

Represented by: Bob Bedbury & Kathryn Bedbury, CalBRE#: 00796470 & 01817656 | B. 650.817.5065 | K. 650.740.4494 | Coldwell Banker Residential Brokerage





CARMEL, CALIFORNIA

One of the coziest homes in all of Carmel, this original and historical “Murphy House” was completely remodeled and restored in 2000 and drips with charm. This 3-bedroom, 2-bath home features intricate wood-workings by Ambrose Pollock and a Carmel stone fireplace by D.D. Coopersmith. The detailing is quite simply unbelievable.

3 bedrooms, 2 baths | \$1,695,000
 Represented by: Tim Allen, CalBRE: #00891159
 Coldwell Banker Residential Brokerage
 T. 831.214.1990
tim@timallenproperties.com | timallenproperties.com



PEBBLE BEACH, CALIFORNIA

“Pebble Beach Company is proud to announce the beginning of its residential lot program. What better way to begin than by offering 32, approximately 1-plus-acre, estate lots along the fairways of the newly renovated Poppy Hills Golf Course.” —*Bill Perocchi, CEO Pebble Beach Company*
ThePebbleBeachLots.com

Listed between \$900,000 – \$1,700,000
 Represented by: Tim Allen, CalBRE: #00891159
 Coldwell Banker Residential Brokerage
 T. 831.214.1990
tim@timallenproperties.com | timallenproperties.com

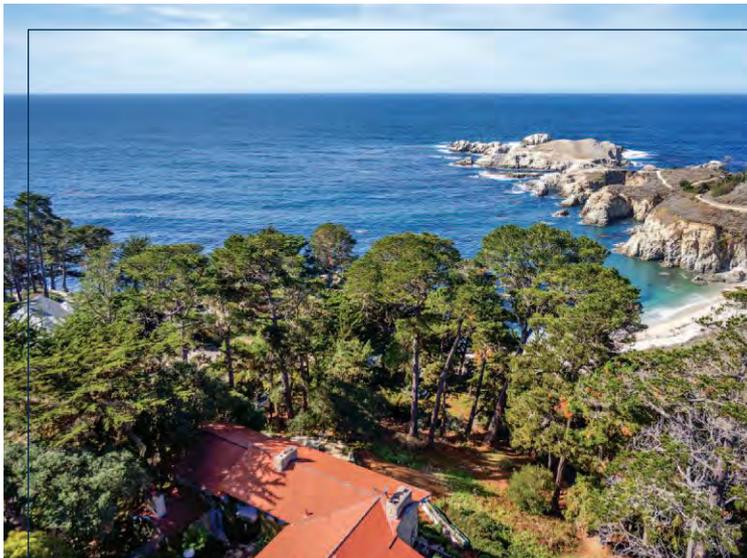


CARMEL HIGHLANDS, CALIFORNIA

On the edge of the Pacific with sweeping views across Yankee Point and beyond to the endless horizon, this stunning, approximately 6,600-square-foot, ultra-luxury, state-of-the-art home offers scenes of breaching whales, playful otters and dramatic sunsets. A magnificent sculpture of comfort, quality and unparalleled oceanfront.

4 bedrooms, 3 full and 2 half baths | \$8,995,000
 Represented by: Tim Allen, CalBRE: #00891159
 Coldwell Banker Residential Brokerage
 T. 831.214.1990
tim@timallenproperties.com | timallenproperties.com





CARMEL HIGHLANDS, CALIFORNIA



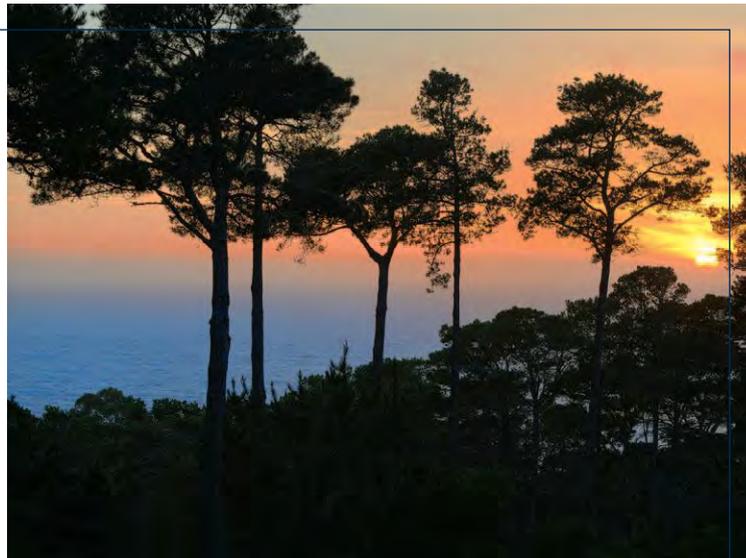
Authentic stone home with blue trim, reminiscent of the stone homes in the winegrower's area of Languedoc. Adjacent to Point Lobos and nestled above Gibson Beach, this remarkable home has a guest apartment, 5 fireplaces and the spell of the nearby ocean. Terraced stone patios and a waterfall complete this timeless setting. 71Highway1.com

