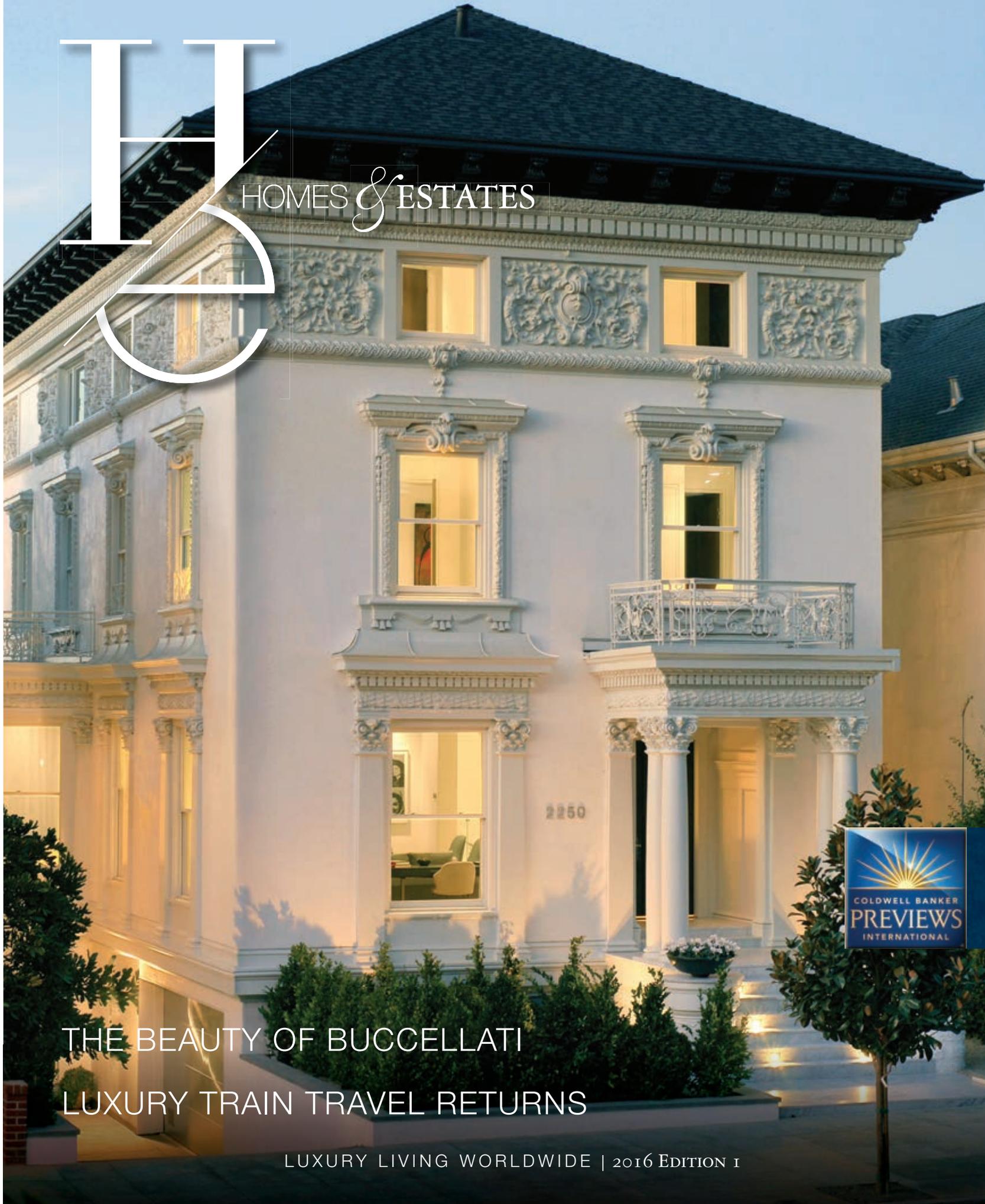


# HE

HOMES & ESTATES



## THE BEAUTY OF BUCCELLATI LUXURY TRAIN TRAVEL RETURNS

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## LUXURY PERFORMANCE

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For more than 80 years, **Coldwell Banker Previews International**<sup>®</sup> has built a leading reputation for marketing the world's most extraordinary homes. Today, over 84,000 independent associates in 47 countries and territories are working for you, so the sun never sets on our world or your home. Discover the exceptional service and proven results that come from listing with a seasoned **Previews**<sup>®</sup> Property Specialist.



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# CEO NOTES

HOMES & ESTATES MAGAZINE

The word “global” is heard often in the context of luxury real estate. But what does it really mean? Truly global real estate companies must find connection points across continents, countries and cultures. They must be relentlessly committed to creating value through innovation, through opportunity and through people. They don’t just represent themselves as global; they are global.

I am proud to say that the elite real estate specialists who are affiliated with Coldwell Banker® Real Estate LLC and our luxury marketing program, Coldwell Banker Previews International®, are global in every sense of the word. While many of them rank among the best of the best in the United States,\* they have taken leadership roles overseas, traveling to far-off places like Dubai, London and Hong Kong to lend their expertise to foster international real estate relationship. These Previews® specialists — who are part of the network that handled 25,171 transaction sides of \$1 million-plus homes, equating to 133.5 million in luxury sales each day in 2015\*\* — recognize the importance of cross-country relationship building, so they can better understand their affluent clients, many of whom own multiple homes around the world. They understand that buying real estate is often an emotional decision, whether it’s a \$500,000 villa in Spain or a \$20 million primary residence in Beverly Hills.



Their efforts are supported by our luxury marketing prowess, which keeps expanding its global reach from its current footprint of 47 countries to adding locations on every continent except Antarctica in 2016. Our growing international footprint has reinforced our drive to create digital marketing platforms that truly span oceans. Over 30% of traffic to coldwellbankerpreviews.com was from outside the United States last year; and our luxury lifestyle blog, www.previewsinsideout.com, also boasts a global readership, with 55% of traffic originating from destinations such as the United Arab Emirates, Italy and Brazil in 2015. This year, we have many other exciting enhancements planned on the digital and social marketing fronts. The Previews team — led by Craig Hogan, vice president of luxury for the Coldwell Banker brand — is committed to fulfilling the growing appetite for connecting with fresh, curated luxury real estate and lifestyle content around the world.

Speaking of content, this magazine will put you in a truly global state of mind. Our writers take you around the world with renowned Italian jeweler Buccellati, award-winning hospitality designer Todd Avery-Lenahan, UK-based hotel brand Belmond, as well as one of

Europe’s most prized art galleries. These stories turn a spotlight on the discoveries that unite all high-net-worth individuals, regardless of where they live. Mr. Lenahan said it best: True luxury is felt, not bought. It’s a state of being.

A stylized, handwritten signature in black ink, appearing to read 'B. Huskey'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

\* The Coldwell Banker® system dominated the 2015 REAL Trends The Thousand, advertised in the Wall Street Journal top real estate list, with more agents named to the list than any other brand. Coldwell Banker-affiliated agents and teams on the list generated a total of 8.8 billion in total sales volume — 40% more than the next-highest ranking brand.

\*\*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.

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## COVER PROPERTY

A beaux arts property in San Francisco preserves its history, flaunts its views.



Bel Air, California  
9 bedrooms, 16 full baths | \$37,500,000  
Represented by: Jerry Jolton

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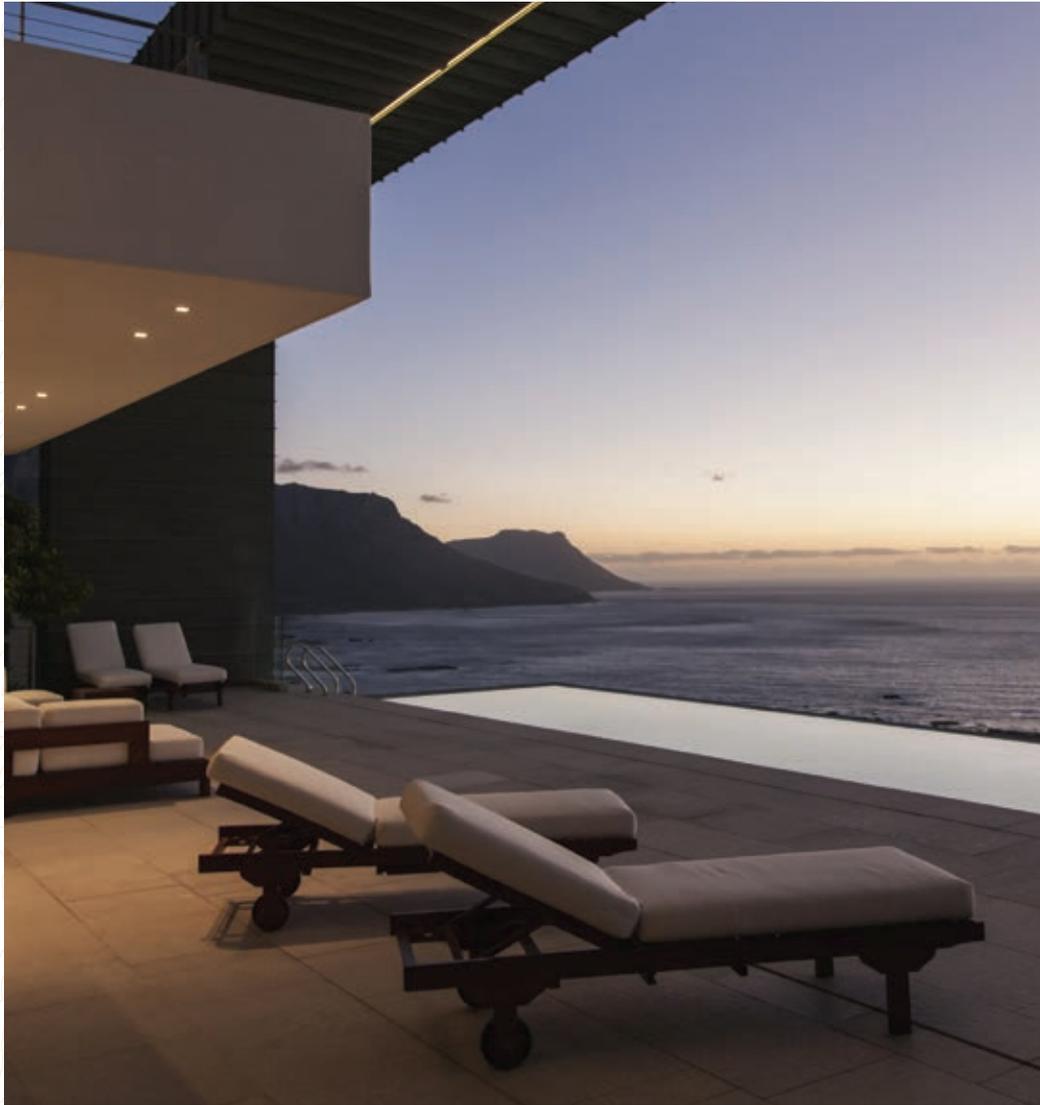
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2016 EDITION 1



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LUXURY MARKET REPORT

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2016

PREVIEWS® LUXURY MARKET REPORT EXCLUSIVE:  
TOP 20 U.S. CITIES FOR LUXURY HOME LISTINGS AND SALES

## MARKETS TO WATCH

*These markets fell outside of the top 20, but are on the rise.*

## \$5M+ SOLD LISTINGS

City, State	# Sales	ALP/ASP
<b>Boston, MA</b>	<b>22</b>	<b>94</b>
<b>Redwood City, CA</b>	<b>17</b>	<b>102</b>
<b>Dallas, TX</b>	<b>17</b>	<b>94</b>

## \$10M+ SOLD LISTINGS

City, State	# Sales	ALP/ASP
<b>Hobe Sound, FL</b>	<b>5</b>	<b>92</b>
<b>Boston, MA</b>	<b>5</b>	<b>92</b>
<b>Dana Point, CA</b>	<b>4</b>	<b>94</b>

## NEW THIS REPORT

AVERAGE-LIST-PRICE TO  
AVERAGE-SALES-PRICE RATIO

The list-to-sales price ratio (ALP/ASP) is a simple concept. The closer sellers get to their asking price, the more this generally indicates a high-demand market and opportunity for sellers, while a lower ratio may indicate greater opportunity for buyers.

PREVIEWS® LUXURY MARKET REPORT EXCLUSIVE:  
TOP 20 U.S. CITIES FOR LUXURY  
HOME LISTINGS AND SALES

Will unsettling global market conditions have a sobering effect on U.S. luxury real estate? This is a question on the minds of many industry insiders in 2016. The data point to a trajectory that will continue to unfold this year.

The latest results released by the **Coldwell Banker Previews International®** program and Real Data Strategies, Inc. show signs of change originating from highly heated markets like Miami and San Francisco and emerging cities like Austin. Speaking of hot, we've added a new component to our data to drill more deeply into identifying cities that may be a hot seller's or buyer's market. The list-to-sales price ratio (ALP/ASP) is a simple concept. The closer sellers get to their asking price, the more this indicates a high-demand market and opportunity for sellers, while a lower ratio may indicate greater opportunity for buyers.

For instance, coastal destinations like Miami, Delray Beach, Florida and Newport Coast saw the most growth at the ultra-high-end. Santa Barbara experienced a substantial jump in \$10 million+ sales with an ALP/ASP ratio of 85%, signaling that marketplace's return to healthy levels of demand. Newcomers to the list for \$10 million+ sales — including Newport Coast, La Jolla, Delray Beach and Lake Worth, Florida — also point to high demand along the coasts, with ALP/ASP ratios of 83% to 90%. In contrast, affluent bedroom community Greenwich recorded less than half of its \$10 million+ sales from 2014, dropping off the list for the first time as it faces a high supply of single-family luxury homes. Still, it scored a high ASP/ALP rating of 92%, indicating that the market is holding steady to value, even if it means a longer time on market. According to Pat Veling, president of Real Data Strategies Inc., "Ultra-luxury lifestyle properties continued their brisk

sales pace last year when compared to 2014. Nationwide, nearly 400 homes valued at \$10 million or more were sold in 2015."

The number of sales in the \$1 million+ category held mostly steady in 2015. No surprise — New York reclaimed the top spot in this price range. California held its position as a national luxury epicenter, with Los Angeles, San Francisco, San Jose and San Diego taking the next four positions. Outside of New York, tech meccas Austin and Seattle saw the largest annual sales gains — up 24% and 23% respectively from 2015. Tech centers like San Francisco, San Jose and Seattle also scored the highest ASP/ALP ratings, suggesting sellers still have the upper hand in these sought-after cities. Million-dollar sales in Fort Lauderdale also grew by 22%. Two heated markets — Miami and Park City, Utah — exhibited signs of leveling, however. Miami saw only modest growth in unit sales and average sale prices in 2015, while Miami Beach saw an 8% drop in unit sales and a modest drop in prices. Park City sales dropped 15% from last year — but not prices. The average sale price for a million-dollar home was still 12% above that of 2014.

Surprises were few and far between at the \$5 million+ sales mark. New York, Beverly Hills, Los Angeles, Miami Beach and Naples all remained hot markets for 2015. Los Altos, San Francisco and Burlingame all recorded the highest ALP/ASP ratios in this price category, ranging from 98% to 96% respectively. Clearly, these Silicon Valley hotspots are still ruled by sellers.

These metrics may show a slight slowdown in some areas, but the overall momentum of luxury markets continues to underscore the strength of U.S. high-end real estate.

## ACTIVE LISTINGS

## \$1,000,000+

City	State	# Listings
<b>New York</b>	<b>NY</b>	<b>3,662</b>
<b>Miami</b>	<b>FL</b>	<b>1,654</b>
<b>Miami Beach</b>	<b>FL</b>	<b>1,473</b>
<b>Naples</b>	<b>FL</b>	<b>1,146</b>
<b>Park City</b>	<b>UT</b>	<b>1,037</b>
<b>Los Angeles</b>	<b>CA</b>	<b>985</b>
<b>Atlanta</b>	<b>GA</b>	<b>982</b>
<b>Scottsdale</b>	<b>AZ</b>	<b>951</b>
<b>Fort Lauderdale</b>	<b>FL</b>	<b>878</b>
<b>North Miami Beach</b>	<b>FL</b>	<b>810</b>
Chicago	IL	735
Houston	TX	696
Boca Raton	FL	662
Greenwich	CT	535
Honolulu	HI	501
San Diego	CA	471
Austin	TX	460
Sarasota	FL	455
Dallas	TX	420
Santa Barbara	CA	387

## \$5,000,000+

City	State	# Listings
<b>New York</b>	<b>NY</b>	<b>1,047</b>
<b>Miami Beach</b>	<b>FL</b>	<b>365</b>
<b>Greenwich</b>	<b>CT</b>	<b>168</b>
<b>Aspen</b>	<b>CO</b>	<b>151</b>
<b>Park City</b>	<b>UT</b>	<b>147</b>
<b>Naples</b>	<b>FL</b>	<b>120</b>
<b>Miami</b>	<b>FL</b>	<b>106</b>
<b>Santa Barbara</b>	<b>CA</b>	<b>100</b>
<b>Los Angeles</b>	<b>CA</b>	<b>97</b>
<b>Beverly Hills</b>	<b>CA</b>	<b>92</b>
North Miami Beach	FL	91
Boca Raton	FL	87
Palm Beach	FL	81
Malibu	CA	80
Fort Lauderdale	FL	75
Rancho Santa Fe	CA	59
Scottsdale	AZ	53
Key Biscayne	FL	52
La Jolla	CA	52
Honolulu	HI	49

## \$10,000,000+

City	State	# Listings
<b>New York</b>	<b>NY</b>	<b>425</b>
<b>Miami Beach</b>	<b>FL</b>	<b>152</b>
<b>Aspen</b>	<b>CO</b>	<b>67</b>
<b>Greenwich</b>	<b>CT</b>	<b>50</b>
<b>Beverly Hills</b>	<b>CA</b>	<b>47</b>
<b>Santa Barbara</b>	<b>CA</b>	<b>43</b>
<b>Los Angeles</b>	<b>CA</b>	<b>41</b>
<b>Malibu</b>	<b>CA</b>	<b>39</b>
<b>Naples</b>	<b>FL</b>	<b>33</b>
<b>Palm Beach</b>	<b>FL</b>	<b>33</b>
Laguna Beach	CA	25
Park City	UT	24
Miami	FL	24
North Miami Beach	FL	22
Honolulu	HI	19
Wellington	FL	19
Boca Raton	FL	18
Key Biscayne	FL	18
Fort Lauderdale	FL	18
West Hollywood	CA	17

## SOLD LISTINGS

🔥 high-demand market

## \$1,000,000+

City, State	# Sales	ALP/ASP
<b>New York, NY</b>	<b>7,445</b>	<b>98</b> 🔥
<b>Los Angeles, CA</b>	<b>2,776</b>	<b>97</b>
<b>San Francisco, CA</b>	<b>2,432</b>	<b>107</b> 🔥
<b>San Jose, CA</b>	<b>1,437</b>	<b>103</b> 🔥
<b>San Diego, CA</b>	<b>1,165</b>	<b>96</b>
<b>Chicago, IL</b>	<b>1,149</b>	<b>95</b>
<b>Atlanta, GA</b>	<b>1,140</b>	<b>94</b>
<b>Naples, FL</b>	<b>1,135</b>	<b>93</b>
<b>Houston, TX</b>	<b>1,035</b>	<b>96</b>
<b>Miami, FL</b>	<b>1,007</b>	<b>92</b>
Seattle, WA	979	99 🔥
Washington, DC	925	97
Dallas, TX	848	96
Fort Lauderdale, FL	789	90
Santa Barbara, CA	744	95
Austin, TX	694	95
Newport Beach, CA	678	95
Miami Beach, FL	650	92
Scottsdale, AZ	631	93
Boston, MA	620	97

## \$5,000,000+

City, State	# Sales	ALP/ASP
<b>New York, NY</b>	<b>929</b>	<b>96</b>
<b>Beverly Hills, CA</b>	<b>113</b>	<b>92</b>
<b>Los Angeles, CA</b>	<b>111</b>	<b>90</b>
<b>Miami Beach, FL</b>	<b>95</b>	<b>91</b>
<b>Naples, FL</b>	<b>87</b>	<b>92</b>
<b>Aspen, CO</b>	<b>86</b>	<b>88</b>
<b>San Francisco, CA</b>	<b>66</b>	<b>98</b> 🔥
<b>Santa Barbara, CA</b>	<b>65</b>	<b>91</b>
<b>Greenwich, CT</b>	<b>52</b>	<b>94</b>
<b>Pacific Palisades, CA</b>	<b>46</b>	<b>96</b>
Malibu, CA	45	91
Palm Beach, FL	43	89
Miami, FL	43	89
Newport Beach, CA	43	92
Atherton, CA	40	96
Burlingame, CA	39	97
Newport Coast, CA	33	88
Boca Raton, FL	33	88
Los Altos, CA	31	98 🔥
La Jolla, CA	28	90

## \$10,000,000+

City, State	# Sales	ALP/ASP
<b>New York, NY</b>	<b>211</b>	<b>95</b> 🔥
<b>Beverly Hills, CA</b>	<b>38</b>	<b>89</b>
<b>Los Angeles, CA</b>	<b>32</b>	<b>85</b>
<b>Aspen, CO</b>	<b>32</b>	<b>84</b>
<b>Miami Beach, FL</b>	<b>25</b>	<b>90</b>
<b>Santa Barbara, CA</b>	<b>21</b>	<b>89</b>
<b>Malibu, CA</b>	<b>16</b>	<b>89</b>
<b>Naples, FL</b>	<b>16</b>	<b>89</b>
<b>Atherton, CA</b>	<b>15</b>	<b>94</b>
<b>Palm Beach, FL</b>	<b>13</b>	<b>87</b>
Miami, FL	13	87
Newport Coast, CA	11	83
San Francisco, CA	11	92
Laguna Beach, CA	10	90
Pacific Palisades, CA	10	95 🔥
La Jolla, CA	8	88
Delray Beach, FL	7	90
Vail, CO	7	87
Wellington, FL	7	76
Lake Worth, FL	6	89

Manhattan area active and sold listing data has been gathered from the Real Estate Board of New York (REBNY) and select cooperating brokerage firms, which have agreed to share their listing inventory and comparable sales data with one another for marketing and property valuation purposes. Not all Manhattan area real estate brokerage firms make information about their property listings or closed sales available to any cooperative resource, including REBNY, or the compilation from which this information has been sourced. All other data has been gathered from the Multiple Listing Service (MLS) databases known or believed to be the primary real estate broker cooperative resources for each market referenced in the report. All closed sales activity reported is for the annual period January 1, 2015 through December 31, 2015. Closed sales reported to the MLSs significantly later than this analysis period will not be included. All active status listing records were downloaded and processed to the same standards, and on various dates, during the months of January and February, 2016. Active status listings added to the MLSs significantly later than download dates will not be included. Property-specific listing and sales records were standardized to USPS address city and ZIP Code, inaccurate list and sale prices were corrected when necessary, and all duplicate records were manually excluded. Average list price and average sales price calculated based on original list price where available. As a result, statistics available via the source data providers may not correlate to this analysis. While all results are believed to be highly accurate, MLS systems do not report all real estate activity in their primary marketplace, and there may have been property transfers not included in this analysis. Copyright © 2016, Real Data Strategies, Inc. All rights reserved. Licensed for the exclusive use of Coldwell Banker Real Estate LLC.

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A NEW RENAISSANCE

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LUXURY LUMINARY

Lisa Fayne Cohen

**F**rom Belmond's revival of luxury train travel to architect Todd-Avery Lenahan's bold interpretation of the modern luxury hotel and the gorgeous baubles of Buccellati, the latest Previews® Inside Out stories take you around the world in 14 pages. Read more at [www.previewsinsideout.com](http://www.previewsinsideout.com), the online guide to fine living.

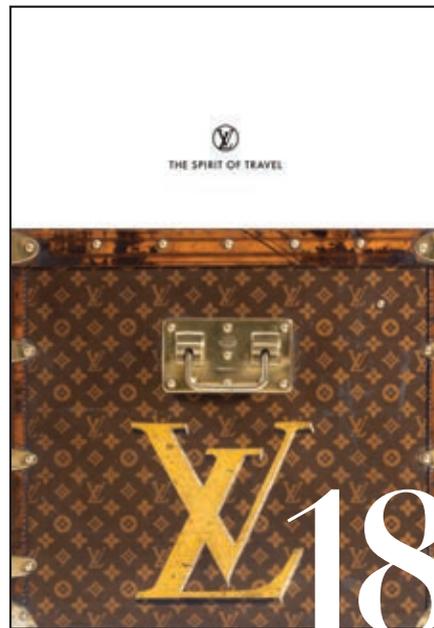
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the online guide to fine living.*



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# A New. Renaissance

BY JAYMI NACIRI

*Luxury artisan jeweler Buccellati forges new territory, continues family legacy, with its first female designer.*



Lucrezia Buccellati

**B**uccellati has been exhibited in some of the most prestigious museums on the planet, counts royalty and pontiffs among its fans and is widely regarded as one of the finest manufacturers of luxury artisan jewelry in the world. But perhaps the greatest feat of this Italian jeweler has been its ability to evolve over the last century, infusing each new generation with the desire to own a piece of the Buccellati brand while remaining loyal to the traditions, techniques and quality upon which the company was built.

From the intricate gold engraving that first earned the company notice in its Milan storefront in 1919, to the timepieces that were added around the year 2000, to the vast bespoke requests and today's foray into modern accessories, Buccellati's work is admired and its wares coveted. Yet the company continues to balance ambition with creative exploration and execution while expanding its presence and its product offerings worldwide.