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

Represented by: Ben & Carole Heinrich | T. 831.626.2434

CalBRE#: 00584641 & 01069022 | team@theheinrichteam.com

Coldwell Banker Residential Brokerage



CARMEL HIGHLANDS, CALIFORNIA



Exceptional approximately 16-acre gated Carmel Highlands estate enjoys seclusion, trails, ocean and mountain views with spectacular sunsets. Built in 2007, this delightful Craftsman-style home offers a wine room, 3 fireplaces, 2 offices, a 3-car garage, approximately 1,500 square feet of decks plus city water and a well. 62Corona.com

4 bedrooms, 4 full and 1 half baths | \$3,488,000

Represented by: Ben & Carole Heinrich | T. 831.626.2434

CalBRE#: 00584641 & 01069022 | team@theheinrichteam.com

Coldwell Banker Residential Brokerage



CARMEL HIGHLANDS, CALIFORNIA



Exclusive Carmel Highlands estate with white water views. The adobe main house, separate guesthouse and guest quarters are surrounded by approximately 1 fully landscaped acre and offers terracotta flooring, 3 fireplaces and stucco finishes. High ceilings and weathered beams add to the special character. LowerWalden.com

5 bedrooms, 6 baths | \$2,488,000

Represented by: Ben & Carole Heinrich | T. 831.626.2434

CalBRE#: 00584641 & 01069022 | team@theheinrichteam.com

Coldwell Banker Residential Brokerage



BIG SUR SOARING, CALIFORNIA



High above the windswept rocks and white water on Big Sur's wild coast, this soaring residence captures one of the most spectacular locations on the California coastline and is located only 10.5 miles south of Carmel-by-the-Sea. The estate has approximately 9,800 square feet of living space, an indoor pool and a guesthouse. 37600Hwy1.com

4 bedrooms, 5 full and 1 half baths | \$7,800,000

Represented by: Ben & Carole Heinrich | T. 831.626.2434

CalBRE#: 00584641 & 01069022 | team@theheinrichteam.com

Coldwell Banker Residential Brokerage



LAKE ALMANOR, CALIFORNIA



Magnificent lakefront estate has 3 homes on approximately 3 acres of secluded Sierra Forest with views of Mt. Lassen and Lake Almanor, and a dock. The main home has approximately 10,700 square feet, 6 master suites, a great room, wine cellar, game room and more. Guest home has 3 bedrooms, 2 baths and approximately 2,500 square feet above a 4-car garage and shop. Separate art studio.

3 homes on approximately 3 acres of land | \$3,950,000
 Represented by: Betty Taisch, CalBRE#: 01227574
 Coldwell Banker Residential Brokerage | T. 415.338.0121 | betty@taisch.com



MENLO PARK, CALIFORNIA

One of Vintage Oaks' finest, this country English-style, updated home features high-end appliances, loads of custom built-ins, granite countertops, hardwood floors and designer touches. Enjoy gorgeous, professionally designed gardens, an outdoor kitchen complete with a Viking grill, refrigerator, and more. Located near award-winning Menlo Park Schools.

4 bedrooms, 3 full and 1 half baths | \$2,995,000
 Represented by: Elaine White, CalBRE#: 01182467
 Coldwell Banker Residential Brokerage | T. 650.566.5323 | ewhite@cbnorcal.com





SAN FRANCISCO, CALIFORNIA



Located in exclusive St. Francis Wood, this contemporary estate, on one of the city's largest residential lots, features spacious rooms, clean lines and exquisite finishes. The ultra-modern kitchen, entry foyer and formal living and dining rooms surround a sunny courtyard. 285SanAnselmo.com

5 bedrooms, 5 full and 2 half baths | \$6,850,000
 Represented by: Joel Goodrich, CalBRE#: 01028702 | T. 415.308.8184
 Dona Crowder, CalBRE#: 00570185 | T. 415.310.5933
 Coldwell Banker Residential Brokerage



PLEASANTON, CALIFORNIA



This stunning French country home sits on a large, approximately 1.21-acre lot with a park-like yard boasting a beautiful waterfall and gazebo. The approximately 4,240-square-foot home features a downstairs master suite and a gourmet kitchen. In the prestigious Deer Oaks gated community.

5 bedrooms, 3 full and 1 half baths | \$1,753,000
 Represented by: Nancy Sutorius, CalBRE#: #006282332
 T. 925.367.7414 | nancy.sutorius@cbnorcal.com | nancysutorius.com
 Coldwell Banker Residential Brokerage



SACRAMENTO, CALIFORNIA



This gated, approximately 3,120-square-foot estate has a 9-car garage, surround sound, custom cabinets, stainless steel appliances, granite countertops and much more! Indulge in luxury with one-touch Control 4 Home Automation System. This home sits on almost an acre in exclusive Sierra Oaks Vista, near great schools, shopping and dining.