Buccellati's growth doesn't come as a surprise to those who regularly request one-of-a-kind pieces or visit high-end stores to view the collections, nor does its approach to running the day to day. The company that was founded by a Buccellati — roots date back to Mario Buccellati, who was becoming somewhat of a goldsmithing legend prior to his son Gianmaria opening the first store in Milan — is still run by Buccellatis. At the helm today is Andrea Buccellati, the son of Gianmaria. And the newest member of the family to make an impact is Lucrezia Buccellati, daughter of Andrea.

"The Smithsonian and the Kremlin exhibitions both featured the works of Mario and Gianmaria Buccellati together. This is an important aspect, because it underlines the continuity of the creative genius, from generation to generation, and the passion for the same job," says Andrea Buccellati. "Each designer in the Buccellati history has always been a member of our family. So each of them, from my grandfather to my daughter Lucrezia today, has had his or her own inspiration that went with the trend of his or her generation."

*continued*

At just 25 years old, Lucrezia Buccellati was named co-creative director and co-designer at the company in 2014 — the first female designer in the history of this family business, which had previously been run by four generations of male relatives.

“It’s an honor to maintain the continuation of a family business. I don’t think my grandfather was expecting it, but when he saw how much passion and love I had, he understood,” says Lucrezia Buccellati. “Being female, I think I bring a new perspective to our designs that complements my father’s. In the past, most of the jobs were designated to the family men, so I feel that this shows a new generation in the working industry.”

It also shows ingenuity in line with today’s modern luxury consumer. Lucrezia Buccellati’s first design for the company was an iPhone and iPad cover — gold cases studded with sunburst diamonds, an homage to Leonardo da Vinci’s suns, and priced starting at \$175,000. The product may be modern, but the technique is traditional, using rigato etching to forge lines into the metal, transforming the look and feel.

The Renaissance touch is a running theme for this Milan-based company (Buccellati also has stores all over the world, including Paris, London, Moscow, Tokyo, Hong Kong, Beverly Hills and Aspen). But with time come deepening influences.

“Of course, Renaissance is one of our sources of inspiration, but a lot of new designs are inspired by impressionism, nature and architecture,” says Andrea Buccellati. “For instance, with my daughter Lucrezia, fashion plays a big role in her inspiration.”

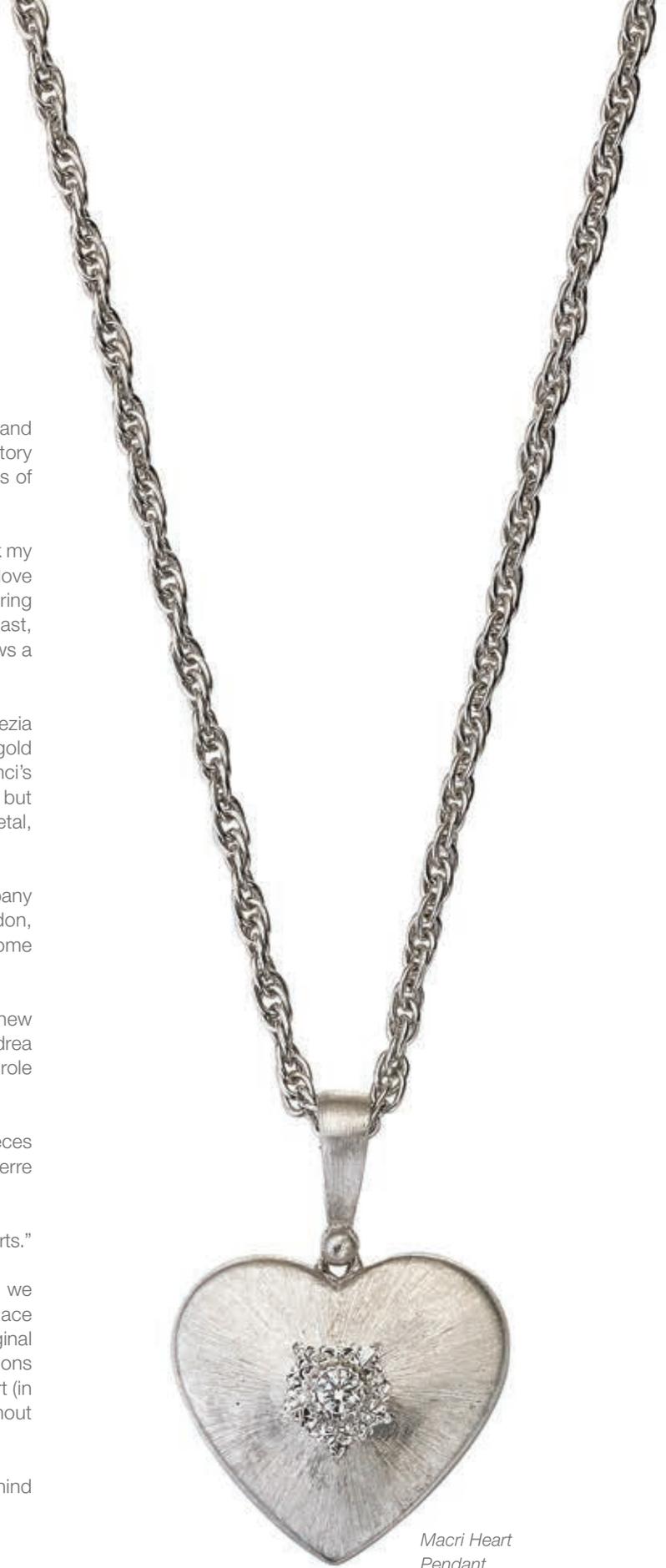
As does art, which provoked her next design: five exquisite jewelry pieces sparked by impressionist and post-impressionists Claude Monet, Pierre Bonnard, Homer Winslow, Mikhail Larionov and Odilon Redon.

Next up for the company: a golden love letter to jewelry aficionados called “Hearts.”

“This new collection of pendants is meant to be offered to the people we really love,” says Andrea Buccellati. “The heart is a symbol of love, the place where feelings develop, where spirituality bursts. We have made an original and spontaneous interpretation of the heart with designs that are extensions of the jewelry lines of our Icona collection. Therefore, we have a Macri heart (in white, yellow or pink gold), a Ghirlanda pattern (in white gold, with or without central heart-shaped diamond), Ramage and Rombi patterns.”

Buccellati’s jewelry offerings may evolve, but, clearly, the meaning behind them and the effort involved in creating them do not.

Read more at [www.previewsinsideout.com/buccellati](http://www.previewsinsideout.com/buccellati).



*Macri Heart  
Pendant*

RENOWNED HOSPITALITY DESIGNER TODD-AVERY LENAHAN REVEALS THE ART OF STORYTELLING AND UNCOVERS THE LINK BETWEEN TODAY'S LUXURY HOTELS AND HOMES.

# BOLD CRESCENDO



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BY ALYSON PITARRE

If you have ever stayed at the newly opened and completely re-imagined Four Seasons Resort Lanai at Manele Bay or Hotel Jerome in Aspen, then you have experienced the storytelling of Todd-Avery Lenahan's design firsthand. The who's who of the hotel world have long admired his work: Steve Wynn, chairman of Wynn Resorts, Dana Kalczak, executive V.P. of design of Four Seasons Hotels & Resorts, and Mark Harmon, CEO of Auberge Resorts. Harmon, for his part, once remarked: "The magic of Todd's work is that he creates an emotional connection with the guest, both fantastic and rare."

*continued*

COLDWELL BANKER  
PREVIEWS® *INSIDE OUT*

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**A**s the founder of TAL Studio, Lenahan is regarded as one of the hospitality design industry's most progressive architects and design thinkers today. He has been named Boutique Design magazine's "Designer of the Year" and in 2010 became the youngest inductee of the prestigious HD Platinum Circle, which recognizes lifetime achievement and contributions to the industry at-large. In 2013, he took home another honor as the recipient of the HOSPY Award for Lifetime Achievement and Contributions to the Design Industry. And while many of these accolades have been garnered for his hospitality design work, he is just as admired for his residential creations. Recognizing the extent of his talents, both Steve Wynn and Marc Schorr, the former COO of Wynn Resorts, have commissioned him to design their own residences. Says Schorr: "I didn't consider any other designer but him. Todd has the sense of 'today.' He relates to each and every one of his clients, and adapts to their tastes and needs."

Lenahan may be a style chameleon of sorts — but he describes himself as a "modern classicist," as well as a "contextualist and regionalist." Influenced by global travels and historical architecture, Lenahan says, "The world is my front yard, Vegas is my backyard."

Homes & Estates recently caught up with the nomadic architect to ask him about his passion for storytelling, and the intersections between hospitality design and residential design.

#### **What inspires you?**

I am inspired by collective life experiences. I will often look all the way back to childhood, the sources in my database of experiences. I don't necessarily look at other people's work — my contemporaries — at an inception of a new commission.

#### **Which architects from the past have influenced your work?**

Edward Lutyens and Sir John Soane, who were both modern classicists of their time.

#### **Dana Kalczak said you were "bold about the storytelling of design." Would you say that your approach is more storytelling than design?**

Design is storytelling to me. They're one in the same. When you're creating an experience in design, you're bringing people through a series of emotions and provoking certain responses in them. It's done by the storytelling of design. The characters — the design elements — are part of the plotline of interior, if you will. They're all intertwined, and it's the story that connects them.

#### **In writing, a story is often defined as having a beginning, middle and end. Is that true for design?**

Yes. I would say it's a cinematic approach. I would describe it in terms of scenes, and the way you move from Scene 1 to Scene 2, and so on. Or, as I always say, "from curb to cabana." There are the crescendos, too. It's like a piece of music. There is a rhythm to moving through an interior space. At TAL Studio, we shape those scenes architecturally so the flow and transitions between the visitor's responses and emotions are fully orchestrated. There is nothing left to chance. Every scene experience is carefully controlled.

#### **Can you walk us through a typical "story" in a resort setting?**

In a resort, we'll start at the front door. The thesis statement presents itself in the first few moments. You can see this concept in our work for the Four Seasons in Hawaii and the new Four Seasons in Cabo, currently being designed. Those first few moments on a site frame the rest of what you're going to experience. Yet we're not giving away any surprises. The rest of the story unfolds as you move through the space.

#### **Would you apply this same idea to a residential project?**

I would, but not quite to the same extent of controlling the experience. Surely, there is a Scene 1, Scene 2, etc. But these scenes are all responses to the way a specific homeowner lives. It's not so much about me creating a script for the house. It's more like I am writing a biopic, because I am creating spaces that are specific to that residence and for a particular homeowner.

#### **You've worked for some of the most elite global hospitality brands — from the Four Seasons and the Ritz-Carlton to Auberge Resorts. What do you think unites them all?**

Rigorous execution is a very strong concept. Each of those brands has a hallmark to its brand aesthetic, and we really push the lines of preconceived notions of their brands. They are supremely executed and crafted. They always deliver upon the highest notes of their brand standards that they aspire to and deliver. They deliver all of the high notes. And they never look the same as you go from location to location. And the only way you can tell that it's our project is because it is richly detailed and thoroughly executed.



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### **How much do your personal travels inform your design?**

I am on the road about a quarter of the year. For the last two years, I've been spending a lot of time in Hawaii. I also do a lot of work in Colorado. Over the next three years, I will be in Amsterdam, where I will be designing a private yacht. So, my sourcing and researching happens all over the world. I do travel for holidays globally, so I am always experiencing new places. I tend to find inspiration in humble, primitive villages. I'm not one of these people who is enamored of repeat visits to cities like Paris. Once I've seen and touched a place, I will always remember the detail and I tend not to want to repeat it.

### **Has more globalization created a challenge for you?**

It has, from the context that our design is bespoke, with a long lead time. People think we can design in a week! With the advent of DIY shows and the expansion of the shelter category of magazines, there is a little bit of everyone thinking they are a designer. Those of us who are for education, credentials and legally licensing practices are the rarity in the industry now.

### **How has your hospitality design work influenced your residential work?**

Hospitality projects must perform and function while meeting the needs of many different users. Oftentimes, our hotel clients ask us to do their homes because they know we are adept at creating really functional and enduring spaces.

### **At what points do you see hospitality and residential intersecting?**

There has been an interesting reversal. Twenty years ago, hotel design was constantly striving to be residential, to be like a fine home. People were seeking comfort. Now, the trend is people want their homes to be like hotels. We see this across the spectrum of design — from architecture to furniture and bedding.

### **We have seen this trend emerging especially in the ultra-high-end spec home market right now: homes are being designed to feel like hotels. Why do you think that is?**

People love the cohesion of resort design. There is a completeness to it. Because of how fast technology is moving, our communications are becoming more and more fragmented every day. Interactions between humans are shorter. I think people are attracted to hotels because they have this stability and staying power in a very transient world. Of course, people will say they're attracted to the aesthetics of a hotel, but I think it's something much deeper. When a client comes to me and says, "I want my home to be like a fine hotel," I'll ask them: "Where do you stay?" And usually, it's not necessarily the best hotel. It's the overall feeling they have when they stay at the property. They're responding to a deeper subset of things. In a hotel, for example, you feel cared for. Everything is rolled out to you, and you are tended to and anticipated. Who wouldn't want to experience that same feeling in their home? They want their home to feel hospitable, gracious and inviting.

### **What is the most challenging aspect of residential design, compared to hospitality design?**

This is what I always say: "There are two kinds of clients: clients with great taste and lesser wealth, and clients with tremendous resources and poor taste." I'll take the client with lesser wealth and great taste any day. This is the greatest challenge of residential design.

### **What do you think is the height of luxury in a house?**

Luxury is everything where you anticipate it, when you anticipate it, how you anticipate it. In my consideration, true luxury is not material. It's emotional.

Read more at [www.previewinsideout.com/toddaverylenahan](http://www.previewinsideout.com/toddaverylenahan).

# BON VOYAGE

WRITTEN BY ALYSON PITARRE  
PHOTOS BY LOUIS VUITTON MALLETIER

*A new book celebrates Louis Vuitton's iconic travel heritage.*



The journey is an apt metaphor for Louis Vuitton. The iconic luxury brand's origins are rooted in notions of travel, beginning with Louis Vuitton himself (the son of a miller) setting off for 19th-century Paris from the alpine hamlet of Anchay as a teenager. He apprenticed under Mr. Maréchal, a box maker and packer, for 17 years, until he decided to embark on his own again — this time as a master packer, “specializing in securely packing fashions,” as he characterized it. By the late 1860s, he had already revolutionized the concept of modern luggage with his finely crafted flat-top trunks for France's wealthiest and most fashionable, who were finding it necessary to transport their lavish-yet-voluminous garments to various locations as transportation models expanded. Fast-forward to today, and the Louis Vuitton name has made its own voyage, becoming synonymous with French elegance, style and luxury around the globe.

A new book by Patrick Mauriès, “The Spirit of Travel,” published by Rizzoli, seeks to capture Louis Vuitton's travel heritage. Tracing the maison's history from the Second French Empire pageantry to the brand's Far East launch, the 170-page volume offers a journey into the Louis Vuitton universe, exploring the exotic places and glamorous clients who came to eventually define the brand. Mauriès, a Paris-based fashion and decorative arts writer, was commissioned to draft a biography on the famed fashion house and was given rare access to the private Vuitton archives.

“Everyone knows the Louis Vuitton of today, but not many people know the details behind the history,” says Mauriès. “From the evolutions in technology and design to its fantastic custom creations, Louis Vuitton wanted to show the deeper aspects of the brand's craftsmanship and art, as well as the full range of its production.”

We recently asked Mauriès about the genesis of his book, and the evolving design inspiration that moved the brand from luggage to ready-to-wear fashion, shoes, watches, jewelry and all other aspects of fashion.

#### **Why is the book called “The Spirit of Travel”?**

The concept of travel was part of the main axis of the house and encompassed collections intended for all categories of travel — automobile, train, boat and airplane. At the same time, one of the obsessions of the house was centered around this idea of going elsewhere and exploring other cultures and people. Louis Vuitton came to represent the best in travel and gave the world a precept for how to travel your very best by carrying “your world” in a small space [such as a trunk]. It's not just the physical act of travelling, but also the idea of transporting the mind and spirit to another place.

#### **Did you know what you wanted to write from the very beginning? Or did it evolve and change as you discovered more about the brand and its history?**

I didn't know the Vuitton story. Louis Vuitton came to me and asked me to write a brief history as “a fashion adventure.” I really had to discover every story behind the legendary name, and make a choice in all of these stories to have a concentrated view of Vuitton for the

general reader. It was meant to be a companion for the brand's exhibition [“Volez, Voguez, Voyagez” at the Grand Palais in Paris], big catalog and publicity campaign [launched last year], which tells the visual story of the Vuitton spirit.

#### **Was there a major turning point in the brand's evolving design inspiration?**

The big turning point came during the 1980s, with the Moët Hennessy Group merger and the formation of LVMH, when Bernard Arnault took the head of the house. He really accelerated the power and impact of the Louis Vuitton name, and remade the house. This was especially true on the fashion side, which is rather important for the brand, because it became a way of exposing the luggage production and giving it an even more glamorous image than before.

#### **After reviewing the Louis Vuitton archives, what pieces of information were you most surprised to learn about?**

It's difficult to say. What really impressed me were the origins of the house. It's like a Victorian novel. In fact, Louis Vuitton insists, he came from a modest background, coming to Paris at the end of the 19th century, and through hard work, sheer will and energy, he built this enormous house that operated at the top echelons of society, even serving the French royal family. It's a touching story.

For me, as a collector myself, I was interested in the third generation — Gaston-Louis, the grandson of Louis Vuitton, who was an art collector and collector of travel artifacts. His collections, which are maddeningly extensive, range from suitcases to toiletry kits and are on display in a private exhibition space, which I was fortunate to see. That was very impressive to me. His appreciation for art inspired the brand's current art collections in stores and maisons, and later collaborations with artists like the Takashi Murakami's reinterpretation of the Monogram canvas. In this same vein, the brand has also opened La Galerie, a permanent exhibition space at the Vuitton family home in Asnières, which displays many of Gaston-Louis' letters, as well as luggage, objects and clothing created by the label. It was important to show the brand's commitment to the arts in the book.

#### **What story from Louis Vuitton's history embodies the essence of the brand for you?**

An important turning point came during the Croisière Noire [“Black Journey” in English], a well-known exploration mission in the French states of Africa. There were two big missions — one in Africa during the 1920s and one in Asia during the 1930s — and they had very impactful consequences for decorative arts collections. Louis Vuitton supplied most of the travel luggage and furniture for these expeditions. He had to invent a new way to build luggage that could withstand the conditions and climatic contrasts. It was rather expensive to produce, but he used special woods that were resistant to insects and special materials. Louis Vuitton has always catered to the wealthy, but there is a practical side to the brand. The brand sought to be challenged by the pursuit of innovation, while exploring new land. The combination of technology and luxury has always been at the essence of the house.



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# ROMANCING THE RAIL

BY DRESDEN SCOTT

*U.K.-based Belmond brings back the romance of train travel with a modernized collection of luxury train journeys around the world.*

When your favorite five-star hotel fails to thrill you, then you know it's time to elevate your destination plans. Your mind may not immediately turn to the luxury train — after all, the idea of rail travel tends to conjure images of a bygone age, when wealthy travelers brought their butlers aboard and a cavalcade of leather-bound wardrobe trunks in tow. But Belmond, a collection of 46 iconic hotels, trains and river cruises in 22 countries, has sought to change that image with its world-class train journeys. In fact, the 40-year company is the driving force behind luxury train travel today.

According to Gary Franklin, managing director of trains and cruises for Belmond, the hospitality brand's rail experiences "are designed to embrace the romance of train travel, whether that's inspired by the historic carriages, the luxury accommodation, the fine dining or the exceptional levels of personal service." The vintage carriages of Belmond British Pullman and Venice Simplon-Orient-Express, with its London to Venice route, invite guests to step back into the golden era of travel. The colonial cream-and-green carriages of Eastern & Oriental Express take guests from Singapore to Bangkok, with stops in Penang and Kuala Lumpur. And the Belmond Royal Scotsman — "a country house on wheels," describes Franklin — transports guests through the Highlands in authentic Scottish surroundings. In August 2016, Belmond will launch its seventh luxury train in Ireland, Belmond Grand Hibernian, which features contemporary interior designs that reflect the country's dynamic landscapes as well as Dublin's Georgian architecture. With all of these journeys, Belmond hopes to tap into a new generation of wealthy travelers who are seeking authentic vacation experiences rather than luxury for luxury's sake.

"Train travel proves the old adage that life is about the journey, rather than the destination," says Franklin. "So much of our daily lives can be about the fastest way from one point to another, but the true luxury of train travel is the ability to take your time."

The luxury of time has been an important theme for Belmond, which was first established in 1976 with the purchase of Belmond Hotel Cipriani in Venice. A year later, James B. Sherwood, founder and

*continued*



chairman emeritus, purchased the first two Venice Simplon-Orient-Express carriages before scouring Europe to discover others, including many from the fabled Orient Express service of the 1920s and 1930s — immortalized by Agatha Christie and once considered the “King of Trains” or the “Train of Kings” for its lavishly upholstered sleeping and dining cars (not to mention its flair for transporting European royalty). It took years to restore each carriage and return it to its original splendor, beginning with the marquetry to the glamorous Lalique glass panels. Finally, in 1982, the beautifully restored Venice Simplon-Orient-Express pulled out of London’s Victoria station and headed south for Venice, inviting travelers to explore the passing landscapes, cities and cultures slowly and at their leisure.

“Train travel can be so much more than just a mode of transportation — it’s an experience in and of itself,” says Franklin. “Despite all of today’s modern technologies, there is still something a little bit magical about climbing aboard a vintage train car and settling in for a fine dining experience while the world outside whirls by you. Also, for travelers planning a multi-destination trip, train travel can be a nice way to stay in ‘vacation mode’ while moving from one location to the next.”

The sense of magic varies from train to train and country to country, but Belmond’s exemplary service remains the same. The classic route from London to Venice onboard Venice Simplon-Orient-Express, for example, is just one night, but along the way, guests can “sip a Bellini while rolling through the British countryside, retire to the Champagne Bar after a four-course dinner and wake up to views of majestic mountain ranges, all before arriving in Santa Lucia station in Venice,” notes Franklin. Guests looking for an extra celebration can also book a special Champagne breakfast and enjoy views over the Swiss lakes.

“A journey on our trains is a very memorable and often sociable experience,” says Franklin. “The lack of modern technology and daily distractions create an opportunity to relax and socialize.”

Because many guests choose train travel for celebratory trips, Champagne is actually a common element onboard the trains. Over

22,000 bottles of Champagne are popped on Belmond British Pullman and Belmond Northern Belle each year, says Franklin.

“Truffles are another decadent treat for guests,” he says. “We serve about 1 kg of French truffles annually on Belmond Royal Scotsman.”

In terms of amenities, Belmond has considered everything. The Belmond Royal Scotsman train, for example, will be launching a new spa car on board this year, so guests traveling through Scotland can enjoy a massage or a manicure as part of their train experience. The company also works hard to keep the services and facilities as contemporary as possible.

“We will also be introducing air conditioning to the dining carriages and bar car on Venice Simplon-Orient-Express,” says Franklin. “Air conditioning throughout the cabins will be introduced for 2017. For a train that operates a historic heating system — water heated by coal fire stoves at the end of each carriage — fitting air conditioning is a mammoth task to ensure greater comfort for our guests while not interfering with the historical fittings.”

Today, thousands of passengers make the unforgettable rail voyages operated by Belmond each year, more than willing to pay a premium (up to approximately \$14,683 per person for longer journeys) to experience those hard-to-reach places on Earth from the comforts of their carriage and relive the glory days of train travel in modern fashion. After all, how many of their friends can say they have gotten a massage or eaten a four-course dinner going 55 miles an hour?

“We are seeing increasing demand for our train journeys from multigenerational travel to celebrations and milestone occasions,” concludes Franklin. “As time increasingly becomes the greatest luxury, train travel offers today’s busy travelers the chance to slow down and engage with their experiences and reconnect with loved ones.”

Read more at [www.previewinsideout.com/belmond](http://www.previewinsideout.com/belmond).



# LUXURY LUMINARY: LISA FAYNE COHEN

*The former home editor channels her love of art and design into her latest publishing venture — a new glossy magazine called Galerie.*

Everything about Lisa Fayne Cohen's life — from her publishing career and charitable efforts to her attentively curated homes in New Jersey, Manhattan, the Hamptons and Palm Beach — plays like a homage to art. She and her husband, James (president and CEO of Hudson Media Inc., the largest magazine distributor in the northeastern United States), are passionate and fastidious collectors, the kind who have amassed an enviable assemblage of contemporary works that range from Willem de Kooning to Jean Dubuffet and Roy Lichtenstein. She says, "I collect art that moves me. I always buy with my heart to ensure that I will never tire of a work."

**Our View:** The stylemaker and former home editor is returning to the publishing world yet again with her next concept: a splashy new magazine covering the world of art and design, called Galerie, debuting in April. "Designing spaces around art is what Galerie is all about," she says. "I continually buy into this philosophy, which has influenced the way I design all of my homes. For me, art takes center stage; it is the heart and soul of a space, inevitably evoking the feeling around it." Her vision for the new magazine, she says, is "to offer a unique view into the lives of some of today's leading creative forces and to discover emerging talent."

**Her View:** "Over the last several years, there's been a proliferation of art and design fairs happening all over the world," she notes. "With all this occurring, there is also a desire for discovery and learning more about artists and their work. It's very exciting as our culture becomes more 'art aware' to see the broad influence and connection that art has on everything from design to fashion, interior design, architecture, real estate and even travel destinations. There were not any existing publications that were properly covering the growing relationship between art and design. At Galerie, we take a look at how art and design influence each other and the impact they have on how we live, what we wear, and where we shop and stay when traveling. The philosophy is that art and design are equal."

**On the Horizon:** An art house installation in New York, opening April 18. "To coincide with the launch of Galerie, I partnered with No Longer Empty, a New York-based nonprofit arts organization, to present "Be My Guest: The Art of Interiors." I thought it would be a good way to introduce what I am trying to accomplish with Galerie by featuring both emerging and well-established artists."

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*A Look Into Luxury Home & Style*



PHOTO BY VINCE VALDES

# PRESTIGE

## in Pacific Heights

BY JAYMI NACIRI

*James F. Dunn beaux arts view estate gets a whole-house makeover to preserve its history, flaunt its views.*

In a sea of extravagant, historically significant mansions in one of the most coveted neighborhoods in the country, it can be difficult to stand out. In fact, this San Francisco enclave that's known in part for its "painted lady" Victorians, mission revival manses and baroque limestone chateaus could easily dwarf a home of lesser proportion or distinction. But that will never be a problem for James F. Dunn's beaux arts Pacific Heights beauty.

Known for his intricate and elaborate facades, the renowned late architect left his ornamental mark all over the city, but perhaps his most imaginative work is displayed outside this prominent Pacific Heights estate. The 9,095-square-foot home's double-door entry is accessed beneath a grand portico, bolstered by Corinthian columns and featuring numerous sculpted friezes and decorative embellishments. If they look shiny and new, despite the fact that they've flanked the home since 1902, it's because of the care taken during a comprehensive two-year renovation; the exterior was meticulously restored, cracked

or broken friezes repaired and, in some cases, missing corbels and cornices replaced.

But that was only the beginning of the renovation challenges.

"We wanted to find a way to marry the wonderful existing home and restore it in such a way that it would be fit for living in the 21st century and beyond," says the designer and architect Paul McClean of McClean Design.

That meant that when it came to the interior, little could be spared. First, because the property had, in the 1940s, been turned into an 11-unit apartment building; second, because all that apartmenting had left the place in disrepair; and, third, because what was hiding behind all those walls was one of the more extraordinary views in all of San Francisco, spanning the entire San Francisco Bay, the Golden Gate Bridge and Marin Headlands.

*continued*



Post-renovation, the property showcases clean, modern design and comfortable spaces for family living, not to mention the opportunity to move right in and start enjoying from day one without the need for updates — or even furniture, since the home includes furnishings from renowned Italian designer Minotti.

“This is a significant family home with unobstructed bridge and water views from all levels in the finest renovated condition,” says listing agent Malin Giddings of Coldwell Banker Residential Brokerage in San Francisco. “The fact that it is a complete recent renovation with world-class views and offers turnkey living makes it a rare find.”

Opening up the floor plan meant that nearly every part of the home now has access to those views, starting with the formal living room in the front of the house. Move closer, through the light-filled, bay-windowed formal dining room and into the great room, and the view expands to reveal a 180-degree expanse of water, hills and sky. In this large space, families can spread out in front of the fireplace, gather for a casual meal in the breakfast nook or at the kitchen counter, whose marble slab is seemingly as vast as the horizon, and create a gourmet meal against a backdrop of deep blue on one side contrasted against the shiny white custom cabinets with integrated appliances on the other.

From almost anywhere on the main floor, the staircase is also within view. While this wouldn’t necessarily be an advantage in many homes, here the hardwood treads and winding glass-panel railings that mimic the openness of the floor plan and the expansive vistas are not just function, they’re art.

“The elliptical staircase that connects the floors with an oculus skylight above is one of my favorite features of the house,” says McClean.

Downstairs, a media-recreation room offers access to a grassy yard, while the fourth-floor office and media room present inspired spaces for work and play. When it’s time for repose, the master suite boasts a serene spot, with a romantic marble fireplace, a private seating area positioned for viewing the Golden Gate Bridge, and glass doors that slide away in case you want a closer look from the deck. Rather relax in another way? The large marble shower and soaker tub in the master bath also enjoy the bay view.

Ascend to the roof, and there is no barrier whatsoever between you and the surroundings.

“The unobstructed views are compelling, and it all comes together on the roof deck,” says McClean.

With an infinity plunge pool/Jacuzzi, a gas fire pit and spa lounge, it’s no wonder this fifth level of the home is so compelling. That’s especially true at night, when the sun has set and the twinkling lights of the city dance around the bay, creating the kind of ornamentation that would have made Dunn smile.

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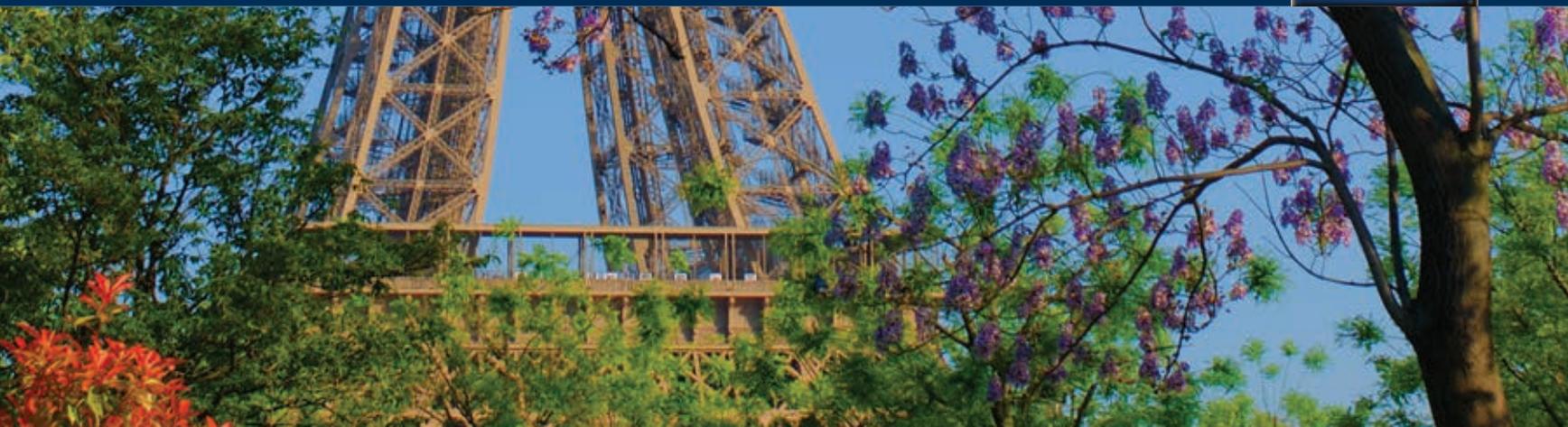
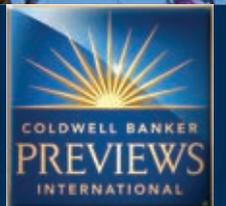
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# ROMAN HOLIDAY

BY JAYMI NACIRI

*The former villa of Sophia Loren and Carlo Ponti combines history, majesty, celebrity.*

**A**long Rome's Catacombs-lined Via Appia Antica, visitors gaze over ruins, stroll down one of the city's original seven roads dating back to 312 B.C., and pause to marvel at the significance of this ancient historical site that's so deeply contrasted against modern Rome and just minutes away from an international airport.

But just down the road from the thermal baths of Capo di Bove, the Mausoleum of Cecilia Metella, and the imperial Circus of Maxentius, lies what may be the most exciting of its well-preserved sites: the villa once belonging to screen siren Sophia Loren and her late film producer husband, Carlo Ponti.

The couple's historic 24-acre villa, now listed for sale for \$44.9 million with Andrea Barbera of Coldwell Banker Bodini Barbera International Real Estate, is every bit as alluring as the actress herself, and as compelling as the cinema stars that once were hosted on the property. The villa's proximity to Cinecittà, the famed Roman movie studio responsible for films like "Ben Hur," "Spartacus," and "Cleopatra" during its heyday in the 1950s and 1960s, made it a favorite gathering spot for actors, including Kirk and Michael Douglas and Charlton Heston.

Although current owner Giorgio Greco bought the property in the 1980s, the villa's pedigree lives on. It was a neighbor who regaled Greco with stories of a teenage Michael Douglas sliding down the master suite staircase using his stuffed bear as a sled.

“Another time, I ran into my favorite Italian actor, Alberto Sordi, who was outside the villa,” he says. “He had previously been Ponti’s guest for dinner, and he dined in the Roman Room with the elite of cinema — Italian and foreign actors and actresses. Sordi persuaded me to shoot the initial frame of the movie ‘Un Tassinaro a New York’ here, and we were very honored to host him for dinner during the two-day shoot.”

The Roman room of which Greco speaks is an extraordinary space carved out of volcanic rock to form a one-of-a-kind dining room. Like something out of a fantasy — or a movie — the cavelike former catacomb envelopes guests under its curved ceiling and sparkling chandelier, a mosaic floor punctuated by a portrait of Alexander the Great in the center.

It’s this room, and what lies directly beyond, that the home’s listing agent finds most compelling about the property.

“I think the unique charm lies in combining ancient and modern,” says Barbera. “An ancient Roman tomb has become a unique dining room adorned with an original mosaic, yet only a few meters away, an elevator takes you comfortably to the panoramic terrace with its beautiful view of the grounds.”

Along with the terrace, the upper level of the residence features four additional bedrooms, a library with fireplace and a conservatory, as well as the grand master suite and wraparound terraces.

“The master bedroom is one of my favorite environments, because there is a nice view of the green garden contrasting with the blue of the swimming pool,” says Greco. “From this room, you can also see Terminillo Mountain, which, in winter, is often covered with snow. In the evening, when I turn on the fireplace, I completely relax and enjoy the view.”

Downstairs, three massive living areas are linked by a series of arches and embraced by a canopy of wood-beamed and accented ceilings. The villa also includes an additional building that was once used as stables and is today an open, loft-like space with a professional kitchen (and an apartment) that is ideal for a large gathering — like a film premier party, perhaps.

“It’s difficult to make a prediction about the profile of the future owner,” says Barbera. “It could be an Italian who’s looking for a principal residence, or a foreigner who wishes to purchase a piece of ancient Rome modernized and made functional by the current owners. Or, maybe an entrepreneur or industrialist who wants to spend later years not far from airport and downtown, or an American who wishes to recreate, maybe with a circle of friends, the magical atmosphere of the cinema that produced major movies.”

A property of this caliber appeals to each of those potential buyer groups, and perhaps one more. With a new wave of high-profile films being shot on site at Cinecittà, including “Zoolander II” and the remake of “Ben Hur,” starring Morgan Freeman, perhaps it’s only time until another mega-celebrity snaps it up.

Ben Stiller would look really good practicing “Blue Steel” out in the garden.

.....  
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Represented by: Andrea Barbera  
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### ROME, ITALY

In the heart of the historical center of Rome, built in the early years of the 800th Century, a prestigious penthouse with three terraces that enjoys a splendid views of Castel Sant'Angelo and the entire "eternal city". The property is composed by two floors, about a total of 270 sq. m. and 160 sq. m. the terraces.

4 bedrooms, 4 full baths | 5,000,000€

Represented by: Valentina Bodini | [bodinibarbera@coldwellbanker.it](mailto:bodinibarbera@coldwellbanker.it) | C. 393.926.1930 | O. (+39) 06 85357640  
Coldwell Banker Bodini Barbera International Real Estate | [www.coldwellbanker.it/bodinibarbera](http://www.coldwellbanker.it/bodinibarbera)



### ROME, ITALY

Amazing stone masterpiece on nearly 3 acres of landscaped grounds with spectacular panoramic views. Custom, top-of-the-line entertainer's paradise featuring only the finest quality materials. Chef's eat-in kitchen, formal dining room, 4 fireplaces, 20' ceilings and expansive great room with large wet bar, outdoor kitchen and Ramada.

3 bedrooms, 3 full baths | 5,000,000€

Represented by: Andrea Barbera | [bodinibarbera@coldwellbanker.it](mailto:bodinibarbera@coldwellbanker.it) | C. 335.612.4596 | O. (+39) 06 85357640  
Coldwell Banker Bodini Barbera International Real Estate | [www.coldwellbanker.it/bodinibarbera](http://www.coldwellbanker.it/bodinibarbera)





## PARIS, FRANCE

This magnificent 19th century Mansion was entirely renovated with luxurious features among which: marble, wrought iron, precious woods, moldings, home-automation system... to name a few. This beautiful Hotel Particulier encompasses a gorgeous living room with a majestic fireplace with a view on the private garden, a master suite with a large dressing room and beautiful marble bathroom, 2 personal offices, a large family room, 4 bedrooms and several bathrooms, a fitness room, a steam room, a wine cellar, a laundry room as well as a service apartment and a parking space. This elegant dwelling is perfectly suitable for receptions as well as for a comfortable family life.

UG45-1720 | 6 bedrooms, 3 full and 1 half baths | 6,900,000€

Represented by: Vanda Demeure | vanda.demeure@coldwellbanker.fr

C. +336 72 95 68 30 | O. +33 1 83 53 53 53 | Coldwell Banker Demeure® Prestige Paris France



### PARIS, FRANCE

850 sqm Hôtel Particulier with an elevator on 4 floors. Renovated by a famous architect.

Luxurious features with high quality materials. The property encompasses 18 rooms with 9 bedrooms and their own bathrooms, several function rooms, a dining room, a winter garden, a roof top terrace with a beautiful view of the Eiffel Tower, a spa in the basement with steam room, sauna, a heated swimming pool, a high tech fitness room, a poker room, a cinema room, a bar, and a wine cellar. A locked 2 car park garage.

UG45-2874 | 9 bedrooms, 9 bathrooms | 12 600 000 €

Represented by: Alexandre Abitbol | alexandre.abitbol@coldwellbanker.fr

C. +33 6 66 17 42 99 | O. +33 1 83 53 53 53 | Coldwell Banker Demeure® Prestige Paris France



### PARIS, FRANCE

This magnificent apartment is a true "Art Nouveau" gem! Featuring the first rooftop terrace to have ever been constructed in the city, it was created by the architect who initially designed the building and features superb reception rooms boasting 20 ft. high ceilings. 2,605 sq. ft. of living space including a double living/reception room, a spacious dining room, a generously proportioned kitchen and 4 bedrooms. The rooftop terrace offers superb views on the surroundings. The apartment perfectly combines historic charm and elegance with the latest contemporary comfort. Co-ownership information: 17 units, annual maintenance fees: 14,400€.

UG45-2864 | 4 bedrooms, 2 full and 1 half baths | 4,500,000€

Represented by: Mikhael Kolotov & Karina Doria | mikhael.kolotov@coldwellbanker.fr | karina.doria@coldwellbanker.fr

M. +33 6 03 47 18 97 | K. +33 6 24 31 61 04 | O. +33 1 83 53 53 53 | Coldwell Banker Demeure® Prestige Paris France



### PARIS, FRANCE

Located near the Saint Cucufa's forest, you will find this beautiful designer house, surrounded by a flowered garden. Enjoy your heated swimming pool, while looking onto the terrace and the garden, complete with shower room, laundry room, and cellar. On the first level: a living room of 100sqm welcomes you with its sliding glass doors leading onto the 70sqm terrace which overlooks the park and stream. The second floor encompasses a master suite with terrace and a walk-in closet and bathroom. A bedroom with mezzanine, another bedroom with a terrace and an attic bedroom and bathroom complete the third floor. A separate apartment with its own access, 2 bedrooms and a kitchen could be renovated to provide an additional space for a gym or a rec room.

UG45-2843 | 4 bedrooms, 2 full and 2 half baths | 3,950,000€  
 Represented by: Maik Bouchayer | maik.bouchayer@coldwellbanker.fr  
 C. +336 24 36 10 81 | O. +33 1 83 53 53 53 | Coldwell Banker Demeure® Prestige Paris France



### PARIS, FRANCE

Elegant 140sqm apartment located opposite the Russian cultural center, on a high-floor with an amazing panoramic view of Paris and its monuments. This spacious and bright property is composed of a living room with a fireplace, a dining room with a fitted open kitchen, a suite with bathroom, a dressing room and two bedrooms with their own shower-room. This apartment boasts several balconies and is a very pleasant place to live in, in close vicinity of shops and schools. Cellar and a double locked-up garage.

UG45-2900 | 3 bedrooms, 1 full and 1 half baths | 3,675,000€  
 Represented by: Vanda Demeure | vanda.demeure@coldwellbanker.fr  
 C. +336 72 95 68 30 | O. +33 1 83 53 53 53 | Coldwell Banker Demeure® Prestige Paris France



### CASA CAMINO REAL, PUERTO VALLARTA

Discover beauty and refresh the Spirit with this innovative design of the perfect getaway in a secluded beachfront setting. Casa Camino Real features a generous 10,000 sq. ft. of living space, including 4 full bedroom suites, 3 full high-end kitchens, 2 amazing pools and private elevator ... and direct walk-way access to Playa Camino Real.

6 bedrooms, 7 full baths | \$3,200,000 USD  
 Represented by: Brock G. Squire | brock@cblacosta.com  
 T. +521 322 294 1552 | Coldwell Banker Previews | www.cblacosta.com



### LA MANSION, PUERTO VALLARTA

La Mansion is a spectacular Ocean-Front 6-bedroom contemporary Villa spanning across 130 feet of pristine water-frontage. This light-filled contemporary features 3-bedroom-suites up an elegant white marble curving staircase, the master bedroom down, 1 bedroom-suite facing the beach below the landscaped terrace area, plus a fully self-contained, 2-story casita.

6 bedrooms, 7 full baths | \$2,300,000 USD  
 Represented by: Brock G. Squire | brock@cblacosta.com  
 T. +521 322 294 1552 | Coldwell Banker Previews | www.cblacosta.com



### CASA TORTUGA, NUEVO VALLARTA

Set on the exclusive 'El Tigre' golf course this gorgeous contemporary home features 3-spacious bedroom-suites each with large walk-in closets. The common areas with their minimalistic lines and their luxurious marble and mill-worked cabinetry finishes merges the interior and exterior with elegance, creating beautiful common areas framed by the pool with views to the golf course for all to enjoy.

3 bedrooms, 4 full baths | \$1,100,000 USD  
 Represented by: Zennia Pimienta | zinnia@cblacosta.com  
 T. +521 322 779 7654 | Coldwell Banker Previews | www.cblacosta.com



### VILLA TESORO DEL MAR, PUERTO VALLARTA

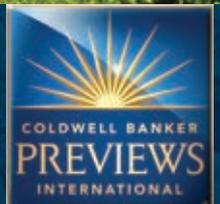
Villa Tesoro Del Mar is an amazing custom-estate offering 7 private bedroom-suites, a total of 10 bathrooms and a 5-car garage spanning over 11,800 elegant square feet. This very private Property features a dramatic spiral staircase with handcrafted cupola ceilings, a two story water feature, gracious entertaining areas with an over-sized great-room and a magnificent, open chef's kitchen.

7 bedrooms, 10 full baths | \$2,300,000 USD  
 Represented by: Angelica Chavez | angelica@cblacosta.com  
 T. +521 322 116 2896 | Coldwell Banker Previews | www.cblacosta.com



NORTHEAST

MASSACHUSETTS • RHODE ISLAND • NEW HAMPSHIRE  
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*A waterfront estate pays homage to its gilded legacy while marrying modern technology and amenities on Long Island's North Shore.*



# THE ESTATE AT KINGS POINT

By Dresden Scott

**T**he North Shore of Long Island, New York, occupies a fabled position in both American history and literature. Mansions built by illustrious American families with namesakes like Vanderbilt and Guggenheim defined the Gilded Age through the Roaring Twenties, immortalized by F. Scott Fitzgerald's "The Great Gatsby." These great estates stand as monuments to an era when vast fortunes were amassed, then celebrated in the form of palatial residences teeming with imported materials and art.

Fast-forward to today. A majestic waterfront compound by the name of the Estate at Kings Point has turned the chapter and set a new standard of luxury for the great estates of North Shore.

"It is a masterpiece of the rarest kind," says Polland. "Whoever is fortunate to purchase this extraordinary compound will enjoy the utmost privacy and live-in luxury, yet will be less than an hour away from New York City."

*continued*



Spanning nearly eight gated acres, the estate rests on a prestigious stretch of coastline, offering panoramic views of the Manhattan skyline, as well as the Throgs Neck and Whitestone bridges. The property encompasses a main residence — a European manor built in 1928 — as well as two other newer palatial residences, bringing the total square footage to over 60,000 with 13 ensuite bedrooms and 35 bathrooms. The main residence has been gracefully transformed into a 21st-century smart home for contemporary living, yet still pays homage to its past with opulent craftsmanship, rare treasures and elaborate gardens and fountains that rival the world's greatest palaces.

Polland compares the estate to a piece of fine art — priceless because its “replacement cost would far exceed the asking price.” The level of exquisite detail displayed on the property — the result of meticulous planning, execution and financial investment — provides the evidence. Master craftsmen from Europe extensively renovated the home with intricately carved stonework in jade, lapis, agate and malachite, plus an entire quarry of onyx. Objets d’art were imported from Europe and all over the world. Smart-home technology such as audio and video control systems by Crestron Electronics and lighting control systems by Lutron Electronics has been seamlessly integrated to exacting perfection. “Every modern amenity you could ever want has been incorporated into this house,” says Polland.

The main residence invites warmth and comfort. Entertainment spaces range from the grand — a stunning ballroom — to the intimate — a wine vault and tasting room, as well as game rooms. Multiple indoor and outdoor pools, racquet ball court, fitness and yoga studios, his-and-her saunas and Turkish baths encourage guests to relax with further abandon.

The two additional dwellings, designed to complement the architecture of the main residence, offer an indoor pool, his-and-her saunas, hydrotherapy room, bowling alley and gaming casino for the enjoyment of family and friends.

The beautiful grounds inspire equal awe. Manicured lawns blend with lush rose, Japanese and English gardens, specimen trees, a koi pond and unique water features throughout. Yet, it’s the gorgeous fountains — inspired by the Grand Cascade at the Peterhof Grand Palace in St. Petersburg, Russia — that truly captivate. “The fountains provide the ‘wow’ moment,” adds Polland.

Walking paths meander throughout the property, offering guests a chance to discover sculptures and artwork collected from all corners of the globe. Other features include a tennis court, a two-level car collector’s garage with hydraulic lift, separate living quarters for staff and a pier suitable for a mega-yacht, plus a deepwater mooring in Long Island Sound.

“There is nothing else like it in the world,” says Polland. “The Estate at Kings Point has set a new pinnacle for modern luxury on the North Shore.”

.....  
Great Neck, Kings Point, New York

\$100,000,000

13 Beds

35 Baths

Represented by: Diane Polland Real Estate Salesperson

Coldwell Banker Residential Brokerage

C: 516.606.2344 | O: 516.441.3932

Diane.Polland@coldwellbankermoves.com



### WESTON, MASSACHUSETTS

Magnificent Brick Georgian Manor set on 5.75 acres with gorgeous views of Weston Golf Club. Designed by an award winning architect, highlights include a slate roof, limestone columns, tall ceilings, enormous windows, 7 bedrooms, fireplaces, and exquisite details on four floors. Tennis court and a 4-car garage.

7 bedrooms, 10 full and 2 half baths | \$17,900,000  
 Represented by: Rosemary McCreedy | Broker Associate  
 rosemary.mccreedy@nemoves.com  
 C. 781.223.0253 | Coldwell Banker Residential Brokerage



### SWAMPSCOTT, MASSACHUSETTS

Direct waterfront estate with stunning, two-story curved walls of glass that afford panoramic ocean views. Discover old world craftsmanship, Italian marble, black walnut and limestone floors, five en suite bedrooms, expansive master wing, elevator, four fireplaces, wine cellar, oceanside infinity pool and five-car garage.

5 bedrooms, 5 full and 3 half baths | \$7,995,000  
 Represented by: Bill Willis | Sales Associate | bill.willis@nemoves.com  
 C. 617.549.8956 | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Flawlessly designed private estate set on 5.84 acres featuring a sprawling main house, guest house, Gunite pool, spa, tennis court, field house, and putting green. The residence features a solid mahogany foyer and library, chef's kitchen, six bedrooms, 11-seat home theatre, billiard room, gym, and state-of-the-art systems.

6 bedrooms, 7 full and 2 half baths | \$7,950,000  
 Represented by: Brigitte I. Senkler & Amy Pasley | Broker Sales Associate  
 brigitte.senkler@nemoves.com | amy.pasley@nemoves.com  
 B. 508.935.7496 | A. 617.571.7826 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Surrounded by velvet lawns, grand terraces, pool, and tennis court, this estate is a rare blend of land, location, and resort-style amenities. Four floors of living space feature entertainment-sized rooms, superb craftsmanship, three fireplaces, six bedrooms, chef's kitchen, media lounge, guest apartment, and 3-car garage.

6 bedrooms, 7 full and 2 half baths | \$6,950,000  
 Represented by: Rosemary McCreedy | Broker Associate  
 rosemary.mccreedy@nemoves.com  
 C. 781.223.0253 | Coldwell Banker Residential Brokerage



### WELLESLEY, MASSACHUSETTS

Exceptional 4.41 acre estate perfectly sited on the scenic Charles River with private dock, pool and indoor basketball court. 16 rooms showcase extraordinary craftsmanship with formal living areas, chef's kitchen, five en-suite bedrooms, third floor bonus rooms, mudroom, two laundry rooms, two fireplaces, and two garages.

5 bedrooms, 7 full and 2 half baths | \$6,950,000  
 Represented by: Donna Scott | Sales Associate | dscott@nemoves.com  
 C. 781.254.1490 | Coldwell Banker Residential Brokerage



### GLOUCESTER, MASSACHUSETTS

Extraordinary European inspired ocean view estate with gracious living room, banquet-sized dining room, cherry paneled library with marble fireplace, game room, family room with wet bar, breakfast room, wine cellar, four bedrooms including a luxurious master suite with steam shower, huge chef's kitchen, and 3-car garage.

4 bedrooms, 4 full and 1 half baths | \$6,388,000  
 Represented by: Ellen Downey | Sales Associate | ellen.downey@nemoves.com  
 C. 978.290.1143 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Spectacular new construction set on 2.5 acres ready to customize. Architect designed, this home blends superb architectural details with contemporary flair. Enjoy formal rooms, chef's kitchen, great room with stone fireplace, five bedrooms, and 3-car garage. Finished lower level ideal for home theater, gym and wine cellar.