3 bedrooms, 4 baths | \$1,465,000
 Represented by: Jeremy Frazier, CalBRE#: 01387370 | T. 916.616.3828
 Coldwell Banker Residential Brokerage | jeremy.frazier@cbnorcal.com

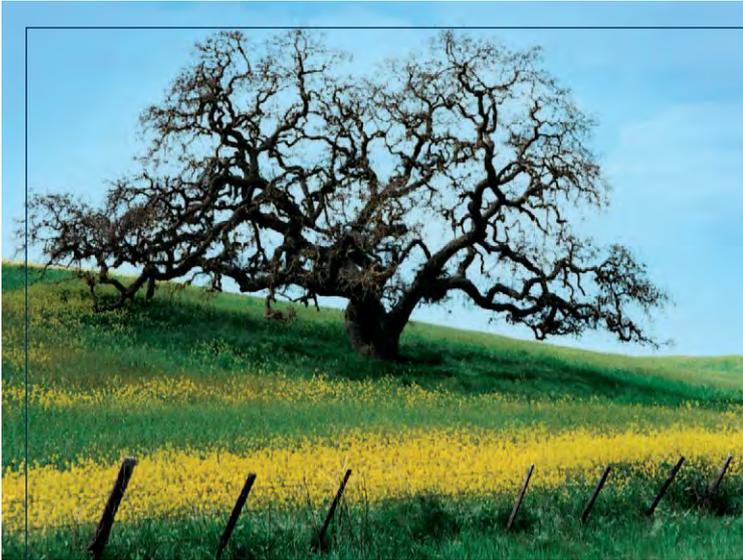


EL DORADO HILLS, CALIFORNIA



Sweeping views of Folsom Lake and city lights highlight this elegant Tuscan-style, approximately 5,000-square-foot home, perched atop the hills of Serrano Country Club. Attention to detail is shown throughout. Gourmet kitchen, master retreat, inviting great rooms on both levels, a wine bar, guest quarters and a veranda complete this exceptional home.

5 bedrooms, 5 baths | \$1,212,000
 Represented by: Patricia Seide, CalBRE#: 00892540 | T. 916.712.1617
 Coldwell Banker Residential Brokerage | patricia.seide@cbnorcal.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.

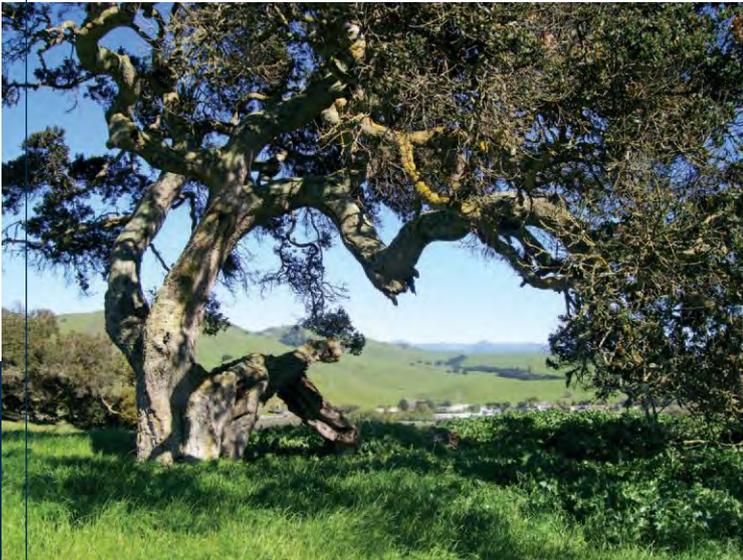
\$11,888,888
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



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.

\$7,641,000
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



SAN JUAN BAUTISTA, CALIFORNIA

SAN JUAN VISTA ESTATES is a tentative approved map for fourteen 5-plus-acre parcels and a 40-acre estate parcel on 195 acres. Enjoy beautiful, gentle, rolling hills with a generous amount of oaks. There is easy access from 4 different directions.

\$6,249,942
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



GILROY, CALIFORNIA

THE CANADA ROAD RANCH is 610 acres adjacent to Henry Coe Park (84,000 acres). There are gentle rolling flats to steep ridges along the Canada de los Osos creek and many springs and ponds. It is just 9 miles from town. A perfect home ranch or weekend retreat.