6 bedrooms, 5 full and 2 half baths | \$6,250,000  
 Represented by: Kathryn Alphas-Richlen & Paige Yates | Sales Associates  
 kathryn.richlen@nemoves.com | paige.yates@nemoves.com  
 K. 781.507.1650 | P. 617.733.9885 | Coldwell Banker Residential Brokerage



### FRAMINGHAM, MASSACHUSETTS

This spectacular 11 acre equestrian estate has a tree-lined drive leading to an 8,000 sq. ft. Prairie style home masterfully renovated from 2010-2012. The grounds include 2 barns, 3 run-in sheds, 6 paddocks, a riding arena, a small pond and specimen trees. Breathtaking beauty.

4 bedrooms, 5 full and 2 half baths | \$5,900,000  
 Represented by: Carolyn King | Broker Associate | carolyn.king@nemoves.com  
 C. 781.248.5557 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Exquisite shingle and stone home set on 2.85 acres in Weston's Golf Club area. A generous foyer leads 13 well-appointed rooms, six bedrooms including two master suite options, cathedral great room, floor-to-ceiling windows, and chef's kitchen. Third floor game room, lower level theatre, wine cellar, patio, and 3-car garage.

6 bedrooms, 7 full and 2 half baths | \$5,880,000  
 Represented by: Kathryn Alphas-Richlen | Sales Associate  
 kathryn.richlen@nemoves.com | C. 781.507.1650  
 Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Rare West Newton Hill home offering a remarkable blend of décor and custom design with 12,000+ sq.ft. of living space. Well-appointed interiors include open spaces, luxurious kitchen, step down family room featuring dramatic stone fireplace, and two master suites. Home theater, game room, partners' office, and 3-car garage.

6 bedrooms, 7 full and 2 half baths | \$5,880,000  
 Represented by: Deborah M. Gordon | Premier Associate  
 deborah.gordon@nemoves.com | C. 617.974.0404  
 Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Glamorous young Brick Georgian Manor set on 2.5 acres in premier estate area. Chic, designer interior throughout four floors includes vaulted family room with fireplace and terrace doors, over-the-top master suite, custom paneled study with fireplace, limestone sunroom, gym, music room, media lounge, and guest quarters.

5 bedrooms, 6 full and 2 half baths | \$4,995,000  
 Represented by: Rosemary McCreedy | Broker Associate  
 rosemarymccreedy@gmail.com | C. 781.223.0253  
 Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Discover soaring ceilings, walls of windows, oak floors and tasteful millwork in this custom stone and shingle residence set on 1.8 acres. The home encompasses 7,000+ sq. ft. with 12 rooms, 5 bedrooms, 5 full and 2 half baths, chef's kitchen, sunroom, patio and pool, third floor, and partially finished lower level.

5 bedrooms, 6 full and 1 half baths | \$4,989,000  
 Represented by: Kathryn Alphas-Richlen | Sales Associate  
 kathryn.richlen@nemoves.com | C. 781.507.1650  
 Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Weston center hilltop estate on 4+ acres abutting town land. Replete with a classic 16 room Tudor Revival home, a guest cottage, and carriage house, extensive renovations include sophisticated amenities and original details. The spacious, chef's kitchen and fireplaced family room step out to terraces, a pool and cabana.

6 bedrooms, 4 full and 2 half baths | \$4,988,000  
 Represented by: Brigitte I. Senkler & Kathryn Alphas-Richlen | Broker Sales Associate  
 Sales Associate | [brigitte.senkler@nemoves.com](mailto:brigitte.senkler@nemoves.com) | [kathryn.richlen@nemoves.com](mailto:kathryn.richlen@nemoves.com)  
 B. 508.935.7496 | K. 781.507.1650 | Coldwell Banker Residential Brokerage



### SCITUATE, MASSACHUSETTS

A 6 acre Island paradise of unparalleled privacy! With the adjoining marsh land, beach and ocean, one might argue it's 106 acres. Panoramic views of the channel to Cohasset Harbor, Whitehead, Bassing Beach, Adams Estate, historic Minot Light, the Glades and Hatherly Country Club. A "one of a kind" property!

5 bedrooms, 5 full and 1 half baths | \$4,900,000  
 Represented by: John Durkin | Sales Associate | [john.durkin@nemoves.com](mailto:john.durkin@nemoves.com)  
 C. 781.470.9549 | Coldwell Banker Residential Brokerage



### BOSTON, MASSACHUSETTS

"Heritage on the Garden". Beautiful front-facing duplex overlooking the Boston Public Garden. Rarely available, this 2,700+ sq. ft. home offers 24-hour concierge, 2 garage spaces, renovated kitchen with breakfast nook, 2 ensuite bedrooms, open living/dining room, versatile den/third bedroom, generous storage & resident library/clubroom.

2 bedrooms, 2 full and 1 half baths | \$4,795,000  
 Represented by: Lili Banani | Sales Associate | [lilibanani@gmail.com](mailto:lilibanani@gmail.com)  
 C. 617.407.0402 | Coldwell Banker Residential Brokerage



### BOSTON, MASSACHUSETTS

Stunning single family offers gracious living and very flexible floor plan. Retaining period details, charm, moldings, original mantels and scale, this home has been renovated with all new systems, central air, alarm, new windows, kitchen, baths, and electrical; with front garden, deck and 2 direct entry parking spaces.

5 bedrooms, 5 full and 2 half baths | \$4,350,000  
 Represented by: Collin Sullivan | Sales Associate | [collinsullivan@aol.com](mailto:collinsullivan@aol.com)  
 C.617.529.6622 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Stunning new Colonial residence set on 2.6 acres on the Wellesley line. Designed to perfection, this 8,600 sq. ft. home features privacy and convenience, gourmet kitchen with family room, five with potential sixth bedroom, walkout lower level with fireplace and three-car garage with mudroom. Lush grounds ideal for pool and sport courts.

5/6 bedrooms, 6 full and 2 half baths | \$4,290,000  
 Represented by: Diana Chaplin | Sales Associate | [diana@greatestate.com](mailto:diana@greatestate.com)  
 C. 781.354.9010 | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Shingle-Style Contemporary on 3+ private acres near Town Center. A sleek, recently remodeled wing features a state-of-the-art kitchen and fireplaced family room. Six bedrooms include a two-bedroom guest suite and master suite with two offices. Breathtaking grounds with a pool, cabana, lovely gardens and tennis court.

6 bedrooms, 7 full and 2 half baths | \$3,980,000  
 Represented by: Brigitte I. Senkler & Peggy Dowcett | Broker Sales Associate  
 Sales Associate | [brigitte.senkler@nemoves.com](mailto:brigitte.senkler@nemoves.com) | [peggy.dowcett@nemoves.com](mailto:peggy.dowcett@nemoves.com)  
 B. 508.935.7496 | P. 978.302.3988 | Coldwell Banker Residential Brokerage



### BOSTON, MASSACHUSETTS

Sophisticated townhome designed with extraordinary attention to detail. Discover a spacious living room with carved gas fireplace, custom chef's kitchen, and dining area with balcony. Upper level bedrooms include a master suite with custom dressing room, marble bath, and balcony. Wine room, patio, plus two parking spaces.

4 bedrooms, 4 full baths | \$3,850,000  
 Represented by: Paul Whaley & Charlie Ring | Sales Associates  
[paul.whaley@nemoves.com](mailto:paul.whaley@nemoves.com) | [charlie.ring@nemoves.com](mailto:charlie.ring@nemoves.com)  
 P. 617.460.4238 | C. 617.699.2597 | Coldwell Banker Residential Brokerage



### DOVER, MASSACHUSETTS

A tree-lined driveway leads to this 9,981 sq. ft. residence set in 3.18 acres of mature grounds with games lawn, magnificent swimming pool and pool house. Superior level of craftsmanship, exceptional materials, open floor plan, and 5 bedroom suites. In new construction condition and designed for the family that loves to entertain.

5 bedrooms, 5 full and 2 half baths | \$3,750,000  
 Represented by: Jonathan P. Radford | Sales Associate | [Jonathan@JonathanRadford.com](mailto:Jonathan@JonathanRadford.com)  
 C. 617.335.1010 | Coldwell Banker Residential Brokerage



### MANCHESTER, MASSACHUSETTS

Overlooking Manchester Harbor with the most outstanding views across the Atlantic Ocean, this thoughtfully renovated home blends classical and contemporary styles in a sophisticated array of gracious entertaining, casual living and guest areas featuring vaulted ceilings, marble fireplace and multiple French doors leading out to beautiful Olmsted-designed gardens.

4 bedrooms, 2 full and 1 half baths | \$3,695,000  
 Represented by: Lynda Surdam | Sales Associate | lynda.surdam@nemoves.com  
 C. 978.764.7474 | Coldwell Banker Residential Brokerage



### BOSTON, MASSACHUSETTS

This two-bedroom 10th floor unit at the Mandarin showcases sensational natural light, open living/dining room, gas fireplace, tall ceilings, crown moldings, hardwood floors, balconies, two full baths, and custom Poggen Pohl kitchen. 24-hour concierge, doorman, valet, security, fitness, storage, and one garage parking space.

2 bedrooms, 2 full baths | \$3,695,000  
 Represented by: Michael Harper | Sales Associate | harper.michael@me.com  
 C. 617.480.3938 | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Classic and significant West Newton Hill restored to perfection. Discover a sun-drenched enfilade of rooms, library, 4/5 en suite bedrooms, mudroom, custom kitchen, oversized family room with floor-to-ceiling windows, private courtyard, original pillars, pool, exquisite brick work, lush gardens, and patio with fountain.

4 bedrooms, 6 full and 1 half baths | \$3,680,000  
 Represented by: Deborah M. Gordon | Sales Associate | deborah.gordon@nemoves.com  
 C. 617.974.0404 | Coldwell Banker Residential Brokerage



### FRAMINGHAM, MASSACHUSETTS

Spectacular French Country Manor set on 3+ manicured acres with 50 mile views. Discover 12 well-appointed rooms, cathedral ceilings, three fireplaces, five full baths, five bedrooms, gourmet kitchen, plus touch pad A/V, HVAC, lighting and security control. Five-car garage, wine cellar and game room. Abuts conservation land.

5 bedrooms, 5 full and 2 half baths | \$3,650,000  
 Represented by: Paul Catineau | Sales Associate | Paul.Catineau@nemoves.com  
 C. 508.667.4696 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

New shingle style home set on 1.55 acres offering 15 rooms, 6 en suite bedrooms, custom paneled library, radiant heated floors, chef's kitchen, three-car "ultimate" garage, five-star plus HERS energy rating & optional solar. Lower level recreation rooms & additional suite with private entry. Large patio with brick fireplace.

6 bedrooms, 6 full and 2 half baths | \$3,595,000  
 Represented by: John Maiola | Sales Associate | john.maiola@nemoves.com  
 C. 617.291.0990 | Coldwell Banker Residential Brokerage



### BROOKLINE, MASSACHUSETTS

Circa 1865, and set in 0.6 acres, historic French Second Empire style residence is resplendent in architectural detail. Grand entertaining rooms, library, modern kitchen, elevator and guest suite. Handsome barn has garage, workshop and home office. Central location near Boston's Longwood Medical and Academic Area and the Back Bay.

8 bedrooms, 7 full and 1 half baths | \$3,500,000  
 Represented by: Jonathan P. Radford | Sales Associate | Jonathan@JonathanRadford.com  
 C. 617.335.1010 | Coldwell Banker Residential Brokerage



### SCITUATE, MASSACHUSETTS

Landmark oceanfront home on Minot beach offering panoramic water views, custom millwork, coffered ceilings, three fireplaces, gourmet kitchen, two butler's pantries, large deck, and five bedrooms. Multiple porches afford effortless entertaining. Access unique widow's walk from third floor. Carriage house also available.

5 bedrooms, 5 full and 1 half baths | \$3,495,000  
 Represented by: Joe Sullivan & Mike Richardson | Broker Associate  
 Sales Associate | joe.sullivan@nemoves.com | mike.richardson@nemoves.com  
 J. 617.733.6138 | M. 478.955.9856 | Coldwell Banker Residential Brokerage



### BOSTON, MASSACHUSETTS

Totally customized 21st floor corner unit with stunning views of Boston and Cambridge. Amenities include open living room with floor-to-ceiling windows, Brazilian Cherry floors, custom built-ins, media center, Poggen Pohl kitchen and three en suite bedrooms. 24-hour concierge, valet, doorman, plus one valet parking space.

3 bedrooms, 3 full and 1 half baths | \$3,450,000  
 Represented by: Michael Harper | Sales Associate | harper.michael@me.com  
 C. 617.480.3938 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Gorgeous custom townhome in premier adult community with more than \$400,000 in upgrades. Designer decorated, this 4,500+ sq. ft. home features 10 rooms, four en suite bedrooms, three fireplaces, built-ins, three-season porch, and state-of-the-art kitchen with seamless great room. Walkout lower level plus two-car garage.

4 bedrooms, 4 full and 1 half baths | \$3,299,000  
 Represented by: Kathryn Richlen | Sales Associate | [kathryn.richlen@nemoves.com](mailto:kathryn.richlen@nemoves.com)  
 M.781.507.1650 | O. 781.893.4500 | Coldwell Banker Residential Brokerage



### COHASSET, MASSACHUSETTS

Iconic Tuscan Villa fully restored with modern luxuries and exquisite architectural detail. Atop manicured terraced gardens, Torrebiana enjoys pond and Ocean views, a magnificent 850 sq. ft. master suite and observation tower. Charming kitchen, 7-zone central HVAC, carriage house garage and deeded rights to Sandy Cove Beach!

5 bedrooms, 3 full and 1 half baths | \$3,295,000  
 Represented by: Frank Neer | Sales Associate | [frankneer@comcast.net](mailto:frankneer@comcast.net)  
 C. 781.775.2482 | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Prominently sited near National Parkland and Town Center, this new Shingle-Style Colonial home features 13 well-appointed rooms, six en suite bedrooms, six full baths, walkout lower level, gleaming hardwoods, natural stone flooring, detailed millwork, built-ins, custom chef's kitchen and butler's pantry, mudroom and three-car garage.

6 bedrooms, 8 full baths | \$2,998,000  
 Represented by: Brigitte I. Senkler & Peggy Dowcett | Broker Associate  
 Sales Associate | [brigitte.senkler@nemoves.com](mailto:brigitte.senkler@nemoves.com) | [peggy.dowcett@nemoves.com](mailto:peggy.dowcett@nemoves.com)  
 B. 508.935.7496 | P. 978.302.3988 | Coldwell Banker Residential Brokerage



### GLOUCESTER, MASSACHUSETTS

This stunning oceanfront Colonial residence commands enviable coastline views and more. Renovated and expanded, the home is located mere feet to shore. Discover gracious rooms surrounded by windows, stone fireplace, cook's kitchen, large deck, gorgeous master suite, lower level rooms with terrace doors, and two-car garage.

5 bedrooms, 5 full and 1 half baths | \$2,995,000  
 Represented by: Scott Smith | Sales Associate | C. 617.750.2793  
[Scott.smith@nemoves.com](mailto:Scott.smith@nemoves.com) | Coldwell Banker Residential Brokerage



### WAYLAND, MASSACHUSETTS

Grand, inviting home set on 5+ spectacular acres. From the formal living room, banquet-sized dining room and cathedral family room, to the chef's kitchen and breakfast room, this home is ideal for family living and entertaining. First floor study and master suite with spa bath. Wrap-around porch, patios, and lush gardens.

5 bedrooms, 5 Full and 2 half baths | \$2,950,000  
 Represented by: Liz Kincannon | Sales Associate | lizkincannon@comcast.net  
 C. 508.566.5273 | O. 781.893.4500 | Coldwell Banker Residential Brokerage



### CANTON, MASSACHUSETTS

Extraordinary home impeccably designed and crafted to perfection. Be swept away by the grand two-story marble foyer, unrivaled architectural details, extensive custom millwork, fireplaced family room, exquisite dining room, chef's kitchen, en suite bedrooms, mahogany library, gym, 8-seat theatre, terrace and lush grounds.

4 bedrooms, 7 full and 1 half baths | \$2,950,000  
 Represented by: Deborah Piazza & Louise Grasso | Sales Associates  
 deb.piazza@nemoves.com | louise.grasso@nemoves.com  
 D. 508.245.5001 | L. 508.254.7895 | Coldwell Banker Residential Brokerage



### LEXINGTON, MASSACHUSETTS

Discover beamed ceilings, rich architectural details, oversized windows, rift oak floors, and state-of-the-art, energy efficiency in this majestic, stone-front English Colonial home. This new home encompasses 7,500+ sq. ft. with 15 rooms, 6 bedrooms, 7 full baths, chef's kitchen, master retreat, and finished third floor.

6 bedrooms, 7 full and 1 half baths | \$2,850,000  
 Represented by: Mark Lesses | Broker Associate | mark.lesses@nemoves.com  
 C.617.974.9275 | O.781.862.2600 | Coldwell Banker Residential Brokerage



### HAMILTON, MASSACHUSETTS

Superbly renovated Contemporary Shingle Style residence set on 13+ level acres featuring 11 well appointed rooms, chef's kitchen, four bedrooms, including a sumptuous master suite with balcony, state-of-the-art systems, three fireplaces, and 3-car garage. Estate setting including pool with cabana, garden, tennis court, and pond.

4 bedrooms, 4 full and 2 half baths | \$2,795,000  
 Represented by: John Farrell & Cindy Farrell | Sales Associates  
 farrell@BostonNorthRealEstate.com | cindy@BostonNorthRealEstate.com  
 J. 978.578.5203 | C. 978.468.4180 | Coldwell Banker Residential Brokerage



### FALMOUTH, MASSACHUSETTS

Gorgeous Nantucket style colonial home set on direct oceanfront location on Vineyard Sound with panoramic views. Four bedrooms, state-of-the-art kitchen, third floor family room, high end finishes, hardwood floors, tray ceilings, open floor plan, fireplaces, central air, two decks, and generator. Steps to private beach.

4 bedrooms, 3 full and 1 half bath | \$2,795,000  
 Represented by: Sarah Nathe | Sales Associate | sarah.nathe@nemoves.com  
 C. 617.388.5442 | Coldwell Banker Residential Brokerage



### MARBLEHEAD NECK, MASSACHUSETTS

Elegant Shingle-style 7,880 sq. ft. Colonial home privately set on Marblehead Neck. Exquisite craftsmanship and custom millwork throughout three floors. Amenities include well-appointed rooms, two fireplaces, chef's kitchen with family room, cathedral ceilings, five bedrooms, and game room. Lush grounds, pool, patio, deck & attached garage.

5 bedrooms, 3 full and 2 half baths | \$2,695,000  
 Represented by: Mary Stewart, Heather Kaznoski & Cara Johnson  
 Sales Associates | mary.stewart@nemoves.com  
 M. 781.820.5676 | H. 781.576.9288 | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Renovated 1924 Colonial Revival with breathtaking pastoral views. New and historic features with five fireplaces, built-ins, custom kitchen, five bedrooms and a glassed sunroom overlooking the grounds. New 3 car carriage house with apartment and a bluestone terrace with applianced kitchen for entertaining. Near Town Center.

5 bedrooms, 5 full and 1 half baths | \$2,665,000  
 Represented by: Brigitte I. Senkler & Amy Pasley | Broker Sales Associate  
 Sales Associate | brigitte.senkler@nemoves.com | amy.pasley@nemoves.com  
 B. 508.935.7496 | A. 617.571.7826 | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Renovated Victorian home set in desirable Village of Waban. Amenities include an open layout, eat-in kitchen with seamless family room and patio access, living room with bay windows, formal dining room, built-in desk area, five bedrooms, third floor, roof deck, mudroom, finished basement, two-car garage and level grounds.

5 bedrooms, 5 full and 1 half baths | \$2,680,000  
 Represented by: Deborah M. Gordon & Michael Harper | Sales Associates  
 deborah.gordon@nemoves.com | harper.michael@icloud.com  
 D. 617.974.0404 | M. 617.480.3938 | Coldwell Banker Residential Brokerage



### GLOUCESTER, MASSACHUSETTS

Custom waterfront Victorian home prominently set on the Back Shore offering nine foot ceilings, granite fireplace, family room, true chef's kitchen, 550 sq. ft. roof deck and two-car garage. Numerous doors open to a wrap-around porch. Second floor library with fireplace plus four bedrooms with ocean/golf course views.

4 bedrooms, 3 full and 1 half baths | \$2,650,000  
 Represented by: Natasha Burger & John & Cindy Farrell | Sales Associates  
 natasha.burger@nemoves.com | farrell@BostonNorthRealEstate.com  
 N. 617.833.7293 | J. 978.578.5203 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Classic Brick Front Colonial home set on 2+ acres with stone walls, patios and plantings. Expanded and updated, discover a cherry office, media/billiards area, spacious living room, vaulted family room, multiple fireplaces, custom details, and chef's kitchen. Spectacular master suite, finished lower level, and tennis court.

4 bedrooms, 3 full and 1 half baths | \$2,625,000  
 Represented by: Paige Yates & Kathryn Alphas-Richlen | Sales Associates  
 paige.yates@nemoves.com | kathryn.richlen@nemoves.com  
 P. 617.733.9885 | K. 781.507.1650 | Coldwell Banker Residential Brokerage



### WAYLAND, MASSACHUSETTS

This exceptional estate combines understated elegance with an unrivaled parcel of land. Well-proportioned formal rooms with classic architectural detail, screened porch, custom mahogany kitchen, five generous bedrooms, and oversized garage. Patio and walled garden overlook lush landscape. Two potential lots included.

5 bedrooms, 3 full and 1 half baths | \$2,600,000  
 Represented by: Lisa Flathers & Lois Carney | Sales Associate | Broker Sales Associate | lisa.flathers@nemoves.com | loiscarney@comcast.net  
 LF. 508.397.7088 | LC. 781.248.5399 | Coldwell Banker Residential Brokerage



### WELLESLEY, MASSACHUSETTS

Exquisitely restored and expanded 6 bedroom home with superior quality and fine appointments. Stunning architectural details and high-end finishes. Discover 12 spacious rooms, custom chef's kitchen, entertainment sized dining room, spa-like master suite, au-pair suite, and beautiful landscape in top commuting location.

6 bedrooms, 5 full and 1 half baths | \$2,595,000  
 Represented by: Marcey Hunter | Sales Associate | marcey.hunter@nemoves.com  
 M. 617.633.4407 | Coldwell Banker Residential Brokerage



### LEXINGTON, MASSACHUSETTS

Luxurious, hipped-roof, brick-front mansion with 7,200 sq. ft. of living space, finished lower level, six bedrooms, 6 1/2 full baths, in-law suite, third floor retreat, cherry library, cathedral family room, chef's kitchen, balconies, and rich moldings. Lush grounds surrounded by conservation land with room for pool.

6 bedrooms, 7 full baths | \$2,595,000  
 Represented by: Elizabeth Crampton | Sales Associate | egcrampton@aol.com  
 C. 781.389.4400 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Magnificent brick colonial estate set on 2.5 acres in desirable Weston area. Discover a banquet sized dining room with built-in cabinets, front-to-back living room with fireplace, 4.5 baths, sunroom, plus renovated kitchen and master bath. Cobblestone drive, exquisite gardens, tennis court, four garages and carriage house.

6 bedrooms, 4 full and 2 half baths | \$2,499,000  
 Represented by: Kathryn Alphas-Richlen & Paige Yates | Sales Associates  
 kathryn.richlen@nemoves.com | paige.yates@nemoves.com  
 K. 781.507.1650 | P. 617.733.9885 | Coldwell Banker Residential Brokerage



### LEXINGTON, MASSACHUSETTS

Young Georgian Colonial home set amid lush gardens and brick walkways. Discover large formal rooms, maple floors, cathedral ceilings, walls of glass, state-of-the-art gym, family room with patio doors, and gourmet kitchen with butler's pantry. Master suite features a 29 foot sitting loft. Playroom, plus music room with bar!

5 bedrooms, 5 full and 1 half baths | \$2,475,000  
 Represented by: Elizabeth Crampton | Sales Associate | egcrampton@aol.com  
 C. 781.389.4400 | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Historically significant, expanded colonial home set on 1+ acres near Concord Center. Discover 6 bedrooms, 4 full baths, in-law space, updated kitchen with original cooking fireplace, beamed living room, music room, and third floor playroom. Secluded grounds offer centuries old stone walls, pool, patio, and basketball court.

6 bedrooms, 4 full and 1 half baths | \$2,450,000  
 Represented by: Chris Ridick & Andrew Martini | Sales Associates  
 chris.ridick@nemoves.com | andrew.martini@nemoves.com  
 C. 617.593.3492 | A. 781.530.4850 | Coldwell Banker Residential Brokerage



### ROCKPORT, MASSACHUSETTS

Built in 1911 as a summer residence for the family of Boston's iconic Durgin-Park restaurant, this 2.2 acre home's classic amenities include 8 fireplaces, wood floors, detailed woodwork, 8 bedrooms, maids quarters, decks, plus detached granite carriage house. Captivating views of Thachers Island and the Twin Lighthouses.

8 bedrooms, 9 full baths | \$2,425,000  
 Represented by: kathleen Claypool | Broker Associate | kathleen.claypool@nemoves.com  
 C. 978.884.2111 | Coldwell Banker Residential Brokerage



### NEWTON, MASSACHUSETTS

Classic Brick Georgian home set amid lush, level landscaping in Idyllic West Newton. A welcoming foyer leads to a grand living room with handsome fireplace, built-ins and patio doors, gracious dining room with built-in cabinets, library, updated kitchen, five bedrooms, three newer baths, and lower level recreation room.