\$1,556,443
 Represented by: Page Welton
 Coldwell Banker Residential Brokerage
 T. 408.776.7153 | pagewelton.com



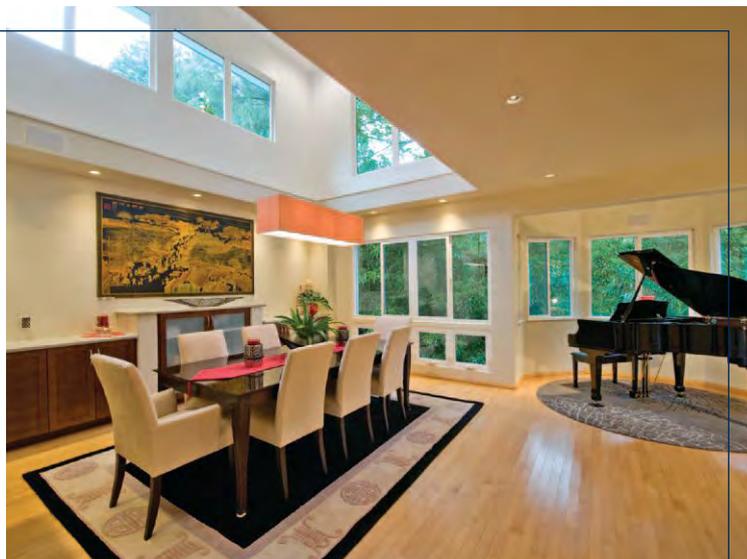
PACIFIC HEIGHTS, HAWAII



This brand-new construction on a rim-lot location offers sweeping views from Diamond Head to Pearl Harbor. This home defines Hawaii living. The property features a circular, gated driveway, dream kitchen, spacious 2-room master, media room with wet bar, card room or caretaker area, and 2 suites upstairs with game/study area. The home also has multiple lanais, a photovoltaic system, a generator, plus a separate and very charming studio above the garage.

5 bedrooms, 6 full baths | \$3,450,000

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



OLD PALI, HAWAII



A secluded and magical setting is the backdrop for this exquisite home in the gated community of The Woodlands. Architecturally rich in design, it offers a great floor plan for entertaining or enjoying a quiet moment by the fireplace. There is a large master suite on the main level and 2 bedrooms and an office upstairs, all with beautiful mountain views. Its great location gets you into town in just minutes.

3 bedrooms, 2 full and 1 half baths | \$1,675,000

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



KANEOHE, HAWAII

Mesmerizing turquoise-blue waters sparkle as you look out to the open ocean and Coconut Island. Enjoy lazy afternoons in the large yard on over .5 of an acre of oceanfront property with 228 feet of water frontage. Richly designed and appointed and an exceptional value, priced significantly under recent appraisal.

4 bedrooms, 5 baths | \$2,585,000

Represented by: James S. Farmer & Kathy Grindle | Coldwell Banker Pacific Properties | J. 808.542.4749 | K. 808.864.3127
jamesf@cbpacific.com | kathyg@cbpacific.com



PAIKO LAGOON, HAWAII

This sophisticated, waterfront, single-level home is on a natural lagoon open to the ocean. The tropical courtyard surrounds the pool. There are 1,000 square feet of covered patio for indoor/outdoor waterfront dining and entertaining. Enjoy a spacious master suite, separate carriage house and a location on a long private lane that provides peace, tranquility and total privacy. Designed by Peter Vincent.

4 bedrooms, 4 baths | \$3,900,000

Represented by: Anne Oliver | Coldwell Banker Pacific Properties | C. 808.292.2800 | oliver@cbpacific.com | anneoliver.com





KAHALA, HONOLULU, HAWAII

For the first time ever, those who seek the ultimate in Pacific luxury living have the rare opportunity to obtain a selection of the most prestigious real estate available in Honolulu—Kahala Avenue. All properties are located just minutes from the famed Kahala Hotel and the world-class Waialae Country Club Golf Course. Enjoy simple access to fine dining and shopping in Kahala and along Waikiki or nearby downtown Honolulu. www.KahalaEstatesOnTheAvenue.com.

Prices ranging from \$2,950,000 - \$22,000,000

Represented by: Tracy P. Allen, Beth Chang & Anne Hogan Perry | Coldwell Banker Pacific Properties | O. 808.748.2656 | kahalaestates@cbpacific.com



SCOTTSDALE, ARIZONA

One-of-a-kind contemporary masterpiece located on, arguably, the finest hillside lot in guard-gated Estancia. Designed by architect Hugh Huddleson and built by Glenn Farmer Homes, this property affords unparalleled Pinnacle Peak, sunset and city-light views. Highest level interior finishes with open kitchen to family room floor plan. Additional features include formal living and dining room, superb master suite, wine cellar, elevator, 2 guest suites and media room.

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

Represented by: Julie Rohr | T. 602.317.5667 | Coldwell Banker Residential Brokerage | julie.rohr@gmail.com | julierohr.com





SEDONA, ARIZONA



This magnificent, gated estate is privately situated on 1.7 hillside acres overlooking the exclusive Seven Canyons Golf and Country Club course. Boasting superior quality finishes, detail and craftsmanship, and breathtaking 360-degree Red Rock views, this 8,900-square-foot home is truly a masterpiece. For more, please go to wendywalkerfineproperties.com.

4 bedrooms, 4 full and 2 half baths | \$8,899,999

Represented by: Wendy Walker | T. 602.468.8888 | Coldwell Banker Residential Brokerage | wendy@wwfineproperties.com



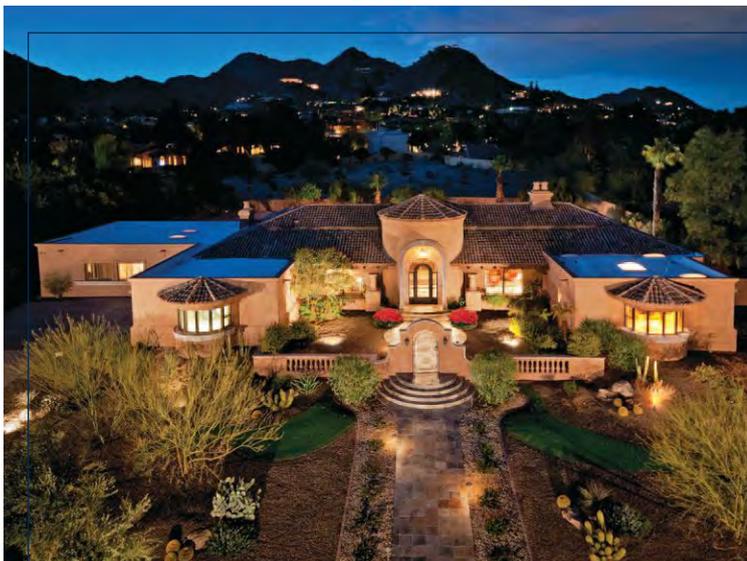
PARADISE VALLEY, ARIZONA



This remarkable European-style estate is perfectly nestled against the north foothills of Mummy Mountain on a private street, just steps away from Paradise Valley Country Club. Approximately 7,000 square feet, this luxurious home offers the finest craftsmanship with designer quality throughout and includes a private, resort-style backyard with a pool, spa and multiple fireplaces. For more, please go to wendywalkerfineproperties.com.

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

Represented by: Wendy Walker | T. 602.468.8888 | Coldwell Banker Residential Brokerage | wendy@wwfineproperties.com



PARADISE VALLEY, ARIZONA



Mediterranean remodel with spectacular mountain views on north/south facing lot in gated Clearview Edition. Over \$1 million in luxurious finishes including travertine floors, a chef's kitchen with granite countertops, master with fireplace and jetted tub. Heated pool, spa, Ramada and a grassy play yard. 3-car garage. ParadiseValleyProper.com

4 bedrooms, 4 full and 1 half baths | \$1,699,000
 Represented by: Jan Kabbani | T. 602.739.5050
 Coldwell Banker Residential Brokerage | jan@jankabbani.com

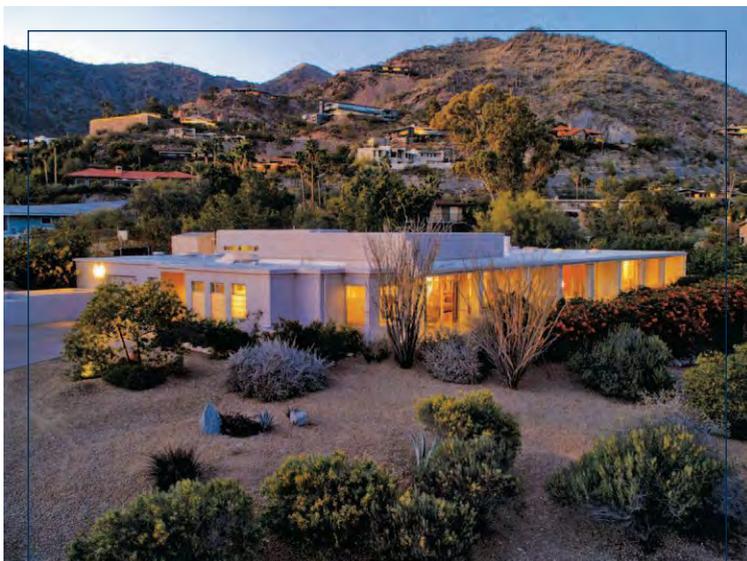


PARADISE VALLEY, ARIZONA



This charming Spanish/Mediterranean hacienda-style home is on a north/south facing lot in Camelback Country Club Estates. It is enhanced by a circular drive and beautiful entry courtyard with a sparkling heated pool and guesthouse, plus a 2-car garage and a 2-car carport. ParadiseValleyProper.com

4 bedrooms, 3 full and 1 half baths | \$1,395,000
 Represented by: Jan Kabbani | T. 602.739.5050
 Coldwell Banker Residential Brokerage | jan@jankabbani.com



PARADISE VALLEY, ARIZONA



Gorgeous Al Beadle-designed contemporary home is in exclusive, guard-gated Clearwater Hills. The open floor plan features numerous upgrades and finishes, a den and a gym. Enjoy spectacular Camelback and Mummy Mountain views; and sun- and wind-sensing courtyard sunshades.