5 bedrooms, 3 full and 2 half baths | \$2,395,000  
 Represented by: Deborah M. Gordon & Kami D. Gray | Sales Associates  
 deborah.gordon@nemoves.com  
 D. 617.974.0404 | K. 617.838.9996 | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Exquisite custom built brick Georgian in an 8+ acre, retreat-like setting abutting conservation land. Dramatic interior with tall ceilings, arched entryways, glassed walls, fireplaces and 5 bedroom suites with ensuite bathrooms connected by a gallery hallway. Porches and balconies open to gardens and terraces. A most peaceful and private setting!

6 bedrooms, 7 full and 1 half baths | \$2,298,000  
 Represented by: Brigitte I. Senkler & Peggy Dowcett | Broker Sales Associate  
 Sales Associate | brigitte.senkler@nemoves.com  
 B. 508.935.7496 | P. 978.302.3988 | Coldwell Banker Residential Brokerage



### MILTON, MASSACHUSETTS

In a storybook setting, just eight miles from Boston, this stunning Colonial Revival sits on over 3 acres in the center of town. Discover a wood paneled library, a gracious living room, sunroom, stately dining room with patio access, six bedrooms, a second floor deck, media room, nine fireplaces, a garden and a koi pond.

6 bedrooms, 4 full and 1 half baths | \$2,200,000  
 Represented by: Mary K. Joyce | Sales Associate | mary.joyce@nemoves.com  
 C. 617.922.3235 | Coldwell Banker Residential Brokerage



### WAYLAND, MASSACHUSETTS

Architecturally enhanced by a 2013 gut-renovation this home offers unmatched quality and detail. Discover a floating staircase, master millwork, custom lighting, restaurant caliber kitchen, screened porch with stone fireplace, incredible family suites, and saline gunite pool. Lower level wet bar, wine cellar, gym, and media room.

5 bedrooms, 6 Full and 1 half baths | \$2,295,000  
 Represented by: Todd Glaskin & Paige Yates | Sales Associates  
 todd.glaskin@gmail.com | paige.yates@nemoves.com  
 T. 617.593.5685 | P. 617.733.9885 | Coldwell Banker Residential Brokerage



### CHESTNUT HILL, MASSACHUSETTS

Elegant brick 1929 Vintage Tudor home set amid lush grounds with heated in-ground pool. Encompassing 5,820 interior sq. ft. on four levels, floor plan is ideal for entertaining. Discover superb woodwork, high ceilings, chef's kitchen, sunroom, 3 fireplaces, and 4 bedrooms. Lower level wine room, gym, and au pair suite.

4 bedrooms, 4 full and 2 half baths | \$2,295,000  
 Represented by: Luan D. White | Sales Associate | luan.white@nemoves.com  
 C. 617.224.8427 | Coldwell Banker Residential Brokerage



### WAYLAND, MASSACHUSETTS

Beautifully designed Colonial home set on 1.29 lush acres on a cul-de-sac in a desirable neighborhood. A two-story foyer leads to 12 well-appointed rooms, two fireplaces, hardwood floors, numerous custom details, and six en suite bedrooms. Walkout lower level with gym, game room and bar. Pool, patio, sauna, and 3-car garage.

6 bedrooms, 7 full and 2 half baths | \$2,199,000  
 Represented by: Joni Shore | Sales Associate | jonishore@aol.com  
 C. 781.888.2389 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Set on 2.24 acres overlooking a tranquil pond, this one of a kind European-style home awaits. Discover a sunken living room and magnificent pond views, generous dining room, updated eat-in kitchen with walk-in pantry, and four bedrooms. First floor master suite features renovated bath. Stone patio runs length of the home.

4 bedrooms, 3 full and 1 half baths | \$2,150,000  
 Represented by: Wendy Fox | Sales Associate | wendy.fox@nemoves.com  
 C. 617.470.5033 | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Set in historic Concord center, just steps to the North Bridge, Parkland and Town, this c.1825 Gothic Revival showcases an energy-efficient, total renovation. Discover wide pine floors, wainscoting, three fireplaces, a chef's kitchen, 4 bedrooms and marble baths. Sited on a lovely 3/4 acre lot with a 3-level restored barn.

4 bedrooms, 2 full and 1 half baths | \$2,198,000  
 Represented by: Brigitte I. Senkler & Peggy Dowcett | Broker Sales Associate | Sales Associate | [brigitte.senkler@nemoves.com](mailto:brigitte.senkler@nemoves.com) | [peggy.dowcett@nemoves.com](mailto:peggy.dowcett@nemoves.com)  
 B. 508.935.7496 | P. 978.302.3988 | Coldwell Banker Residential Brokerage



### SUDBURY, MASSACHUSETTS

Set on a picturesque cul-de-sac this stunning, custom home blends "Nantucket" and "Arts and Crafts" styles. Dramatic foyer opens to soaring family room with river rock fireplace, cherry kitchen, office, five bedrooms and finished third floor. Lower level recreation, four-car garage with indoor basketball, plus new roof.

5 bedrooms, 5 full and 2 half baths | \$1,995,000  
 Represented by: Laura Semple & Beth Hettrich | Sales Associates  
[Laura.Semple@nemoves.com](mailto:Laura.Semple@nemoves.com) | [bshettrich@comcast.net](mailto:bshettrich@comcast.net)  
 L. 978.831.3766 | B. 978.831.2083 | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Privately sited Grand Colonial with an in-ground, heated pool, hot tub and cabana, sited on 1.8 acres abutting protected land with trails and fishing. New updates include renovated baths, newly designed foyer staircase, built-ins and moldings, state-of-the-art systems plus a home theater, game room, gym and office expansion.

4 bedrooms, 3 full and 2 half baths | \$1,998,000  
 Represented by: Brigitte I. Senkler & Amy Pasley | Broker Associate  
 Sales Associate | [brigitte.senkler@nemoves.com](mailto:brigitte.senkler@nemoves.com) | [amy.pasley@nemoves.com](mailto:amy.pasley@nemoves.com)  
 B. 508.935.7496 | A. 617.571.7826 | Coldwell Banker Residential Brokerage



### WESTON, MASSACHUSETTS

Completely renovated Colonial home set on 3.44 lush acres bordering conservation land. Amenities include a state-of-the art kitchen with island and dining area, spacious living room with fireplace, formal dining room, office, family room, four bedrooms, recreation rooms, deck and two garages. Approximately 20 minutes to Boston.

4 bedrooms, 3 full and 1 half baths | \$1,995,000  
 Represented by: Kathryn Alphas-Richlen & Paige Yates | Sales Associates  
[kathryn.richlen@nemoves.com](mailto:kathryn.richlen@nemoves.com) | [paige.yates@nemoves.com](mailto:paige.yates@nemoves.com)  
 K. 781.507.1650 | P. 617.733.9885 | Coldwell Banker Residential Brokerage



### CONCORD, MASSACHUSETTS

Sleek Contemporary on 2+ acres abutting conservation land. A lofty and fluid plan with entertainment-sized rooms, renovated chef's kitchen, oversized bedrooms, and vaulted, wooden ceilings. Glass-wrapped walls, with sliders connect to glorious landscape views. Ideally located less than a mile to Town and commuting routes.

5 bedrooms, 3 full baths | \$1,845,000  
 Represented by: Brigitte I. Senkler & Peggy Dowcett | Broker Sales Associate  
 Sales Associate | [brigitte.senkler@nemoves.com](mailto:brigitte.senkler@nemoves.com) | [peggy.dowcett@nemoves.com](mailto:peggy.dowcett@nemoves.com)  
 B. 508.935.7496 | P. 978.302.3988 | Coldwell Banker Residential Brokerage



### WELLESLEY, MASSACHUSETTS

Stately 1930s slate roof Colonial home set back on a lush lot with circular drive. Gracious foyer leads to formal front-to-back living room with fireplace, formal dining room with built-ins, and paneled library. Vaulted family room addition with deck and patio access. Six bedrooms, lower level recreation room and office.

6 bedrooms, 3 full and 1 half baths | \$1,550,000  
 Represented by: Susan Bergeron & Tom Aaron | Sales Associates  
[scbergeron38@gmail.com](mailto:scbergeron38@gmail.com) | [tom.aaron@nemoves.com](mailto:tom.aaron@nemoves.com)  
 S. 781.929.7727 | T. 781.248.8785 | Coldwell Banker Residential Brokerage



### SOUTH END, BOSTON, MASSACHUSETTS

New Penthouse duplex condominium in Boston's South End. Amenities include beautifully repointed brick exterior, original double entry doors, oak hardwood floors, two bedrooms + study, two and a half baths, open layout, crown molding, gas fireplace, high-end kitchen with large island, rear deck, and private roof deck.

3 bedrooms, 2 full and 1 half baths | \$1,549,000  
 Represented by: Robert Kilgore | Broker Associate | [rob.kilgore@nemoves.com](mailto:rob.kilgore@nemoves.com)  
 C. 617.504.7814 | Coldwell Banker Residential Brokerage



### PORTSMOUTH, RHODE ISLAND

The Tower at Carnegie offers an elite lifestyle with exquisite views of Narragansett Bay. Includes two private balconies, open layout, fireplace, chef's kitchen, three baths and two bedrooms. Club amenities include a fitness center, outdoor pool with spa, golf, tennis, equestrian center, yachting, and 24-hour concierge.

2 bedrooms, 3 full baths | \$1,150,000  
 Represented by: Karen LeBlanc | Sales Associate | [karen.LeBlanc@nemoves.com](mailto:karen.LeBlanc@nemoves.com)  
 C. 401.533.4888 | Coldwell Banker Residential Brokerage



### NEW BOSTON, NEW HAMPSHIRE

Spectacular 17,000+ sq. ft. hilltop estate set on 15 acres with unobstructed panoramic views! Discover cathedral rooms, soaring fireplace, inlaid flooring, arched windows, stunning lighting, state-of-the-art kitchen, home theater, gym, library, office, seven bedrooms, indoor swim spa with Tiki bar and 6-car garage.

5 bedrooms, 6 full and 2 half baths | \$3,999,000  
 Represented by: Heidi Palmer | Sales Associate | heidi.palmer@nemoves.com  
 C. 603.487.2991 | O. 603.471.4777 | Coldwell Banker Residential Brokerage



### MOULTONBOROUGH, NEW HAMPSHIRE

Brimming with architectural interest at every turn, this Winnepesaukee home features exposed beams, huge cook's kitchen, fireplaced living room, screened porch, five en suite bedrooms, guest house, gym, bookshelved office/family room, and third floor cupola. Includes 200 feet of frontage plus first refusal on adjacent lots.

5 bedrooms, 6 full baths | \$2,995,000  
 Represented by: Janet Cramer | Sales Associate | janet.cramer@nemoves.com  
 C. 603.707.2771 | O. 603.253.4345 | Coldwell Banker Residential Brokerage



### CENTER HARBOR, NEW HAMPSHIRE

Set on Squam Lake with 473 feet of shoreline and 12+ acres, this new Squam Lake home is an amazing blend of nature and luxury. First and second floor master suites, with sleeping porch, gourmet kitchen, beamed great room, stone fireplaces, hardwood floors, screened porch, lower level family room, radiant heat, central air, security, and dock.

4 bedrooms, 3 full and 2 half baths | \$2,950,000  
 Represented by: Mary Goyette | Sales Associate | mary.goyette@nemoves.com  
 C. 603.707.7597 | O. 603.253.4345 | Coldwell Banker Residential Brokerage



### WILTON, NEW HAMPSHIRE

True custom home set on 12+ acres abutting conservation land. From the slate roof and cedar siding, to the mahogany deck and green technology, no expense has been spared. Discover a two-story great room, generous built-ins, gourmet kitchen, five bedrooms, finished third floor and lower level, plus two-story carriage house.

5 bedrooms, 3 full and 1 half baths | \$1,000,000  
 Represented by: Cheryl Zarella | Sales Associate | cheryl.zarella@nemoves.com  
 C. 603.714.5647 | O. 603.471.0777 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Seventeen thousand square-foot, magnificently scaled New England Colonial with 11' high rooms, Alderwood paneled library, antique timbers/floors, river rock walls, eight fireplaces, and gourmet kitchen. Fitness spa, game rooms/bar, indoor sports court. Four acres with pool, waterfall, Edmund Hollander gardens.

7 bedrooms, 9 full and 3 half baths | \$16,200,000  
 Represented by: Tamar Lurie | Sales Associate | lurietamar@gmail.com  
 C. 203.536.6953 | Coldwell Banker Residential Brokerage



### GUILFORD, CONNECTICUT

Own a private 4.24 acre island in the Thimble Island chain. 2500 ft of frontage. Vehicle access by causeway. Beach. Protected dock/mooring. Room for helipad. Views of the LI Sound from virtually every room of this finely crafted 14 room home with elevator. True sanctuary and rare find along the New England coast. 75 miles to NYC.

5 bedrooms, 7 full and 1 half baths | \$15,000,000  
 Represented by: Joe Piscitelli | Sales Associate | jocoldwell@aol.com  
 C. 203.982.3511 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Beautifully crafted fourteen thousand square-foot English Country Home on four in-town acres with scenic views of waterfalls, Horseneck Brook, pool & gardens. Exquisite antique white oak millwork, commissioned stone mantels, Paris Ceramics flooring & elevator to four stories including game rooms and 2,000 s.f. master suite.

6 bedrooms, 7 full and 3 half baths | \$12,500,000  
 Represented by: Tamar Lurie | Sales Associate | lurietamar@gmail.com  
 C. 203.536.6953 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

First time available in twenty years! Turn-of-the-century stone & slate "Hemlock Estate" sited on four-plus magnificent acres with gardens & all-weather tennis court. Beautifully emerging for today's lifestyle with renovation/updates to over thirteen thousand square-feet encompassing a main residence and a carriage house.

11 bedrooms, 12 full and 5 half baths | \$11,000,000  
 Represented by: Marjorie Pastel & Valerie SanAntonio | Sales Associates  
 marjorie.pastel@cbmoves.com | valerie.sanantonio@cbmoves.com  
 M. 917.459.20273 | V. 203.253.2536 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Well over three Mid-Country acres with rose gardens, pool, spa, tennis. Stunning Georgian Colonial by Gardiner Larson Homes showcasing two major wings, beautiful millwork, ten-foot ceilings, high-end sound system, sunny kitchen with Viking & Sub-Zero appointments and magnificent tap room for indoor-outdoor serving.

6 bedrooms, 6 full and 2 half baths | \$10,975,000  
 Represented by: Tamar Lurie | Sales Associate | lurietamar@gmail.com  
 C. 203.536.6953 | O. 203.622.1100 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Stunning 5 bedroom, 5.2 bath 7,628 sq. ft. Euro-style contemporary with breathtaking LI Sound vistas, 353-ft of water frontage, new 108-ft deep dock, multi-level decks & rooftop terrace. Triple height sky-lit entry hall, grand formal rooms, & gourmet kitchen open to family room. Master suite with balcony, fireplace & kitchenette.

5 bedrooms, 5 full and 2 half baths | Price Upon Request  
 Represented by: Tory Thorman | Sales Associate | torythorman@gmail.com  
 C. 203.940.3048 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Majestic custom designed brick Georgian masterpiece with slate roof on three level acres close to town. Grand formal rooms, fabulous kitchen/family room, seven bedrooms, five full and three half baths. Luxurious master suite. Ten foot ceilings. Heated pool. Garage apartment.

7 bedrooms, 5 full and 3 half baths | \$8,995,000  
 Represented by: Cindy Meeker & Tory Thorman | Sales Associates  
 cindy.meeker@cbmoves.com | torythorman@gmail.com  
 C. 203.247.0984 | T. 203.940.3048 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

When "Only the Best Will Do," magnificent Georgian colonial is a resort at home. Minutes from town, train, schools. Public utilities and town sewer on nearly 1 1/2 acres. Ten foot+ ceilings including finished lower level. Sumptuous Master Suite with private deck. Salt water pool, waterfall, outdoor kitchen, and verandah.

6 bedrooms, 7 full and 3 half baths | \$8,770,000  
 Represented by: Katherine Donnelly | Sales Associate | katherine@kdonnellyrealty.com  
 C. 203.536.3267 | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Richly designed, beautifully detailed, modern six-acre estate in the heart of town with lavish formal areas & comfortable family spaces creating a true vacation lifestyle! Exciting amenities surrounded by magnificent landscaping featuring a pool/spa, tennis, basketball, par-3 & putting green, gym, media, wine cellar. Featured on Open House NYC.

10 bedrooms, 9 full and 4 half baths | \$7,750,000  
 Represented by: Karen Scott, KMS Partners | Sales Associate | greatscott04@gmail.com  
 C. 203.613.9200 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Fabulous 6 bedroom new construction by award winning York Construction & Development. This 8762 sq. ft open floor plan is elegant yet welcoming. Grand foyer with sweeping staircase, gourmet kitchen, family room with majestic ceiling plus 3 fireplaces, luxurious master suite, 3 car garage & finished lower level.

6 bedrooms, 6 full and 2 half baths | \$6,495,000  
 Represented by: Jill Barile | Sales Associate | jill.barile@cbrmoves.com  
 C. 203.219.5717 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Flawlessly crafted eleven thousand square-foot Round Hill area home on nearly three acres bordering conservation land. Two story foyer, gracious formal living and dining rooms, mahogany library, sun room, and open concept family room with fabulous kitchen. Entertain all with a bocce court, outdoor fireplace, pool and spa.

5 bedrooms, 7 full and 1 half baths | \$6,495,000  
 Represented by: Kaye Lewis | Associate Broker | kaye@kayelewis.com  
 C. 203.249.9603 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Elegant, private Rock Ridge location featuring a six-bedroom house with wonderful gourmet kitchen, sun porch, welcoming family room and master bedroom facing a serenely landscaped side yard. Ideal in-town compound also includes a heated pool/cabana, vegetable garden, terraces/outdoor fireplace & separate garage apartment.

6 bedrooms, 5 full and 2 half baths | \$5,950,000  
 Represented by: Kathy Markby & Virginia Lyddane | Sales Associates  
 kmarkby@optonline.net | viginia.lyddane@gmail.com  
 C. 203.253.0742 | C. 203.561.1968 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Breathtaking new construction is the perfect marriage of contemporary and traditional with oversized windows/moldings, four fireplaces, a sleek chef's kitchen, six en-suites bedrooms, plus wine cellar, theater, and gym in the lower level. Four and one-half acres with tree top views located on a quiet lane in Mid-Country.

6 bedrooms, 6 full and 1 half baths | \$5,495,000  
 Represented by: Pamela Chiapetta & Frances Unrine | Sales Associates  
 pam.chiapetta@gmail.com | fjunrine@aol.com  
 P. 203.661.4681 | F. 203.918.2123 | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

A perfect low-key estate set on a majestic seven-plus acres of rolling riverfront property in the very heart of Westport! Main house has been completely renovated (2015) in keeping with the original barn charm. Property also includes a pool, pool house and guest house with three additional bedrooms and separate kitchen.

6 bedrooms, 5 full and 1 half baths | \$5,350,000  
 Represented by: Judy Michaelis | Broker | judym@optonline.net  
 C. 203.247.5000 | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Two-acre estate property in Greens Farms steps to the beach, train and town shops. Light, bright rooms display a beautiful design and master craftsmanship for a happy ambiance that carries into entertaining and daily living. Seven thousand and five hundred square-feet includes a custom kitchen, family room, playroom and five gorgeous suites.

5 bedrooms, 7 full and 1 half baths | \$5,199,000  
 Represented by: Judy Michaelis | Broker | judym@optonline.net  
 C. 203.247.5000 | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Glamorous circa 1930 Georgian located in prized "Greens Farms" has four-plus estate acres, heated pool, pool house, tennis court, garden terraces & sweeping lawns. Elegant craftsmanship, intricate detailing with luxurious modern day features including oversized kitchen, guest quarters, game room and finished lower level.

6 bedrooms, 7 full and 3 half baths | \$4,895,000  
 Represented by: Judy Michaelis | Broker | judym@optonline.net  
 C. 203.247.5000 | Coldwell Banker Residential Brokerage



### LYME, CONNECTICUT

Four waterfront acres with new pool/spa and fabulous deep water dock on Hamburg Cove. Sweeping sailing harbor & Connecticut River views savored from a highly versatile, beautifully crafted and recently built Mount Vernon Colonial featuring two wings, central entertaining/kitchen areas and private bedroom/office suites.

6 bedrooms, 5 full baths | \$4,750,000  
 Represented by: Judy Schaaf | Sales Associate | judy.schaaf@cbmoves.com  
 C. 860.227.3688 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Blend of 1920s glamour showcasing a newly renovated kitchen/family room, six bedrooms, six and one-half baths & finished lower level with game/gym rooms to enjoy! Imagine garden parties & kid's soccer games on classic country grounds w/ sweeping terrace, pool/pool house. South of Parkway close to schools/shops/train.

6 bedrooms, 6 full and 1 half baths | \$4,650,000  
 Represented by: Tamar Lurie | Sales Associate | lurietamar@gmail.com  
 C. 203.536.6953 | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

25-room Colonial boasts bold vitality in formal & casual settings, catering kitchen, 2 exquisite master suites, Waterworks baths, stone wine vault. Fabulous high-end "Control4" music, lighting, security & temperature interface system. 2 private acres has lovely pool & spa. Close to the beach, golf, schools & shops.

6 bedrooms, 6 full and 3 half baths | \$4,595,000  
 Represented by: Tamar Lurie & Emily Gordon | Sales Associates  
 lurietamar@gmail.com | egordon3@optonline.net  
 T. 203.536.6953 | E. 203.451.6432 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Close to schools, clubs and the train, this exceptionally beautiful home on 2 gated acres with pool & pool house has all the space you and your family crave! Lovely views of Horseneck Brook and the gardens are captured from entertaining and casual rooms, gourmet kitchen, terrace, in many of the suites' bedroom windows.

5 bedrooms, 6 full and 2 half baths | \$4,500,000  
 Represented by: Kathy Markby | Sales Associate | kmarkby@optonline.net  
 C. 203.253.0742 | Coldwell Banker Residential Brokerage



### RIVERSIDE, CONNECTICUT

Private level property near train/schools. Lovely six bedroom shingled Colonial built 2012 (7000+ sq. ft.). Classic details, paneling, coffered ceilings, oak floors, marble baths. Dramatic two-story foyer, chef's kitchen, three fireplaces, luxurious master suite plus more!

6 bedrooms, 5 full and 2 half baths | \$4,495,000  
 Represented by: Linda Collins | Sales Associate | shcrealest@aol.com  
 C. 203.253.1473 | Coldwell Banker Residential Brokerage



### STAMFORD, CONNECTICUT

Breathtaking views of LI Sound/charming sailing harbor are captured from the windows of this direct waterfront Colonial located on a cul-de-sac in Shippan Point Association. Beautifully maintained 5-bedroom house has spacious great room and newly renovated eat-in kitchen leading to terraced pool/spa/level lawn & private beach.

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



### WESTON, CONNECTICUT

Beautifully renovated 7-bedroom Tudor Estate on 5 picturesque acres boasts gardens, a Koi pond, pool, glass-fronted pool house, guest cottage and fabulous party barn. Richly paneled rooms showcase original leaded glass windows and carved woodwork plus a dramatic two-story media wing, wonderful chef kitchen and more.

7 bedrooms, 8 full and 2 half baths | \$4,399,000  
 Represented by: Joni Usdan | Sales Associate | joni@jonihomes.com  
 C. 203.216.7654 | Coldwell Banker Residential Brokerage



### NEW FAIRFIELD, CONNECTICUT

Majestic 10,000 sq. ft. Waterfront Chateau, in "Sail Harbour Club" on Candlewood Lake, hosts panoramic lake & mountain views, wonderfully proportioned rooms, six fireplaces, gourmet Cherry/granite kitchen, 30 ft. sunroom, 5 en suite bedrooms, private sand beach, dock, 4 car garage with boat garage!

5 bedrooms, 6 full and 2 half baths | \$4,250,000  
 Represented by: Barbara Sivba | Associate Broker | firstinsales@aol.com  
 C. 203.667.4336 | Coldwell Banker Residential Brokerage



### GREENWICH, CONNECTICUT

Stately pillars, curving drive and brick courtyard create the entry for this classic Round hill estate on two poetic acres. A prestigious front to back foyer, 14 light filled rooms, extra-height ceilings and 5 fireplaces. Sublime master suite, paneled office, finished lower level. Two private entries, 1 bedroom apartment.

5 bedrooms, 4 full and 2 half baths | \$4,080,000  
 Represented by: Linda Hodge & Charles Nedder | Sales Associates  
 hodgelinda@yahoo.com | charles.nedder@cbmoves.com  
 L. 203.219.7770 | C. 203.524.4303 | Coldwell Banker Residential Brokerage



### BRANFORD, CONNECTICUT

Stony Creek Waterfront on .41 acre with spectacular Thimble Islands views, a private dock, beautiful gardens and room for a pool! 5,500 sq. ft. with an open floor plan, elevator, media room, chef's kitchen, incredible master, outdoor living spaces and heated garage. Close to village, restaurants, shops & train. 75 mi NYC.

4 bedrooms, 5 full baths | \$3,850,000  
 Represented by: Joe Piscitelli | Sales Associate | jocoldwell@aol.com  
 C. 203.982.3511 | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

This Colonial home truly combines the best of new and old with an original antique dwelling, re-sited and expanded, to well over 8,000 sq. ft. on two beautiful, level acres with heated pool & terrace. Master craftsmanship garnering recognition as the winner of the 2015 Westport Historic Society's Preservation Award.

7 bedrooms, 6 full and 2 half baths | \$3,749,999  
 Represented by: Judy Michaelis | Broker Sales Associate | judym@optonline.net  
 C. 203.247.5000 | Coldwell Banker Residential Brokerage



### RIDGEFIELD, CONNECTICUT

Off Main Street bordering open space, a beautifully crafted estate house with pool & pool house showcases magnificent detail, crown moldings, coffered ceilings and stonework. Granite/limestone/travertine marble chef's kitchen, seven en suite bedrooms, finished lower level, Executive office/guest suite & car collector's garage.