4 bedrooms, 4 full and 1 half baths | \$1,395,000
 Represented by: David Leavitt | T. 847.208.7555
 Coldwell Banker Residential Brokerage
 david.leavitt@azmoves.com



SCOTTSDALE, ARIZONA



Gorgeous 4,117-square-foot, fully updated home is on a large cul-de-sac lot in a gated community. Beautiful architectural details, high ceilings, multiple fireplaces and granite countertops are throughout. The backyard oasis has a Pebble-Tec pool, a water feature and an outdoor kitchen.

5 bedrooms, 4 full and 1 half baths | \$1,145,000
 Represented by: Shirley Shadegg | T. 602.616.4520
 Coldwell Banker Residential Brokerage
 shirleyshadeggrealtor@cox.net | shirleyshadeggrealtor.com



SALT LAKE CITY, UTAH

Villa Villaggio is a breathtaking villa perched above the lights of Salt Lake City. The informal elegance of the home and grounds mimic the resort experiences of the villas of Hawaii, California and Italy. The approximately 10,330 square feet merge contemporary lines with classicism touched by inspiration from the mountain setting. The 100-year-old oak trees, mountain breezes and sweeping views across the valley serve as reminders of the home's approximately 3-acre mountainside.

4 bedrooms, 7 baths | \$9,500,000

Represented by: Frances Hays | Coldwell Banker Residential Brokerage | T. 801.541.3858 | frances.hays@utahhomes.com



SANDY, UTAH

This English country estate is nestled at the mouth of Little Cottonwood Canyon and the Wasatch Mountains. Special features include a gourmet kitchen with French baking center and walk-in pantry, expansive ceilings, a theater and a main-floor master suite. Experience ultimate peace and serenity outside, while still being close to world-class Alta and Snowbird ski resorts, fishing, hiking trails and downtown. www.pepperwoodrealestate.com/featured-home

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

Represented by: Shelly Tripp | Coldwell Banker Residential Brokerage | T. 801.573.6400 | shelly.tripp@utahhomes.com | utahhomes.com/shelly.tripp





PARK CITY, UTAH

This ski-in/ski-out condo at Deer Valley features 2 bedrooms and a den, for possible extra living space. The semi-formal dining area opens to the family room for pleasant gatherings and the master bath has a steam shower and separate tub for soaking. Other amenities include a gourmet kitchen, 2 fireplaces, on-site concierge, fitness facility, ski prep area with lockers and boot dryers, shuttle service, outdoor hot tub and more. Enjoy stunning ski and mountain views.

2 bedrooms, 3 baths | \$1,750,000

Represented by: Katrina Authement | Coldwell Banker Residential Brokerage | T. 435.640.1488 | katrina@katrinaauthement.com | katrinaauthement.com



CHERRY HILLS VILLAGE, COLORADO



This exquisite “Villa” nestled behind gates on an approximately 3.1-acre site, with lush landscaping, a tranquil pool and area for horses, features architectural elegance with high-end finishes and details throughout 3 levels of approximately 8,370 total square feet, including a separate pool house. The expansive floor plan offers formal and informal spaces for entertaining on a grand scale or intimate family gatherings. Special features include a dramatic main-floor master suite, 2-story great room and a chef’s kitchen with an adjoining family room.

4 bedrooms, 7 baths | \$2,995,000

Represented by: Julie Gelfond | Coldwell Banker Residential Brokerage | T. 303.378.9099 | jlgelfond@aol.com | denversluxuryhomes.com



BOULDER, COLORADO



This stunning contemporary home is situated on coveted Rosehill Drive. Enjoy the spectacular mountain views from inside and out. Upscale features include a kitchen with custom cabinets, marble counters and Viking appliances. The tranquil master bedroom has a balcony and a 5-piece master bath with steam shower. The oversized basement offers a theater, game room, bar, gym and a bedroom. The study/bedroom over the garage has a partial bath. Enjoy the large backyard with patio that can be great for entertaining. In an excellent location close to Chautauqua trails.

7 bedrooms, 1 full and 5 half baths | \$2,850,000

Represented by: Karen Bernardi | Coldwell Banker Residential Brokerage | T. 303.402.6000 | karenb@bernardirealestate.com | bernardirealestate.com



EVERGREEN, COLORADO

Echoing the Colorado scenery that envelops this home in magnificent snowcapped mountain and valley views, this custom-built Mountain Prairie design with strong vertical and horizontal lines accented by earthy materials of stone, wood and metal, features the highest quality craftsmanship, artistic features and technological innovation a buyer could desire. Situated on approximately 7 secluded acres in coveted Soda Creek.

4 bedrooms, 4 full and 3 half baths | \$2,795,000

Represented by: Josette Montgomery | Coldwell Banker Residential Brokerage | T. 303.901.8027 | josette.montgomery@gmail.com



EVERGREEN, COLORADO

On approximately 40 acres about 5 minutes to Evergreen, in the exclusive "Hidden Village At Hiwan," you will find this amazing custom stone and stucco mountain contemporary, built in harmony with its surroundings. The beautiful portico entry introduces an interior with a bright, open floor plan, soaring ceilings and dramatic windows. The gourmet kitchen features beautiful granite, custom cabinets, stainless steel appliances, double islands and more. The central living area features the great room you won't want to leave. Enjoy all the seasons as this room blends marvelously with the outdoor patio areas.

4 bedrooms, 3 full and 2 half baths | \$2,700,000

Represented by: Kevin Freadhoff | Coldwell Banker Residential Brokerage | T. 303.803.6949 | kevinsellshomes@yahoo.com



WESTMINSTER, COLORADO



This stunning custom ranch home offers a walk-out basement and professional and mature landscaping featuring 4 fountains. It is adorned with the finest luxury finishes: gleaming hardwood floors throughout, an expansive great room, formal living and dining rooms, a chef's kitchen with 2 islands, Viking stainless steel appliances, slab granite countertops, custom cherry cabinets and a butler's pantry. There is a main-floor master suite, 6 additional bedrooms and 10 baths, plus a finished basement with a wet bar, wine cellar and a theater.

7 bedrooms, 3 full and 7 half baths | \$1,799,950

Represented by: Marie Callaway | Coldwell Banker Residential Brokerage | T. 303.437.6999 | marie@mariecallaway.com | mariecallaway.com



CASTLE ROCK, COLORADO

Featured as one of Colorado's most amazing "man caves," this basement features an exercise area, gaming room, movie theater, wine cellar and golf simulator with world-class golf courses that can double as a viewing room. This magnificent home also features expansive mountain views, a Savant system controlling much of the home using your smartphone or tablet, a 5-car garage with a heated driveway and plenty of space for executive entertaining. This is Colorado living at its best.

5 bedrooms, 4 full and 3 half baths | \$1,785,000

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



ASPEN, COLORADO

Within central Aspen, this property includes 2 separate single-family homes with a combined, heated living space of 6,512 square feet. The main house features 4 bedroom suites, an office/den, family/media room and a stunning rooftop terrace complete with a fire pit and dramatic views. The private courtyard terrace offers outdoor living and entertaining space in between both homes. The remodeled Victorian guesthouse has been modernized.

5 bedrooms, 6 full and 2 half baths | \$17,995,000

Represented by: Bryan Peterson & Carrie Wells | Coldwell Banker Mason Morse | B. 970.948.0859 | C. 970.948.6750 | masonmorse.com



ASPEN, COLORADO



No detail has been overlooked in this strikingly designed residence. This warm contemporary home speaks of quality from the moment you drive through the private gate. High-end finishes include exotic African wood, Portuguese limestone, Venetian plaster, a Boffi kitchen and fixtures, as well as a fully integrated Crestron/Lutron home automation system. This hip residence boasts one of the best wine cellars. Additional details featured are a media room, waterfall, 2 ponds, an outdoor fire pit and a hot tub. Add dramatic views of Aspen Mountain and the convenient in-town location and you have a sanctuary not to be missed.

4 bedrooms, 4 full and 2 half baths | \$10,450,000
 Represented by: Carrie Wells
 Coldwell Banker Mason Morse | carrie@carriewells.com
 T. 970.948.6750 | carriewells.com



ASPEN, COLORADO



A remarkable custom home sited on one of the most private lots within Eagle Pines. It is set on the ski slopes of the Buttermilk ski area with ski-in/out access and abundant views capturing the city of Aspen and the mountains beyond. Unique design elements (such as the cantilevered terraces), attention to detail and the scale of the rooms are reminiscent of a Frank Lloyd Wright-design aesthetic. A tasteful home theater on the lower level of the house, geothermal heating and cooling and caretaker quarters complete the home, all on over 5 acres of secluded serenity.