7 bedrooms, 7 full and 3 half baths | \$3,399,000  
 Represented by: Terry Conlon | Sales Associate | terry.conlon@cbmoves.com  
 C. 203.470.4999 | Coldwell Banker Residential Brokerage



### OLD GREENWICH, CONNECTICUT

Fabulous five-bedroom Shore Colonial with heated pool in prestigious Old Greenwich, near beach. Large, sun-filled rooms with ten-foot ceilings. Entertainer's delight: gourmet kitchen, family room with fireplace, butler's pantry. Master suite showcases leaded glass turret, own balcony, sitting room and marble master bath.

5 bedrooms, 5 full and 2 half baths | \$3,595,000  
 Represented by: Blanche O'Connell | Sales Associate | blaoc1@yahoo.com  
 C. 203.249.3724 | O. 203.622.1100 | Coldwell Banker Residential Brokerage



### WESTPORT, CONNECTICUT

Artistry and hi-tech luxuries create an uplifting environment in original stone & cedar shingle home immersed in a private world of gardens with custom mineral pool. Antique arched door reveals the 'Malibu' of creativity and freedom blending magnificent rooms into a collage of modern, retro and a twist of "East meets West".

5 bedrooms, 6 full and 2 half baths | \$3,400,000  
 Represented by: Gail Lilley Zawacki | Sales Associate | gail@southernct.com  
 C. 203.856.9949 | Coldwell Banker Residential Brokerage



### DANBURY, CONNECTICUT

Unique setting showcases this Adirondack-Style Waterfront Oasis with ultimate lake views, indoor/outdoor entertaining, rolling lawn, private sand beach & concrete, multi-slip boat dock! A view-inspired, 5500 sq. ft. features great room with River Stone fireplace, light-filled gourmet kitchen with top-of-the-line appliances, main floor master suite, garden level with summer kitchen, game & exercise rooms & 2 car garage.

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



### GREENWICH, CONNECTICUT

Wonderful, sunny, sophisticated home in great neighborhood, close to town. Living room with fireplace, cathedral ceiling family room with fireplace, gourmet eat-in kitchen, informal dining area and adjacent office for two. Master suite has 2 walk in closets plus 4 family bedrooms, 4.2 baths on private level acre.

5 bedrooms, 4 full and 1 half baths | \$2,995,000  
 Represented by: Renee Gallagher & Brooke Gallagher-Podewils | Sales Associates  
 reneegraham@gmail.com | bgp7515@gmail.com  
 R. 203.921.6800 | B. 203.253.7500 | Coldwell Banker Residential Brokerage



### NEW CANAAN, CONNECTICUT

Private setting close to town on level, open property with future pool site. Ten thousand square-feet with so much dynamic space priced below town hall's appraised value. Special appointments, classical elegance, sun-filled foyer, ten-foot/coffered ceilings, open floor plan, hi-tech kitchen, spacious suites, limestone terrace.

5 bedrooms, 7 full and 2 half baths | \$2,895,000  
 Represented by: Marsha Charles | Sales Associate | marsha.charles@cbmoves.com  
 C. 203.904.4663 | Coldwell Banker Residential Brokerage



### NEW CANAAN, CONNECTICUT

Stunning shingle style Colonial on two level acres emerges as a beautiful blend of timeless elegance, modern technology and fabulous design with a gourmet kitchen that garnered acclaim at New Canaan Cares Kitchen tour. Formal and welcoming family spaces, luxurious bedroom suites and heated pool/spa add to the enjoyment.

5 Bedrooms, 6 full and 2 half baths | \$2,595,000  
 Represented by: Marsha Charles | Sales Associate | marsha.charles@cbmoves.com  
 C. 203.904.4663 | Coldwell Banker Residential Brokerage



### BRANFORD, CONNECTICUT

Between Pine Orchard & Stony Creek, beautifully crafted in 2010 Colonial on 6.36 private estate acres with pool, spa & pool house. Five thousand square-feet, open floor plan, mahogany floors, soaring/coffered ceilings, Lutron lighting, surround sound, hi-end chef's kitchen and luxurious first floor master suite.

4 bedrooms, 3 full and 2 half baths | \$2,275,000  
 Represented by: Joe Piscitelli | Sales Associate | jocoldwell@aol.com  
 C. 203.982.3511 | Coldwell Banker Residential Brokerage



### FAIRFIELD, CONNECTICUT

Stunning and mint post & beam-construction Farmhouse on a park-like Greenfield Hill setting with pool, spa & cabana. Inspired design features include great room of antique chestnut barn elements and gourmet country kitchen adjoining huge stone terrace. Large library, media/playroom, staff quarters plus separate garage barn with studio.

6 bedrooms, 8 full and 2 half baths | \$2,250,000  
 Represented by: Joni Usdan | Sales Associate | joni@jonihomes.com  
 C. 203.216.7654 | Coldwell Banker Residential Brokerage



### LYME, CONNECTICUT

From atop this private summit, enjoy breathtaking views of the Connecticut River across to Essex Harbor. This magnificent natural landscape is treasured from 9,000 sq. ft. of beautifully scaled rooms, balconies and spectacular stone terraces. With light filled rooms and walls of glass, this home suits all lifestyles. A truly majestic property!

5 bedrooms, 5 full and 3 half baths | \$1,895,000  
 Represented by: Lynn Bocian & Laurie Walker | Sales Associates  
 lynn.bocian@cbmoves.com | laurie.walker@cbmoves.com  
 LB. 860.227.9675 | LW. 860.227.5571 | Coldwell Banker Residential Brokerage



### DEEP RIVER, CONNECTICUT

Discover this Gothic Revival residence offering commanding views of the Connecticut River. Superior craftsmanship with incredible period details subtly blending with state-of-the-art luxuries. With five bedrooms including three guest suites, formal gardens, five acres and surrounded by conservation land. Close to Essex Village.

5 bedrooms, 3 full and 1 half baths | \$1,885,000  
 Represented by: Nancy Mesham | Sales Associate | nancy.mesham@cbmoves.com  
 C. 860.227.9071 | Coldwell Banker Residential Brokerage



### RIDGEFIELD, CONNECTICUT

Meticulous Mediterranean Villa on two beautiful cul-de-sac acres just off Main Street. Elegance and luxury of fourteen gracious rooms with serving wet bars, columns, Palladian windows and custom milled French doors opening to terraces and heated Aqua swimming pool. French Country kitchen, first floor master suite plus mirrored gym on lower level.

5 bedrooms, 4 full and 2 half baths | \$1,829,000  
 Represented by: Grace Fuschetto | Sales Associate | g.fuschetto@sbcglobal.net  
 C. 203.241.6835 | Coldwell Banker Residential Brokerage



### SHERMAN, CONNECTICUT

Sail Harbour on Candlewood Lake showcases this Architect-designed, 4/5 bedroom, 7 bath Contemporary offering two story foyer, with gallery level for displaying art. walls of windows to engage sun drenched lake views, expansive multilevel decks for ease of entertaining indoors to out and a near 7,000 sq. ft. grand, open plan!

4 bedrooms, 5 full and 2 half baths | \$1,795,000  
 Represented by: Barbara Sivba | Associate Broker | firstinsales@aol.com  
 C. 203.667.4336 | Coldwell Banker Residential Brokerage



### REDDING, CONNECTICUT

Over three gorgeous acres with beautiful landscaping facing a heated pool, pool house, outdoor kitchen, thatched roof tree house and fun zip line! Sophisticated & wonderfully designed for all ages, fabulous settings include a great room, gourmet kitchen, first floor master, home theatre, game and wine room. Lovely property adjoins Golf Course.

7 bedrooms, 6 full and 2 half baths | \$1,725,000  
 Represented by: Lisa Pompeo | Sales Associate | [lisa.pompeo@cbmoves.com](mailto:lisa.pompeo@cbmoves.com)  
 C.203.240.2937 | Coldwell Banker Residential Brokerage



### LYME, CONNECTICUT

Beautifully renovated home on Hamburg Cove offering many custom features. Open & airy floor plan perfect for entertaining or casual living. Private first floor master suite. Views of the Cove and CT River from all rooms. Keep your small boat at the dock and your yacht on the private mooring. Wrap around deck overlooking the Cove.

4 bedrooms, 3 full baths | \$1,495,000  
 Represented by: Joe Rhodes | Sales Associate | [Joe.Rhodes@cbmoves.com](mailto:Joe.Rhodes@cbmoves.com)  
 C. 860.227.0921 | Coldwell Banker Residential Brokerage



### BRANFORD, CONNECTICUT

Waterfront home and cottage set on a knoll, in the Pawson Park area, east facing views of morning sun/moon rises over the Thimble Islands. This spacious Contemporary 13 room main house has an open floor plan, high ceilings, chef's kitchen & master suite with private loft for office/art studio. Easy to Yale, train, 75 miles NYC.

5 bedrooms, 3 full and 1 half baths | \$1,397,000  
 Represented by: Joe Piscitelli | Sales Associate | [jocoldwell@aol.com](mailto:jocoldwell@aol.com)  
 C. 203.982.3511 | Coldwell Banker Residential Brokerage



### NEWTOWN, CONNECTICUT

On a scenic country road, "Sky Watch Farm" is a wonderfully maintained, eleven-acre equestrian estate featuring a classic New England Colonial with twelve rooms, chestnut floors, four fireplaces, stone terrace and resort quality pool; outfitted ten-stall horse barn, carriage barn, paddocks, riding ring plus an approved three-acre building lot.

4 bedrooms, 3 full baths | \$1,375,000  
 Represented by: Andy Sachs & John Klopfenstein | Sales Associate  
 Associate Broker | [andy.sachs@cbmoves.com](mailto:andy.sachs@cbmoves.com) | [john.klopfenstein@cbmoves.com](mailto:john.klopfenstein@cbmoves.com)  
 A. 203.727.8621 | J. 203.300.6800 | Coldwell Banker Residential Brokerage



### ESSEX, CONNECTICUT

Stone & Shingle estate on eight acres with terraced pool and separate guest house. Fabulous entertaining in a great room with balcony, formal dining room and gourmet kitchen with Brazilian cherry floors. Master suite and en-suite bedroom on first floor; additional suite upstairs and twenty-five hundred sq. ft. on lower level.

4 bedrooms, 4 full and 1 half baths | \$1,295,000  
 Represented by: Maddy Mattson | Sales Associate | maddy.mattson@cbmoves.com  
 C. 860.575.4344 | O. 860.434.8600 | Coldwell Banker Residential Brokerage



### ELLINGTON, CONNECTICUT

Beautifully crafted five thousand-plus square-foot home overlooking hills & valleys near winery/resort/golf clubs. Grand entrance, sprawling entertaining/informal spaces, chef's kitchen and elevator to six bedrooms and theatre, sauna, family room on lower level. Sandy beach, pool & terrace, serene balcony off master.

6 bedrooms, 5 full and 2 half baths | \$1,188,000  
 Represented by: Brian Burke | Sales Associate | brian.burke@cbmoves.com  
 C. 860.798.3272 | Coldwell Banker Residential Brokerage



### KINGS POINT, NEW YORK

Flawlessly crafted compound has 3 stately residences, over 60,000 sq. ft. on 8 acres of waterfront property. Luxurious amenities including racquet court, bowling alley, indoor & outdoor pools plus stunningly maintained outdoor gardens & fountains with panoramic city skyline views just minutes to NYC/international airports.

13 bedrooms, 35 full baths | \$100,000,000  
 Represented by: Diane Polland | Real Estate Salesperson | diane.polland@cbmoves.com  
 C. 516.606.2344 | O. 516.441.3932 | Coldwell Banker Residential Brokerage



### KINGS POINT, NEW YORK

Architectural Masterpiece located close to Manhattan in Kings Point. This grand "Gold Coast" estate showcases stunning details and landscaped grounds with pool, patios & complete privacy. Features include high ceilings with exposed beams, master suite with fireplace & over sized living room and dining room perfect for elegant entertaining.

6 bedrooms, 4 full and 2 half baths | \$3,900,000  
 Represented by: Diane Polland | Real Estate Salesperson  
 diane.polland@coldwellbankermoves.com | C. 516.606.2344 | O. 516.441.3932  
 Coldwell Banker Residential Brokerage



### PURCHASE, NEW YORK

Contemporary by world-class designer Jeffrey Bilhuber is an elegant, flowing five thousand square foot house with wraparound windows and glass doors providing a seamless connection to beautiful outdoor living spaces. Three fabulous acres with gardens, terrace, serene back yard plus indoor pool/spa creating a year round resort ambiance.

5 bedrooms, 6 full and 1 half baths | \$3,295,000  
 Represented by: Sula Pearlman | Associate Real Estate Broker  
 sula.pearlman@cbmoves.com | C. 914.393.4104 | O. 914.967.0059  
 Coldwell Banker Residential Brokerage



### IRVINGTON, NEW YORK

Renovated with charm and quality, this warm and meticulous home is on 1.25 acres of beautifully landscaped and private land in Ardsley Park with Irvington schools. This spacious Colonial has been updated for today's lifestyle with a country kitchen and great baths. Beautiful details are abundant as well as a carriage house and large, level yard.

7 bedrooms, 5 full and 1 half baths | \$2,750,000  
 Represented by: Therese Militana Valvano | Associate Real Estate Broker  
 tvalvano@cbmoves.com | C. 914.715.2715 | O. 914.693.5476  
 Coldwell Banker Residential Brokerage



### NEW CITY, NEW YORK

With views to forever, this fully renovated gem has approx. 8,500 sq. ft. with 6 bedrooms/en-suite baths. The finest wood/marble/stone & elite amenities abound in a breathtaking home graced with an open floor plan & grand rooms. Private 1.84 acres with pool/cabana/spa/putting green. Style and substance in harmony.

6 bedrooms, 5 full and 2 half baths | \$2,695,000  
 Represented by: Joan G. S. Whitman | Associate Real Estate Broker  
 joan.whitman@cbmoves.com | C. 914.329.1320 | O. 845.369.1256  
 Coldwell Banker Residential Brokerage



### RYE, NEW YORK

Almost one full acre with irrigated lawns & winter water views, a premier Greenhaven cul-de-sac establishes great privacy for a custom-rebuilt home completed in 2006 by its owner-architect-builder. Twelve exquisitely detailed rooms highlighting marble/limestone countertops, hardwood floors, illuminated tray ceilings and a dynamic Sound System.

6 bedrooms, 5 full and 1 half baths | \$2,650,000  
 Represented by: Hope Hirschhorn | Real Estate Salesperson  
 hope.hirschhorn@cbmoves.com | C. 914.715.5909 | O. 914.967.0059  
 Coldwell Banker Residential Brokerage



### RYE, NEW YORK

Over one stunning acre with pool/terrace on Westchester Country Club grounds, this exquisite Colonial home emerges with updates, gracious formal areas, modern kitchen opening to one of the two family rooms, library, expanded master plus new media/game rooms. Close to village; 30 minutes to NYC. [www.15ParkDriveSouth.com](http://www.15ParkDriveSouth.com)

4/5 bedrooms, 4 full and 1 half baths | \$2,495,000  
 Represented by: Michele C. Flood | Associate Real Estate Broker  
[michele.flood@cbmoves.com](mailto:michele.flood@cbmoves.com) | C. 914.420.6468 | O. 914.967.0059  
 Coldwell Banker Residential Brokerage



### SCARSDALE, NEW YORK

Customize to suite, a gorgeous new five-bedroom Colonial with high ceilings, detailed moldings, classic center hall entry and open concept family room-gourmet kitchen leading to stone patio for entertaining. Walk to Greenacres school, shops, train to NYC!

5 bedrooms, 4 full and 1 half baths | \$2,495,000  
 Represented by: Shirley Schaeffer | Associate Real Estate Broker  
[Shirley.schaeffer@cbmoves.com](mailto:Shirley.schaeffer@cbmoves.com) | C. 914.907.7070 | O. 914.723.3340  
 Coldwell Banker Residential Brokerage



### RYE, NEW YORK

A circular drive leads to a captivating 4/5-bedroom young colonial, professionally custom-designed for modern day living! Elegant, spacious reception hall, custom raised panel walls, and fabulous chef kitchen with radiant heated limestone floor opens to family room. Close to school, beach, park & tennis. [www.2WhiteBirchDrive.com](http://www.2WhiteBirchDrive.com).

4 bedrooms, 4 full and 1 half baths | \$2,395,000  
 Represented by: Michele C. Flood | Associate Real Estate Broker  
[michele.flood@cbmoves.com](mailto:michele.flood@cbmoves.com) | C. 914.420.6468 | O. 914.967.0059  
 Coldwell Banker Residential Brokerage



### SCARSDALE, NEW YORK

Luxury new construction conveniently located close to school, shops, & transportation to NYC. Custom millwork, dream kitchen, five en suite bedrooms including luxury master suite and carefully executed details by one of Scarsdale's finest builders. Wonderfully scaled rooms designed for easy living and entertaining.

5 bedrooms, 5 full and 1 half baths | \$2,429,000  
 Represented by: Shirley Schaeffer | Associate Real Estate Broker  
[Shirley.schaeffer@cbmoves.com](mailto:Shirley.schaeffer@cbmoves.com) | C. 914.907.7070 | O. 914.723.3340  
 Coldwell Banker Residential Brokerage



### NORTH SALEM, NEW YORK

Tall Pines Farm is a spacious, classic estate minutes from New York City. The 10+ acre equestrian compound has a modernized, spacious 6,000 sq. ft. main house and renovated guest/pool house with pool, Koi pond & gardens. Five-stall horse barn with riding ring/paddocks.

4 bedrooms, 3 full and 1 half baths | \$1,995,000  
 Represented by: Deborah "Debbie" Cuiffo | Real Estate Salesperson  
 debbie.cuiffo@cbmoves.com | C. 914.522.0106 | O. 914.232.7000  
 Coldwell Banker Residential Brokerage



### CROTON-ON-HUDSON, NEW YORK

On the scenic Hudson River, this beautiful property has a rare four acres beyond the shore plus lease/own option for a boat slip in award-winning Half Moon Bay Marina. Superb craftsmanship and extraordinary detail in a home with inspiring water views, a granite gourmet kitchen, outdoor living spaces and view-filled bedrooms.

4 bedrooms, 3 full and 2 half baths | \$1,988,500  
 Represented by: Patricia "Patty" Wagner | Real Estate Salesperson  
 patty.wagner@cbmoves.com | C. 914.391.4760 | O. 914.245.3400  
 Coldwell Banker Residential Brokerage



### SAINT JAMES, NEW YORK

Offering 6 bedrooms and 5 full and 1 half-baths, this luxurious 7,500 sq. ft. custom home is being sold fully furnished. Features include gourmet kitchen, media room, lower level with bar, open concept interiors, spacious rooms, numerous upgrades and fabulous community amenities.

6 bedrooms, 5 full and 1 half baths | \$1,200,000  
 Represented by: Leslie Ardolino | Real Estate Salesperson  
 leslie.ardolino@cbmoves.com | C. 631.275.9396 | O. 631.941.3100  
 Coldwell Banker Residential Brokerage



### MELVILLE, NEW YORK

With 2 master suites, this beautiful 5 bedroom & 3 plus bathroom custom colonial enjoys oak floors. The dramatic entry opens to spectacular entertaining spaces including the bright living room, chef's kitchen & lower level with wet bar. The 1.2 acre landscaped setting boasts summer kitchen & pond with waterfall.

5 bedrooms, 3 full and 1 half baths | \$1,200,000  
 Represented by: Savita Sen | Real Estate Salesperson | savita.sen@cbmoves.com  
 C. 516.987.8614 | O. 516.864.8100 | Coldwell Banker Residential Brokerage



### FRANKLIN LAKES, NEW JERSEY

Offering a palatial setting and Russian Empire-inspired interiors throughout approximately 20,000 sq. ft. Extraordinary grounds resemble a fabulous European resort.

7 bedrooms, 9 full baths | \$14,999,888  
 Represented by: William "Bill" Boswell & Ronald "Ron" Aiosa | Sales Associate  
 Broker Sales Associate | bill@northjerseyluxury.com | ronaiosa@gmail.com  
 C. 973.224.4605 | O. 201.891.7600 | Coldwell Banker Residential Brokerage



### COLTS NECK, NEW JERSEY

Elegant French Chateau on 6+ acres with exceptional amenities inside and out. Dramatic ornate ceilings and crown moldings adorn the magnificent space with chef's kitchen, mahogany library, walkout basement with wine room and theater, stone patio, pool with waterfall, cabana, 8 car garage with guest house, and more!

6 bedrooms, 7 full and 2 half baths | \$4,750,000  
 Represented by: Steven "Steve" Porzio | Sales Associate | porzios@verizon.net  
 C. 732.691.1668 | O. 732.946.9600 | Coldwell Banker Residential Brokerage



### OLDWICK, NEW JERSEY

First class horse facility on 134 acres with 50+ stalls, lighted indoor & outdoor arenas, paddocks, manager's cottage, trail and river access. Informal elegance describes the restored and expanded farmhouse with large open entertaining spaces, 3 fireplaces, his & hers libraries, covered porch, formal gardens and pool.

4 bedrooms, 3 full baths | \$4,400,000  
 Represented by: William Landesman | Sales Associate | bill.landesman@cbmoves.com  
 C. 908.797.9424 | O. 908.766.2900 | Coldwell Banker Residential Brokerage



### MENDHAM BOROUGH, NEW JERSEY

Set on 6+ acres, this distinctive home offers 5 bedrooms & 5 full and 3 half-baths. Unique design elements & attention to detail are evident throughout, with stained glass windows & beamed cathedral ceilings further enhancing the exceptional character. The lush grounds with pool present a private setting & convenient location.

5 bedrooms, 5 full and 3 half baths | \$4,200,000  
 Represented by: Paul Maguire | Sales Associate | paul.maguire@cbmoves.com  
 C. 917.520.6720 | O. 973.377.4444 | Coldwell Banker Residential Brokerage



### BEDMINSTER, NEW JERSEY

Private 24.95 acre equestrian farm showcases gorgeous main house and features beautiful hardwoods, high ceilings, exotic millwork and wonderful entertaining spaces including a chef's kitchen, 2 story great room with views and conservatory. A 2 story carriage house, 11-stall barn and riding facilities complete this masterpiece.

6 bedrooms, 5 full and 2 half baths | \$4,095,000  
 Represented by: Kathryn Barcellona | Sales Associate | homes@kbarcellona.com  
 C. 908.328.3232 | O. 908.658.9000 | Coldwell Banker Residential Brokerage



### WESTFIELD, NEW JERSEY

Breathtaking 7,000 sq. ft. estate completely renovated & expanded in 2011 is an architectural masterpiece. The elegance and sophistication is balanced by smart living design throughout. The heated porte-cochere leads to a delightful yoga studio, lush lawns, patios & stone fireplace which is ideal for entertaining.

6 bedrooms, 5 full and 2 half baths | \$3,900,000  
 Represented by: Mary McEnerney | Sales Associate  
 Mary.Mcenerney@coldwellbankermoves.com | C. 908.578.8198 | O. 908.233.5555  
 Coldwell Banker Residential Brokerage



### MENDHAM, NEW JERSEY

This spectacular Italian Villa on 5 acres offers 6 en-suite bedrooms & magnificent details & amenities. Custom crafted & unique, interiors include banquet size dining room, dramatic great room & gourmet kitchen; each designed to beautifully accommodate grand entertaining. Exquisite grounds feature pool, spa & terrace.

6 bedrooms, 6 full and 3 half baths | \$3,750,000  
 Represented by: Flor de Maria Thomas | Sales Associate | fthomas@coldwellbanker.com  
 C. 973.214.7553 | O. 973.543.2552 | Coldwell Banker Residential Brokerage



### MENDHAM, NEW JERSEY

State-of-the-art geothermal heating & cooling distinguishes this estate, set on 6.5 acres & offering 5 bedrooms & 5 full- & 2 half-baths. Accented by crown molding, high ceilings, & French doors, rooms include a gourmet kitchen & master suite with private balcony. Lower level gym, game room, media room, kitchen & wine cellar.

5 bedrooms, 5 full and 2 half baths | \$3,600,000  
 Represented by: Norman "Norm" Herms | Sales Associate  
 norman.herms@cbmoves.com | C. 973.479.2053 | O. 973.543.2552  
 Coldwell Banker Residential Brokerage



### LIVINGSTON, NEW JERSEY

Custom Colonial new construction home in prestigious Bel Air Woods. 5 bedrooms, 5 plus bathrooms, elevator, sun-filled chef's kitchen, 3 gas fireplaces, spa-like master bathroom. Smart home technology with coffered ceilings, rich wall panels and intricate oak hardwood floors. Custom built home nestled amongst 64 custom luxury homes.

5 bedrooms, 5 full and 1 half baths | \$3,600,000  
 Represented by: Dalia Shliechkorn | Sales Associate  
 dalia.shliechkorn@coldwellbankermoves.com | C. 908.447.5727 | O. 973.994.4323  
 Coldwell Banker Residential Brokerage



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

On NJ's most pristine lake, you'll enjoy a year round, luxury resort lifestyle in this 6,000 sq. ft. French-country inspired custom home. Magnificent views greet you while exceptionally constructed and designed open space with hardwood floors, French doors, gourmet kitchen and balconies are ideal for gatherings and relaxation.

4 bedrooms, 4 full and 1 half baths | \$2,846,000  
 Represented by: Bernadette "Bernie" McDonough | Sales Associate  
 C. 973.951.5859 | O. 973.377.4444 | Coldwell Banker Residential Brokerage



### WEEHAWKEN, NEW JERSEY

This spacious, one-of-a-kind end unit on the Hudson boasts spectacular Manhattan views and chic architectural details including soaring ceilings, hardwood floors, and walls of windows. Sleek modern kitchen, owner's suite with spa-inspired bath, gym, indoor heated pool, concierge and more. Close to NYC transportation.