7 bedrooms, 7 full and 1 half baths | \$29,900,000
 Represented by: Carrie Wells
 Coldwell Banker Mason Morse | carrie@carriewells.com
 T. 970.948.6750 | carriewells.com

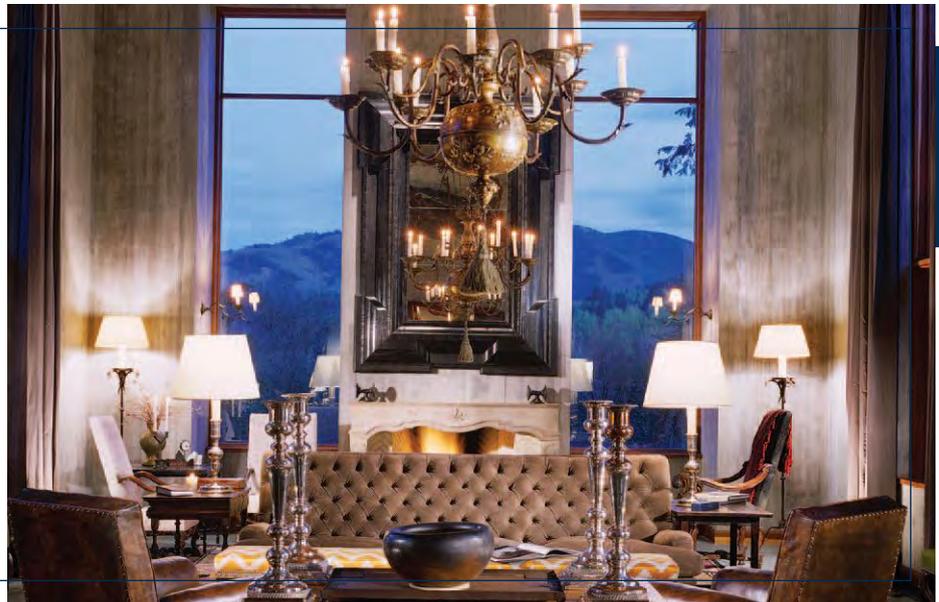


ASPEN, COLORADO



Enjoy a light-filled sitting room, gaze through floor-to-ceiling windows or a quiet evening by one of the fireplaces. Stroll outdoors and walk among more than 15 beautiful, private acres of lush trees and landscaped gardens before sitting at the grand table for dinner by the wood-fired oven on the patio. Every detail of this incredible 6-bedroom Aspen residence was crafted from imagination and ingenuity to create a masterpiece among standard homes and declares a grand statement of distinctive originality.

6 bedrooms, 6 full and 2 half baths | \$19,500,000
 Represented by: Carrie Wells
 Coldwell Banker Mason Morse | carrie@carriewells.com
 T. 970.948.6750 | carriewells.com





ASPEN/SNOWMASS, COLORADO

A private ranchette on the banks of the Roaring Fork River. Features include a lovely 3-bedroom, 2-bath home and a 6,500-square-foot heated horse barn, perfect for your horses or toys with a separate apartment on the 2nd floor with 2 bedrooms, 2 baths, a great room and a full kitchen. From this expansive 24-acre property, you have views of the surrounding mountains. Web ID# AM132579. www.masonmorse.com.

5 bedrooms, 4 baths | \$2,800,000

Represented by: Jim & Anita Bineau & Chris Souki | Coldwell Banker Mason Morse | T. 970.920.7369 | thebineauteam@masonmorse.com



MERCER ISLAND, WASHINGTON

Exquisite luxury and refined beauty, with a subtle hint that life is meant to be joyous. This stunning home is in the prominent Faben Point community along sun-scaped Lake Washington shores. Worthy of global attention, this 14,000-square-foot home is crafted for the discerning. A lavish, innovative kitchen opens to entertainment walls where you can watch the world. Outdoors, an infinity pool and superior moorage. 120 feet of lakefront.

8 bedrooms, 8 full and 1 half baths | \$18,650,000

Represented by: Wendy Lister & Doug Shih | Coldwell Banker Bain | W. 425.450.5206 | D. 206.353.9997 | wendylister.com | dougshih.com



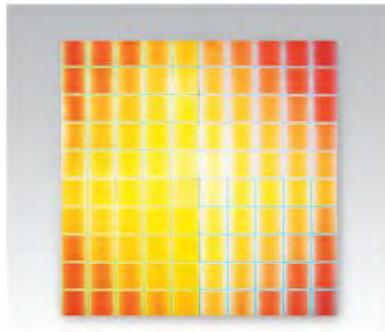


YARROW POINT, WASHINGTON

Villa del Lago is a newly built estate overlooking Lake Washington. The 7,800-square-foot home combines advanced technology with the luxury and craftsmanship of a Mediterranean villa, featuring 5 en suite bedrooms, an elevator, nanny's quarters with a separate kitchen, high-tech wiring throughout and a landscape built for enjoyment and privacy. Nestled in the community of Yarrow Point, Villa del Lago is 5 minutes from Seattle, the University of Washington and Microsoft.

5 bedrooms, 6 baths | \$5,888,000

Represented by: Patrick Moore | Coldwell Banker Bain | patrickmoore@cbbain.com | T. 425.260.0123 | villadellagobellevue.com



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