3 bedrooms, 3 full baths | \$2,750,000  
 Represented by: Rain Du Rosenfeld | Broker Sales Associate | rainrealtor@gmail.com  
 C. 201.375.8300 | O. 201.461.5000 | Coldwell Banker Residential Brokerage



### MENDHAM TOWNSHIP, NEW JERSEY

Distinctive old world charm blends flawlessly with modern elegance in this classic clapboard and stone country manor home. Set on 5 acres, it offers 6 ensuite bedrooms & features detailed millwork & 6 fireplaces. Stunning grounds reveal manicured gardens, stone walls, antique brick patio, bluestone porches & custom pool.

6 bedrooms, 5 full and 1 half baths | \$2,595,000  
 Represented by: Cynthia "Cindy" Mistretta | Sales Associate | cynthiamistretta@aol.com  
 C. 973.886.3616 | O. 973.543.2552 | Coldwell Banker Residential Brokerage



### HARDING TOWNSHIP, NEW JERSEY

Extraordinary design and exquisite appointments sited on 3+ private acres. Throughout 13 rooms are 5 spacious bedrooms with en suite baths, formal main rooms that display elegant moldings, French doors, built-ins & high ceilings. Bluestone terraces and walled courtyards overlook tranquil property and sparkling pool.

5 bedrooms, 4 full and 2 half baths | \$2,595,000  
 Represented by: Elizabeth "Betty" Kiser & Ellen K. Gordon | Sales Associates  
 bettykiser@cbmmoves.com | egordon@hangar1.com  
 C. 201.401.0793 | O. 973.543.2552 | Coldwell Banker Residential Brokerage



### COLTS NECK, NEW JERSEY

Stunning estate with spacious interiors, walls of windows and doors overlooking a magnificent property with multi-tiered outdoor entertainment area. Enjoy paver patios, a pool with water slide, Jacuzzi, chef's grill, fire pit, and pool house with kitchen and bath. Also included are a separate office, guest suite and theatre.

6 bedrooms, 5 full and 1 half baths | \$2,299,999  
 Represented by: Susan Bastardo | Sales Associate | susan.bastardo@cbmmoves.com  
 C. 732.245.5848 | O. 732.449.2777 | Coldwell Banker Residential Brokerage



### SUMMIT CITY, NEW JERSEY

Distinguished by elegant woodwork, this 5,746 sq. ft. estate offers 7 bedrooms, 7.1 baths and custom elements throughout. Highlights include a fully-equipped gourmet kitchen and a luxurious master suite. Lower level offers additional 2,400 sq. ft. with office, media room, gym and recreation room. Set on 1.19 beautifully landscaped acres.

7 bedrooms, 7 full and 1 half baths | \$2,399,000  
 Represented by: Theresa "Terry" Londenberg | Sales Associate  
 theresa.londenberg@cbmmoves.com ; arobics@aol.com  
 C. 908.872.3494 | O. 908.658.9000 | Coldwell Banker Residential Brokerage



### MENDHAM, NEW JERSEY

Stately elegance defines this custom manor on over 15 acres. Throughout 7,800 sq. ft. are beautifully-appointed rooms featuring fabulous amenities, high ceilings & detailed craftsmanship. Highlights include gourmet kitchen & master suite with fireplace & luxurious bath. Covered porches & porticos observe spectacular grounds.

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



### MOORESTOWN, NEW JERSEY

Close to the town center, schools & athletic fields, this 6 bedroom, 7-1/2 bath home has every possible amenity. The finished lower level with media area is enhanced by extraordinary millwork, a private gym & bath with steam shower. The resort-inspired cabana has an outdoor kitchen with dining area & bar adjoining the pool.

6 bedrooms, 7 full and 1 half baths | \$2,349,000

Represented by: Vickie Sewell | Sales Associate | vsewell@cbpref.com  
C. 609.504.5449 | O. 856.235.0101 | Coldwell Banker Preferred



### FRANKLIN LAKES, NEW JERSEY

Palatial interiors distinguish this extraordinary custom home featuring elegant spaces with gorgeous architectural details & walls of windows. Beautifully appointed rooms include a gourmet "Neff" kitchen. 2 story great room & master suite with onyx bath. Lower level offers home theater room, wine cellar & gym.

6 bedrooms, 5 full and 1 half baths | \$2,299,900

Represented by: Carole "Lynn" Brescia | Broker Sales Associate  
lynnbrescia@lynnbrescia.com | C. 201.738.7315 | O. 201.891.6700  
Coldwell Banker Residential Brokerage



### MOORESTOWN, NEW JERSEY

Set on nearly 3 acres in one of the most prestigious locations in town, this spacious 5 bedroom, 5 plus bathroom home features a flexible open floor plan enhanced by fine millwork, state-of-the-art kitchen, 4 fireplaces, wood floors & a finished lower level. Handsome windows give beautiful views of rolling lawns and pond.

5 bedrooms, 5 full and 1 half baths | \$2,195,000

Represented by: Vickie Sewell | Sales Associate | vsewell@cbpref.com  
O. 856.235.0101 | C. 609.504.5449 | Coldwell Banker Preferred



### BRICK, NEW JERSEY

Waterfront estate offers 5 bedrooms, 5 baths, and stunning water views from multiple sliding glass doors and balconies. An open floor plan distinguishes the 1st level, providing a wonderful flow between spacious, beautifully-crafted rooms. Third level bonus area has wet bar. Rear deck and private dock provided.

5 bedrooms, 5 full baths | \$2,149,000

Represented by: Lisa Hordeman | Sales Associate | lisa.hordeman@cbmoves.com  
C. 732.610.9289 | O. 732.449.2777 | Coldwell Banker Residential Brokerage



### MENDHAM TOWNSHIP, NEW JERSEY

Beautifully updated to blend contemporary with classic, this custom country estate on over 10 acres features bright & expansive rooms. French doors, vaulted ceilings & traditional architectural appointments provide charming accents to the spacious chef's kitchen, separate guest wing, and grounds with pool and barn.

5 bedrooms, 6 full and 1 half baths | \$2,100,000  
 Represented by: Flor de Maria Thomas | Sales Associate  
 florthomas@coldwellbanker.com | C. 973.214.7553 | O. 973.543.2552  
 Coldwell Banker Residential Brokerage



### FRANKLIN LAKES, NEW JERSEY

Custom 6-bedroom home on two private acres boasts 7,400 sq. ft. for lavish living. With exquisite millwork throughout, the home is ideal for fine living and formal entertaining. Offering 6 ensuite bedrooms, an opulent master suite and stunning cherry office, this gated executive residence is convenient to NYC.

6 bedrooms, 7 full and 2 half baths | \$2,000,000  
 Represented by: William "Bill" Boswell & Ronald "Ron" Aiosa | Sales Associate | Broker  
 Sales Associate | bill@northjerseyluxury.com | ronaiosa@gmail.com | B. 973.224.4605  
 R. 973.600.3262 | O. 201.891.6700 | Coldwell Banker Residential Brokerage



### MENDHAM, NEW JERSEY

This English Country Manor set on 5.2 private acres epitomizes quality and craftsmanship. French doors open to an extraordinary pool area. The first floor master suite and four additional bedrooms are all en suite with walk-in closets. The Lower Level offers a wine cellar, family room, office and more.

5 bedrooms, 6 full and 2 half baths | \$2,000,000  
 Represented by: Tawnya Kabnick | Sales Associate | tawnya@tawnyakabnick.net  
 C. 973.723.5700 | O. 973.543.2552 | Coldwell Banker Residential Brokerage



### WEST ORANGE, NEW JERSEY

Located in prestigious gated Llewellyn Park-14 miles from NYC, this French Chateau estate on 3.3 acres offers 7 bedrooms & 6 plus baths. Listed in the National Register of Historic Homes and completely restored to offer the ultimate in luxury. Highlights include architectural detail, chef's kitchen, master retreat and privacy.

7 bedrooms, 6 full and 2 half baths | \$1,999,000  
 Represented by: Bonita Areman | Broker Sales Associate  
 bonita.areman@cbmoves.com | C. 973.568.0341 | O. 973.994.4323  
 Coldwell Banker Residential Brokerage



### CEDAR GROVE, NEW JERSEY

Highlighting this distinctive 5-bedroom Contemporary is a breathtakingly unique bi-level pool with award-winning design that features spa, infinity edge, waterfalls and water slide. An outdoor lounge with kitchen accents this gorgeous space. Classic modern interiors include magnificent master suite & renovated kitchen.

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

Represented by: Rain Du Rosenfeld | Associate Real Estate Broker | rainrealtor@gmail.com  
C. 201.375.8300 | O. 201.461.5000 | Coldwell Banker Residential Brokerage



### WESTFIELD, NEW JERSEY

Dinner party sized formal areas, and the coziness of built-in window seats and shelves in the family room with brick fireplace, is just the beginning of your lifestyle in this stately, elegant center hall colonial. Enjoy 3 fireplaces, a gourmet kitchen, sun room, finished basement, terrace, gardens, and more!

4 bedrooms, 3 full and 2 half baths | \$1,925,000

Represented by: Frank D. Isoldi | Broker Sales Associate | isre@aol.com  
C. 908.787.5990 | O. 908.233.5555 | Coldwell Banker Residential Brokerage



### BASKING RIDGE, NEW JERSEY

Warmth & sophistication underscore this magnificent Center Hall Colonial, offering 5 bedrooms & 4 plus baths. Beautifully-appointed, spacious interiors feature a fabulous floor plan, custom millwork, large windows, fully-equipped chef's kitchen, master suite & conservatory. Enjoy beautiful vista of the surrounding hills from your covered porch.

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

Represented by: Marie Young | Sales Associate | marie@marieyoung.net  
C. 908.938.2525 | O. 908.766.0808 | Coldwell Banker Residential Brokerage



### RIVER VALE, NEW JERSEY

Magnificent home with custom in-ground pool and private setting boasts almost 6,500 sq. ft. of luxury. Designed with superb craftsmanship throughout, wonderful entertaining rooms include a chef's kitchen, great room and expansive finished lower level. The opulent master suite is thoughtfully designed for true relaxation.

6 bedrooms, 6 full baths | \$1,899,000

Represented by: Gregory Wilson | Broker Sales Associate | gregwilson500@gmail.com  
C. 201.788.3573 | O. 201.767.0550 | Coldwell Banker Residential Brokerage



### SCOTCH PLAINS, NEW JERSEY

Inviting rooms highlight this custom-built Colonial on 1.3 acres, offering 6 bedrooms & 6.1 baths. Master retreat with fireplace, private bath, lounge/study and loft. Walkout lower level features recreation & exercise rooms. Covered porch leads to spacious patio with built-in fireplace & private grounds with pool.

6 bedrooms, 6 full and 1 half baths | \$1,888,000  
 Represented by: Frank D. Isoldi | Broker Sales Associate | isre@aol.com  
 C. 908.787.5990 | O. 908.233.5555 | Coldwell Banker Residential Brokerage



### ATLANTIC HIGHLANDS, NEW JERSEY

This spectacular custom-built Colonial sits high above the water and offers breathtaking bay, ocean & skyline views throughout. Spacious, light-filled rooms are distinguished by open concept design & enhanced by high ceilings & windows revealing sweeping panoramas. Gorgeous grounds include deck overlooking the water.

4 bedrooms, 3 full and 1 half baths | \$1,885,000  
 Represented by: Christine Kuch | Sales Associate | cbkuch@hotmail.com  
 C. 732.690.7009 | O. 732.842.3200 | Coldwell Banker Residential Brokerage



### LIVINGSTON, NEW JERSEY

Set within prestigious Chestnut Hill, this Custom home on nearly an acre of private grounds offers 5 bedrooms & 6 full baths. Interiors reveal beautiful craftsmanship & unique details throughout. Luxurious spaces include a Grand Salon, banquet-sized dining room, granite kitchen & sumptuous 3-room master suite.

5 bedrooms, 6 full and 1 half baths | \$1,850,000  
 Represented by: Ellen Gonik & Patricia "Trish" Duffy | Sales Associates | ellen@njresults.com | trish.duffy@cbmoves.com | C. 973.879.9467 | O. 973.994.4323  
 Coldwell Banker Residential Brokerage



### WESTFIELD, NEW JERSEY

Spacious, elegant interiors distinguish this Center Hall Colonial with 6 bedrooms & 5 and 1 half bathrooms. Extensive millwork & intriguing architecture accent a magnificent family room, formal dining room & fully-equipped kitchen. The master bedroom features a sitting area, fireplace, two walk-in closets & private bath.

6 bedrooms, 5 full and 1 half baths | \$1,719,000  
 Represented by: Jayne Bernstein | Sales Associate | jayneberstein@gmail.com  
 O. 908.233.5555 | C. 905.403.9330 | Coldwell Banker Residential Brokerage



### DENVILLE, NEW JERSEY

Circa 1778 Colonial on 13.57 private acres is impeccably restored and expanded with three fireplaces, one a Rumford in the wide-pine floored dining room opening to a state-of-the-art kitchen with a farmhouse sink. Your English conservatory views gardens, grand lawns and period outbuildings. Feel yourself anew in history. 30 miles from NYC.

3 bedrooms, 2 full and 1 half baths | \$1,695,000  
 Represented by: Joan Ostrow | Sales Associate | joanmtnlks@yahoo.com  
 C. 973.714.2324 | O. 973.263.0400 | Coldwell Banker Residential Brokerage



### PRINCETON, NEW JERSEY

This former schoolhouse has been transformed into Princeton's newest classic. Built in 1927, its classic brick construction has been paired with modern design, superior amenities and energy-efficiency. Highlights include a magnificent chef's kitchen a master suite with sunroom, private patio & marble bath

4 bedrooms, 3 full and 2 half baths | \$1,649,000  
 Represented by: Roxanne Gennari | Sales Associate | rox@roxannegennari.com  
 C. 609.306.7148 | O. 609.799.8181 | Coldwell Banker Residential Brokerage



### KINNELON, NEW JERSEY

This luxurious custom estate is set on 1.4 acres & defined by exceptional craftsmanship & beautifully-appointed rooms. Totally renovated, the home offers 6 bedrooms & 6 full- and 1 half-baths, with unique design elements throughout the gourmet kitchen, formal dining room, great room & master suite.

6 bedrooms, 6 full and 1 half baths | \$1,649,000  
 Represented by: Cindy Gallagher | Sales Associate | cgallaghercoldwellbanker@msn.com  
 C. 973.714.3897 | O. 973.838.9300 | Coldwell Banker Residential Brokerage



### ALEXANDRIA TOWNSHIP, NEW JERSEY

This lovely country estate on a 51 acre park like setting can be your oasis! Offering a main house with old world craftsmanship blended with modern amenities, barn, lake and a garage with loft. Equine potential add to the elegant lifestyle. Separately deeded guest house available.

4 bedrooms, 2 full and 2 half baths | \$1,590,000  
 Represented by: Beatrice "Bea" Fritsche | Sales Associate | bfritsche@att.net  
 C. 908.507.7391 | O. 908.735.8080 | Coldwell Banker Residential Brokerage



### PLAINFIELD, NEW JERSEY

19th century period details mingle with numerous updates in this immaculate 32-room Victorian mansion, offering 15 bedrooms, pocket doors & raised paneled walls. Set on 1.25 acres, this unique home features grand elements such as beautiful woodwork, coffered ceilings, 11 fireplaces and many stained, lead or bottle glass windows throughout.

15 bedrooms, 10 full and 1 half baths | \$1,375,000  
 Represented by: Cynthia Alexander | Sales Associate | cythia.alexander@cbmoves.com  
 C. 908.578.2730 | O. 908.233.0065 | Coldwell Banker Residential Brokerage



### CRANFORD, NEW JERSEY

Boasting the charm of yesteryear yet completely updated with the utmost in luxury, this 16-room Colonial offers main rooms with exceptional craftsmanship such as extensive moldings, chair rails, built-ins, alcoves and archways. Deluxe amenities, beautiful landscaping & a convenient location to NYC transportation.

5 bedrooms, 4 full and 1 half baths | \$1,299,000  
 Represented by: Barbara Hogan Devlin | Sales Associate | devlinrealtor@comcast.net  
 C. 908.447.8070 | O. 908.233.5555 | Coldwell Banker Residential Brokerage



### CLIFTON, NEW JERSEY

Custom-crafted, completely rebuilt and located on cul-de-sac bordering Upper Montclair, this special home offers 6 bedrooms and 8 full baths throughout more than 7,200 sq. ft. Resort living on over an acre property with inground pool and multi tier patio surrounded by nature grounds.

6 bedrooms, 8 full baths | \$1,295,000  
 Represented by: Pina Nazario | Sales Associate | pina@pickpina.com  
 C. 973.886.6258 | O. 973.778.4500 | Coldwell Banker Residential Brokerage



### METUCHEN, NEW JERSEY

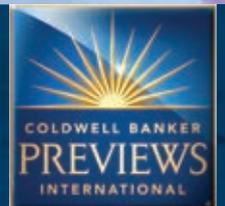
You'll be charmed by the blend of modern conveniences and classic turn of the century architecture of this Stickley Craftsman home with stylish woodwork, hardwood floors, 3 fireplaces, original pocket doors, gourmet kitchen, glass conservatory, stone patio with redwood pergola, Koi pond, and more just minutes from trains to NYC.

6 bedrooms, 2 full and 1 half baths | \$1,100,000  
 Represented by: Jacqueline Safran | Sales Associate | jackie@jackiesafraan.com  
 C. 732.261.6151 | O. 908.233.0065 | Coldwell Banker Residential Brokerage



MID-ATLANTIC

PENNSYLVANIA • MARYLAND  
VIRGINIA • WASHINGTON D.C.





# SERENITY

## *on the Severn*

BY ALYSON PITARRE

*A COASTAL-STYLE MANSE BUILT BY A LEGENDARY SHIPBUILDER  
BECKONS ALONG THE SEVERN RIVER IN ANNAPOLIS, MARYLAND.*

**L**ove stories in real estate often follow a familiar narrative. Buyer meets a house. Buyer falls in love with house. Buyer knocks on the door of said house one day, makes an offer and his family lives happily ever after in domestic bliss. Rarely, however, do you hear stories about buyers sailing past 1.1-acre waterfront compounds, admiring them from afar for years and making a mental note to purchase them one day. That's how the plotline went for one driven Washington D.C.-based senior consulting executive and his wife. Recalls the avid boater and father of three: "The provenance of the home was unique. We thought it had an interesting connection to Annapolis' boating history."

That history was apparent during the couple's first visit to the pristinely landscaped property, which boasted 85 feet of prime Severn River waterfront and a 325-foot pier with three deepwater slips. Built in 1948 by John Trumpy & Sons, the 4,700-square-foot white-wood main residence stood as a tribute to his late father, preeminent boat builder John Trumpy Sr., who is best known for having built the 104-foot Sequoia II in 1925 that served as the presidential yacht for eight U.S. presidents, beginning with Franklin Roosevelt. He received his formal training as an architect at the U.S. Naval Academy and would later become the president of the Mathis Yacht Building Company, eventually changing its name to Trumpy & Sons Inc. In 1947, the Trumpy family purchased the Annapolis Yacht Yard.

A passion project, Trumpy's private estate embodied his father's master craftsmanship. Coastal-style architectural elements such as a cedar shake roof, copper gutters and circular drive offer evidence of its yachting roots, while well-planned-out living spaces flow seamlessly for contemporary living. An Amish-built, 1,500-square-foot carriage house with waterside pool continues to pay homage to a nautical tradition with distressed pine walls, wooden returns, reclaimed antique cherry floors and a library staircase that leads to separate sleeping nooks.

"There is an understated elegance to it," says the current owner, who has found the house well suited for entertaining and raising young children. "It's just been a wonderful place for us to entertain, both inside and outside. It's very peaceful here."

Thoughtful updates over the decades have only enhanced their experiences of the Trumpy Estate. Previous owners — who hailed from France — added an antique limestone Trumeau fireplace and mantel from Charente, France, in the gourmet kitchen, and a 2,500-bottle, temperature-controlled wine cellar on the lower level. The current owners also put their stamp on the residence with renovations to the pier and other exterior enhancements, such as a new saltwater pool, pool deck and vegetable garden. The pool house has also been modernized to include covered outdoor dining area with seating for 12, bluestone bar, summer kitchen with Viking appliances and a surround sound system.

"The outdoors are really something to behold," says listing agent Liz Dooner, with Coldwell Banker Residential Brokerage in Annapolis. "You walk out onto this pastoral lawn, which leads you to this seductive view, which reveals itself as you get closer to the

water. Outside, mature trees dot the landscape and rolling lawn with boxwoods, crape myrtles and hydrangeas. All of it lends to this feeling of complete seclusion. You really feel like you are in an oasis, and yet you are in the middle of town. It's an easy commute to Washington, D.C. and Baltimore."

The current owner enjoys the privacy of the property as well — thanks to its five spacious bedrooms, four baths and the carriage house, which is home to an office with a Juliette balcony overlooking the lawn and river, two-car garage, a full bathroom and one half-bath. One of his favorite rooms, however, is the study overlooking the verdant backyard. He remarks, with a faint hint of nostalgia in his voice: "One of my favorite things to do is sit in the study, and read the Sunday paper."

As far as love stories go, the Trumpy Estate is told plank by plank, nook by nook, family by family. It is a tale of stewardship that will rightfully continue with its next owner.

220 Wardour Drive  
Annapolis, MD 21401  
\$4,495,000  
5 Beds  
4 Baths

Represented by: Liz Dooner  
Coldwell Banker Residential Brokerage in Annapolis  
C: 410-725-8973 | O: 410-263-8686  
ldooner@cbmove.com





### GLADWYNE, PENNSYLVANIA

Welcome to "Valley View" an exquisite Pennsylvania farmhouse in premier Gladwyne neighborhood in the heart of Lower Merion Township. This 8,000 sq. ft. fully renovated home boasts 5 plus bedrooms, 5 plus baths, 3 fireplaces, gourmet kitchen, in ground pool & 1,000+ sq. ft. family room for world-class entertaining.

5 bedrooms, 5 full and 2 half baths | \$2,750,000  
 Represented by: Patricia Kolea | Sales Associate | pkolea@cbpref.com  
 C. 610.517.4306 | O. 610.975.5900 | Coldwell Banker Preferred



### MARSHALL TOWNSHIP, PENNSYLVANIA

Enjoy endless luxuries in this exceptionally designed custom home with grand scale entertainment areas; gorgeous custom woodwork and built-ins throughout; 1st level owner's suite with spa-like bath; finished lower level with bar & theater; pool with cabana; basketball / sports court; & more!

6 bedrooms, 6 full and 2 half baths | \$2,300,000  
 Represented by: Nancy Snider & Julia Snider | Sales Associates  
 nancysnider49@gmail.com | julia.snider@pittsburghmoves.com  
 C. 412.480.6423 | O. 412.366.1600 | Coldwell Banker Real Estate Services



### PETERS TOWNSHIP, PENNSYLVANIA

A winding driveway leads to this gorgeous gated Provincial nestled on 6.54 private acres with pool & lush landscaping. Well-designed with 6 bedrooms including an inspirational master suite, 5 bathrooms, grand windows throughout, superior gourmet kitchen, wonderful formal & casual entertaining spaces & finished lower level.

6 bedrooms, 5 full and 2 half baths | \$1,999,999  
 Represented by: Maria Lane & Joseph Lane | Sales Associates  
 maria.lane@pittsburghmoves.com | joe.lane@pittsburghmoves.com  
 C. 724.554.8771 | O. 724.941.9500 | Coldwell Banker Real Estate Services



### BUTLER, PENNSYLVANIA

This private estate spans 50 acres and is graced with ponds, gardens and woods that surround this unique home. Inspired by the Arts and Crafts movement, the home's stone and native wood design boasts gorgeous millwork, hardwood floors and open floor plan. A tranquil retreat with barn, stables and riding ring.

4 bedrooms, 4 full and 1 half baths | \$1,999,000  
 Represented by: Jan Thompson & Gina Loebell | Sales Associates  
 jan.thompson@pittsburghmoves.com | gina.loebell@pittsburghmoves.com  
 C. 724.841.6767 | O. 724.282.0350 | Coldwell Banker Real Estate Services



### FOX CHAPEL, PENNSYLVANIA

California redwood contemporary enjoys beamed ceilings, exposed stone, amazing hardwoods, and walls of windows with breathtaking views of 2-wooded acres. The executive design offers a gourmet kitchen, stunning family room, spa-inspired master suite and finished lower level with 2 bedrooms, study and game room.

5 bedrooms, 4 full baths | \$1,999,000  
 Represented by: Cindy Ingram & Kenneth Clever | Broker Sales Associate  
 Sales Associate | [pghrealtors@cs.com](mailto:pghrealtors@cs.com) | [ken.clever@verizon.net](mailto:ken.clever@verizon.net)  
 C. 412.818.5810 | O. 412.363.4000 | Coldwell Banker Real Estate Services



### UPPER ST. CLAIR, PENNSYLVANIA

Rich in fine details and stunning architecture, this magnificent custom estate offers all the amenities you need to entertain in style, relax with ease, and play to your heart's content! Enjoy a gourmet kitchen, sun drenched atrium, theater, game room, two inviting bars, guest suite, 7 car garage, and more!

5 bedrooms, 7 full and 2 half baths | \$1,995,000  
 Represented by: Sherry Tom | Sales Associate | [sherry.tom@pittsburghmoves.com](mailto:sherry.tom@pittsburghmoves.com)  
 C. 412.334.0922 | O. 412.833.5405 | Coldwell Banker Real Estate Services



### HAMPTON, PENNSYLVANIA

Elegant in brick & stone, this Contemporary estate sits on over 7 acres and offers 8 bedrooms, & 5 full and 1.5 baths. Main level rooms are distinguished by voluminous spaces, oversized windows & lofty ceilings. Private grounds feature 2 bedroom guest house, pool, 4 stall equine barn and three acres of fenced pasture.

8 Bedrooms, 5 full and 1 half baths | \$1,585,000  
 Represented by: Linda Dibucci | Sales Associate | [Linda.Dibucci@pittsburghmoves.com](mailto:Linda.Dibucci@pittsburghmoves.com)  
 C. 412.519.5800 | O. 412.487.0500 | Coldwell Banker Real Estate Services



### VILLANOVA, PENNSYLVANIA

This custom-built home is ideal for a lavish, comforting lifestyle. The 5 bedroom, 5 bath sanctuary in Radnor Township holds oversized suites and luxe baths, yet entertains with a media room, wet bar and second kitchen. Features boast 10' high ceilings and a top-tier system including home automation with remote access.

5 bedrooms, 5 full and 1 half baths | \$1,549,900  
 Represented by: Shehla Karim | Sales Associate | [skarim@cbpref.com](mailto:skarim@cbpref.com)  
 C. 610.659.4869 | O. 610.975.5900 | Coldwell Banker Preferred



### NEWTOWN SQUARE, PENNSYLVANIA

The architectural beauty of this magnificent home coined the Fleur de Lys will captivate you with its gracious floor plan including gourmet custom kitchen, expansive butler's pantry, formal areas, solarium, an elevator and more!

5 bedrooms, 4 full and 2 half baths | \$1,450,000  
 Represented by: Lee Ann Embrey | Sales Associate | lasellspa@aol.com  
 C. 610.329.2499 | O. 610.363.6006 | Coldwell Banker Preferred



### GIBSONIA, PENNSYLVANIA

Entertain in style in this spectacular Lake Macleod estate accentuated by vaulted ceilings; spiraling wrought iron staircases; and walls of windows and doors to bring in the views. You'll enjoy a chef's kitchen, luxurious master suite with whirlpool, stone fireplace, walk-out lower level with theater, game room and bar!

5 bedrooms, 5 full baths | \$1,395,000  
 Represented by: Kim Marie Angiulli | Realtor | kimmarie.angiulli@pittsburghmoves.com  
 C. 412.398.0128 | O. 412.366.1600 | Coldwell Banker Real Estate Services



### SEWICKLEY, PENNSYLVANIA

Surrounded by 2.3 acres with in-ground pool and covered patio, this gorgeous all-brick provincial is designed for wonderful entertaining and family living. This home boasts soaring ceilings, handsome built-ins, and upgrades throughout. The prestigious Bell Farm Estates community is convenient to the Village of Sewickley.

4 bedrooms, 4 full and 2 half baths | \$1,075,000  
 Represented by: Kevin Mihm | Sales Associate | Kevin@pittsburghnorthhomes.com  
 C. 412.260.5854 O. 412.366.1600 | Coldwell Banker Real Estate Services



### PINE TOWNSHIP, PENNSYLVANIA

Superior craftsmanship accentuates this extraordinary four bedroom; five full bath home. Highlights include an open floor plan designed for fabulous entertaining, two-story great room with soaring stone fireplace, chef-inspired kitchen, and deluxe first-level master suite. Expansive decks observe private grounds with pool.

4 bedrooms, 5 full baths | \$1,000,000  
 Represented by: Kim Marie Angiulli | Realtor | kimmarie.angiulli@pittsburghmoves.com  
 C. 412.398.0128 | O. 412.366.1600 | Coldwell Banker Real Estate Services



### ANNAPOLIS, MARYLAND

Annapolis waterfront estate sited on 7.9 acres with protected deepwater piers, boat house and 3 slips on Little Aberdeen Creek. Waterside pool and fenced pastures with barn for horses. Classic manor house with remarkable detailing and private tree lined drive.

5 bedrooms, 5 full and 2 half baths | \$6,950,000  
 Represented by: Georgie Berkinshaw | C. 443.994.4456 | O. 410.263.8686  
 Coldwell Banker Residential Brokerage



### ARNOLD, MARYLAND

Extraordinary craftsmanship and sweeping views of the Severn River, distinguish this restored 10,000 sq. ft. home on 3 acres, minutes from historic Annapolis. Amenities include pool, private pier, elevator, 4 car garage, 7 fireplaces, guest quarters, and gorgeous sunsets.

6 bedrooms, 7 full and 3 half baths | \$5,795,000  
 Represented by: Day Weitzman | C. 410.353.0721 | O. 410.263.8686  
 Coldwell Banker Residential Brokerage



### ANNAPOLIS, MARYLAND

Step back in time and experience sweeping waterfront views of the Severn River with rolling lawn to the water's edge. This very private, 1848 circa home sits on 9+ acres overlooking Annapolis and the Naval Academy. Deep water pier as well as protected cove with dock. Two additional waterfront lots available for sale.

6 bedrooms, 5 full and 1 half baths | \$5,000,000  
 Represented by: Anne Harrington | C. 410.340.9961 | O. 410.263.8686  
 Coldwell Banker Residential Brokerage



### ANNAPOLIS, MARYLAND

Stunning Severn River Estate just minutes from downtown Annapolis. Exquisite gourmet kitchen, wine cellar, deep-water pier with 3 slips and an Amish-built carriage house with waterside pool in the prestigious, Wardour on the Severn. Convenient to DC and Baltimore.

5 bedrooms, 4 full and 1 half baths | \$4,495,000  
 Represented by: Elizabeth Dooner | C. 410.725.8973 | O. 410.263.8686  
 Coldwell Banker Residential Brokerage



### ANNAPOLIS, MARYLAND

9200+ sq. ft. with Chesapeake Bay views. Comes with private pier, waterfront decks, heated pool and hot tub. Inside, there is a huge master suite, steam room, 2 lofts. The lower level has a 2nd kitchen, media room, wet bar and transitions from indoor to outdoor.

4 bedrooms, 5 full and 1 half baths | \$3,994,900  
 Represented by: Travis Gray | C. 301.641.0809 | O. 410.263.8686  
 Coldwell Banker Residential Brokerage



### POTOMAC, MARYLAND

Once in a life time opportunity. Original Home was built in 1920's and used as Hunting Club in Potomac. Property features a 6000+ sq. ft. main home plus ancillary buildings, perfect multi generational home, run in shed, ponds, paddocks and pool. Added value in the 21+ acres. Home buyers and investors welcome.

7 bedrooms, 9 full baths | \$3,900,000  
 Represented by: Mary Magner | mmagner@cbmove.com | C. 301.785.1601  
 O. 301.718.0010 | Coldwell Banker Residential Brokerage | cbmove.com/mary.magner



### QUEENSTOWN, MARYLAND

Incredible 21.5 acre farm with two separate residences: a beautiful wood and stone finished state of the art barn with attached 3,200 sq. ft. carriage house, and a 2,100 sq. ft. waterfront lodge, with stone and cedar shake. The property has big open views of Eastern Bay.

5 bedrooms, 4 full and 1 half baths | \$2,800,000  
 Represented by: DeeDee McCracken | C. 410.739.7571 | O. 410.224.2200  
 Coldwell Banker Residential Brokerage



### BALTIMORE, MARYLAND

Roland Park Georgian estate, restored and renovated interior. Flemish bond brick with marble steps and sills, slate roof, and grand center hall. Master bedroom suite, huge chef's kitchen. Enjoy porches, patios and large 2-car garage. Situated in private enclave of estates.

6 bedrooms, 4 full and 3 half baths | \$2,250,000  
 Represented by: Diane Donohue | C. 410.236.0027 | O. 410.235.4100  
 Coldwell Banker Residential Brokerage



### PASADENA, MARYLAND

7 acre waterfront estate with gourmet kitchen. Owners suite with sitting room, fireplace and marble bath. Finished lower level with custom bar, exercise room and wine cellar. Resort style back yard with Viking Outdoor Kitchen, Laguna style saltwater pool and gazebo.

6 bedrooms, 7 full and 1 half baths | \$2,200,000  
 Represented by: Kathy Langsner | C. 410.458.6335 | O. 410.647.2222  
 Coldwell Banker Residential Brokerage



### BETHESDA, MARYLAND

Luxury urban living two blocks to downtown Bethesda. Sandy Spring new build with elevator in 4,715 square feet. High-end appliances and finishes through-out. Fourth level guest suite and walk-out basement.

5 bedrooms, 5 full and 1 half baths | \$2,194,500  
 Represented by: Jane Fairweather | C. 240.476.8800 | O. 301.718.0010  
 Coldwell Banker Residential Brokerage



### COCKEYSVILLE, MARYLAND

This 7 bedrooms, 6.5 bathrooms home has an open floor plan. The great room features a stone fireplace and there is a 1st floor master suite. Lower level has rec room with fireplace, exercise room, 2 bedrooms and full bath. 3-car oversized garage has an upstairs guest suite. Screened porch, deck and patio with fire pit on a landscaped lot.

7 bedrooms, 6 full and 1 half baths | \$1,985,000  
 Represented by: Whit Harvey, III | C. 443.286.5808 | O. 410.235.4100  
 Coldwell Banker Residential Brokerage



### EDGEWATER, MARYLAND

This well-designed home encompasses 10,000+ sq. ft. of very functional space and features a grand staircase entrance, main level master suite with fireplace. The chef's kitchen, adjoins family room, and has top of the line appliances, cherry cabinets and granite. Located on a 22 acre private reserve.

6 bedrooms, 4 full and 2 half baths | \$1,750,000  
 Represented by: Charles York | C. 703.409.3377 | O. 301.718.0010  
 Coldwell Banker Residential Brokerage



### OAKTON, VIRGINIA

Custom-built by Seville Homes in 2006, this 12,000+ sq. ft. estate home offers Old World Charm with today's desired features. Exceptional architectural details and breathtaking, serene views create a private oasis on 6.2 acres in Oakton.

6 bedrooms, 6 full and 3 half baths | \$3,995,000  
 Represented by: 2 Jones Sell Homes Team | C. 703.609.7071 | O. 703.938.5600  
 Coldwell Banker Residential Brokerage



### GREAT FALLS, VIRGINIA

Renovated and updated in 2015. Feels like new construction with stainless brand new Thermador appliances, hardwood floors, lots of light, heated saltwater pool with removable bubble for winter use and whole house generator. Only 200 yards on private access to the Potomac.

6 bedrooms, 8 full and 1 half baths | \$2,690,000  
 Represented by: Bradley Griffin | C. 202.744.7722 | O. 301.718.0010  
 Coldwell Banker Residential Brokerage



### LORTON, VIRGINIA

Enjoy the relaxation of living in Hallowing Point River Estates along the Potomac River. Built with superior craftsmanship, stunning views, and spacious formal rooms. This home offers an open chef's kitchen with adjoining family room, elevator to 3 levels, enormous master suite and walkout lower level.

6 bedrooms, 4 full and 1 half baths | \$2,150,000  
 Represented by: Susan Gray Chambers | C. 703.203.9900 | O. 703.518.8300  
 Coldwell Banker Residential Brokerage



### FALLS CHURCH, VIRGINIA

Blending old world charm with modern amenities, timeless home creates perfect lakeside refuge. Features include: antique, European carvings; three fireplaces; gourmet kitchen; wood floors; and southeastern exposure. One acre, lakefront lot with gorgeous landscape.

4 bedrooms, 5 full baths | \$1,875,000  
 Represented by: Ken Trotter | C. 703.863.0650 | O. 703.524.2100  
 Coldwell Banker Residential Brokerage



### ARLINGTON, VIRGINIA

Nestled in Rosslyn with spectacular monument views, this spacious condominium residence features luxury amenities far superior to most metro DC offerings. This two bedrooms plus separate office and den home boasts 2,068 sq. ft. with gorgeous wood floors, spa like master ensuite, gourmet kitchen with high-end appliances, and custom built-ins. Walkable to the metro and Georgetown, a short drive to DC Reagan International Airport, this truly is metropolitan living at its finest.

2 bedrooms, 2 full and 1 half baths | \$1,599,900  
 Represented by: Joe Reef & Peter Nguyen | C. 202.476.9687 | O. 703.691.1400 | Coldwell Banker Residential Brokerage



### CHANTILLY, VIRGINIA

Estate on 3.33 acres near the Fairfax/Loudoun line. Hardwood floors and 10' ceilings. Well-equipped kitchen, luxurious master bedroom suite, and lower level wet bar with stunning granite. Covered brick patio, 3-car garage, shed with electricity. Professional landscaping.

5 bedrooms, 4 full and 1 half baths | \$1,150,000  
 Represented by: Traci Oliver | C. 703.505.7614 | O. 703.691.1400  
 Coldwell Banker Residential Brokerage



### WASHINGTON, D.C.

Elegant center hall Colonial located on a lovely cul-de-sac in Kent. Perfect home for entertaining in the formal living and dining rooms or outside on the large fieldstone patio off the charming sunroom. This home features 5 bedrooms/3 baths upstairs; downstairs a rec room, wet bar and au pair suite 1 bedroom 1 bath. Two car garage.

6 bedrooms, 4 full baths | \$1,795,000  
 Represented by: Bowen Billups | BBillups@CBmove.com  
 C. 202.431.4052 | O. 202.387.6180 | Coldwell Banker Residential Brokerage



**WASHINGTON, D.C.**

Kalorama Georgian oasis renovated to the highest level. Wolf and Subzero chef's kitchen. All 4 bedrooms have ensuite Waterworks baths. Beautifully landscaped private garden opens to kitchen-family room. Ample parking for 3 plus cars. Beautifully sunny throughout.

4 bedrooms, 4 full and 1 half baths | \$2,990,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.257.2339  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



**WASHINGTON, D.C.**

This is a rarely available, front corner location with best light all day long on southwest corner. A renovated and luxurious home with approximately 3,200 sq. ft. Building offers a gorgeous roof deck with sweeping views, 24 hour front desk, day to evening doorman. 2 room-size storage spaces, 1 covered parking space convey.

5 bedrooms, 3 full baths | \$2,599,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.257.2339  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



**WASHINGTON, D.C.**

Live the Park Avenue lifestyle in Washington. This rarely available grande dame faces Connecticut Avenue offering large, sunlight rooms, renovated kitchen and baths, plus an attentive 24-hour staff. There is a separate entrance to the apartment. Enjoy the building's gym and fabulous roof deck. Storage space and parking convey.

3 bedrooms, 2 full and 1 half baths | \$1,799,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.257.2339  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



**WASHINGTON, D.C.**

An exquisite, renovated condo with 2 bedrooms, 2.5 bathrooms, approximately 2,000 sq. ft. Private balcony, garage parking, central air conditioning, wood burning fireplace, sound system, washer and dryer. Custom cabinetry in kitchen and bathrooms. Beautiful views. Only minutes from the White House and a short walk to 2 Metro stops.

2 bedrooms, 2 full and 1 half baths | \$1,500,000  
 Represented by: Marin Hagen & Sylvia Bergstrom | C. 202.257.2339  
 O. 202.333.6100 | Coldwell Banker Residential Brokerage



SOUTHEAST

FLORIDA • GEORGIA  
NORTH CAROLINA • TEXAS



# The Palace in the SKY

BY JAYMI NACIRI

Trump signature penthouse brings luxury, Lamborghini to the South Florida Coast.

Henry Wadsworth Longfellow once said, “My soul is full of longing for the secrets of the sea, and the heart of the great ocean sends a thrilling pulse through me.” He could easily have been talking about the luxury properties that soar above the coast, offering a palace in the sky with a beachfront address. Perhaps he would have focused on this expansive penthouse, a perfect perch overlooking the South Florida shore, and a reflection of the beauty and passion of the ocean itself.

This southeast corner penthouse spread out over two floors is the epitome of Gold Coast opulence, with panoramic views from nearly every inch of the immense, oceanfront floorplan.

“This ultra-luxurious and contemporary two-story signature penthouse offers a sprawling 8,926 square feet of living space, with seven bedrooms and eight and a half baths in a resort-style Trump beachfront building in South Florida,” says listing agent Jonathan Postma. “All new and barely lived in, this one-of-a-kind residence showcases exceptional Italian craftsmanship and panoramic ocean views with a wraparound balcony. An oceanfront condo of this size and caliber offers a rare ownership opportunity.”

Enter into the open foyer, and you’re greeted by the museum-ready, imported Italian staircase, a worthy companion to the 180-degree ocean views that await and evidence that, while the ocean is not to be missed, there are plenty of other captivating places to look. Layers of high-end design detail provide an extrasensory experience, with polished stone floors, elegant European wall coverings and a houseful of Swarovski crystal light installations.

“The design and buildout of this residence took well over a year to complete, with high-end furnishings and furniture from Lamborghini and many fine details,” says Postma. “Most finishes were imported from Italy, and Italian vendors were commissioned to install the pieces.”

The great room is a glorious space sprawled out in front of an enormous wall of glass overlooking the Atlantic Ocean. Expansive enough to host a large charity event

or sophisticated soiree, the space also offers several seating areas under sparkling crystal fixtures — each abutting a designer wall whose shimmery finish mimics the evening sea.

In the formal dining room, luxe pleated wall coverings recall the ripples of the waves, sheathed under a trio of crystal chandeliers. Direct access into the gourmet island kitchen creates entertaining ease and beautiful sightlines, with glossy white cabinetry and Miele appliances with dual refrigerators.

The home’s bathrooms offer their own sense of drama, with high-end TOTO fixtures and Italian tile. Walk into the red bathroom, and you’ll swear the floating vanity was sculpted right from a Huracán Spyder.

Resort glam is the theme in the master suite. Here, every surface offers something to behold in a palette of smoky gray and silver against the turquoise ocean streaming in through a wall of floor-to-ceiling windows. The custom master closet, sumptuous his-and-hers master baths and direct access to a beachside terrace finish the space. The penthouse also includes a private elevator, a three-car garage and a separate suite on the second level, with its own bedroom, bathroom, living area and kitchenette.

Ascend to the roof, and the allure of living in this coastal South Florida really comes into focus. “The skytop terrace includes a private Jacuzzi and outdoor kitchen — the ideal space for entertaining,” says Postma. “And the panoramic view you see from here is stunning.”

Adding to the appeal: the full-service amenities and prestige of this iconic, contemporary glass tower on the sand. One of South Florida’s most coveted beachfront locations, the Trump Hollywood presents renowned social spaces designed by noted firm Yabu Pushelberg and an unparalleled array of amenities, including an oceanfront pool deck, a spa and beach cabanas, a cigar lounge and wine cellar, and a tasting salon, with 240 feet of beach frontage below.

It’s enough to make the soul long and thrill the pulse.





2711 S. Ocean Drive PH2  
Hollywood, FL 33019  
\$27,995,000

Represented by: Jonathan Postma  
Coldwell Banker Residential Brokerage Boca Raton  
C: 561-843-7828; O: 561-843-7828  
jonathan.postma@floridamoves.com





### CORAL GABLES, FLORIDA

Enjoy 937' of water frontage in this 3.6 acre Mediterranean estate in the exclusive gated Gables Estates with views of Biscayne Bay, the ocean and Miami Skyline. With grand interiors on 3 fully finished levels, this private oasis showcases resort like amenities, including gym, game room, tennis court, pool, guest house and a private beach.

9 bedrooms, 10 full and 5 half baths | \$67,000,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Located on exclusive Star Island, this magnificent estate rests upon an impressive 58,332 sq. ft. corner lot with 240' of sparkling waterfront and unobstructed views to Biscayne Bay and Downtown Miami. The estate boasts a beautiful 2-story Villa with open verandas that face the bay and a separate and private 3BR/3BA guest house.

7 bedrooms, 8 full baths | \$40,000,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Located on prestigious North Bay Road, this spectacular property is known as Whitehall. One of the largest land areas available on Miami Beach. Nearly 2 acres & +/-200' of wide bayfront & unobstructed views to Downtown. This estate is perfect for that special buyer seeking an exceptional opportunity to develop or restore one of Miami's gems.

9 bedrooms, 7 full and 1 half baths | \$29,500,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### INDIAN CREEK, FLORIDA

A rare opportunity exists to acquire this magnificent bayfront property & build your dream mansion "OR" totally renovate the existing home. +/- 2 acres & 200' of open bay frontage sits on exclusive Indian Creek. Existing home has 7BR, 8,152 sq. ft., soaring ceilings, fireplaces and amazing wide Bay and Downtown Miami views. Deep water dockage.

7 bedrooms, 6 full and 1 half baths | \$29,500,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

The only residence on Fisher Island with a private Infinity edge pool with Jacuzzi & direct access stairway to the beach. Features +/-7,696 sq. ft., Jerusalem stone floors, open living & family areas, custom bar. Hand painted wall & ceiling murals, palatial master suite, marble master bath, expansive terrace and mesmerizing beach/ocean views.

5 bedrooms, 5 full and 1 half baths | \$21,000,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

This meticulously remodeled & expanded 1937 estate features 175' of direct waterfront overlooking scenic Indian Creek, 2015 state-of-the-art technological integration, a 22,000 gallon pool, spa, koi pond, sculptured gardens, gym, wine cellar, library, safe room, 2 bedroom guest house, 2 guest apartments and private dock with boat lift.

9 bedrooms, 11 full and 2 half baths | \$21,000,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Enjoy ultimate waterfront luxury in this stunning contemporary estate on prestigious North Bay Road. This 11,614 sq. ft. turnkey home sits on an expansive 28,000 sq. ft. lot with the best water views on lower NBR boasting 130' on the water. Features include 2 stunning guest houses, 3 car garage, gym, private office & luxurious furnishings throughout.

11 bedrooms, 13 full and 3 half baths | \$17,899,000  
 Represented by: The Jills, Daniel Hertzberg | C. 305.505.1950 | O. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### GOLDEN BEACH, FLORIDA

Enjoy 33,771 sq. ft. of luxury living in this exquisite 10,171 sq. ft. mansion with 300' of water frontage. This beautiful home features a grand staircase, modern interiors, a gym, home theatre, putting green, tennis court, two patios with an outdoor dining area and a summer kitchen and bar.

7 bedrooms, 9 full baths | \$16,999,999  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

Fisher island lifestyle with the privacy of a single-family home. Fabulous rotunda entry, 25' ceilings in living room, open kitchen with family room. Private in ground pool & spa, expansive patio, tranquil location, landscaped yard & gardens overlooking the golf course. Valencia Estates is a collection of only 12 single-family homes.

3 bedrooms, 3 full and 1 half baths | \$15,000,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

This immaculate center stack direct Oceanfront residence is luxury at its finest. Featuring exquisite marble floors, 6,820 sq. ft., spacious living room with fireplace, large family areas & private office. Open Chef's kitchen with top appliances. Large master suite with gym & marble master bath. Expansive balcony, stunning Beach & Ocean views.

6 bedrooms, 6 full and 1 half baths | \$14,600,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Exceptional opportunity to build your dream home on this oversized 27,860 sq. ft. waterfront tip lot on Pinetree Drive. Enjoy +/-343 feet of deep water frontage with open views to wide waterway, direct access to Biscayne Bay and Atlantic Ocean. Renderings/plans are available to build a modern 13,566 sq. ft., 7BR/9BA dream home.

Vacant Lot | \$13,800,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### BAY HARBOR ISLANDS, FLORIDA

Stunning panoramic views of open waters and the Indian Creek Golf Course greet you in this south facing 9,251 sq. ft. masterpiece. Reminiscent of Italy's famed villas, features include marble flooring, mahogany wood details, vault and arched ceilings and vast natural flowing light.

5 bedrooms, 5 full and 3 half baths | \$13,750,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



**MIAMI BEACH, FLORIDA**

Build your dream home on this expansive 25,812 sq. ft. lot with 190' waterfront overlooking sparkling Biscayne Bay. Perfect for new development. Exterior features include a boat dock with lift and a wooded deck with lush foliage. Enjoy incredible sunrise-sunset views.

5 bedrooms, 6 full baths | \$11,900,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



**MIAMI BEACH, FLORIDA**

Breathtaking wide bay views welcome you to this new construction estate on prestigious Dillido Island. Built by famed architect Ramon Pacheco this 8,243 SF oasis offers high ceilings, exquisite stone finishes, radius impact windows & elevator. Enjoy over 100' of waterfront & an oversized backyard with summer kitchen & private dock.

6 bedrooms, 5 full and 2 half baths | \$11,800,000  
 Represented by: The Jills, Daniel Hertzberg | C. 305.505.1950 | O. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



**MIAMI BEACH, FLORIDA**

This phenomenal 6,190 sq. ft. residence sits on a 19,095 sq. ft. lot. This contemporary La Gorce Island home features an open living space perfect for entertaining, master bedroom with 2 walk in closets & access to outdoor area with a stunning pool, gazebo, covered seating area, spa, dock and spectacular 104' waterfront with bay views.

5 bedrooms, 6 full and 1 half baths | \$10,900,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



**MIAMI BEACH, FLORIDA**

Build your dream home on this perfectly located waterfront lot with a private dock and boat lift on coveted Sunset Island. Enjoy unparalleled open water views and the stunning downtown Miami skyline on this 13,636 sq. ft. lot. Featuring 82' of direct waterfront perfect canvas for building a dream estate to enjoy Miami Beach luxury living.

4 bedrooms, 3 full baths | \$9,800,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Exclusive hidden gem in the heart of SoBe. This luxurious Ocean House condo is one of only 18 ocean-facing units in this boutique building. Home boasts 3,463 sq. ft. of luxury + 3 balconies with direct ocean, beach & city views. Fine marble floors, open living & dining areas. Sumptuous master suite, his/her master bath with glass shower & sunken tub.

4 bedrooms, 4 full and 1 half baths | \$9,500,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

This magnificent G-line condo offers spectacular ocean views boasting approx. 4,600 sq. ft. Features open living, dining & family areas, exquisite Fla. white coral tile, Acanthus fireplace. Spacious library/office with rich wood, Chef's kitchen with breakfast bar. Sumptuous master suite & bath with Roman marble tub. 5 terraces with ocean views.

3 bedrooms, 3 full and 1 half baths | \$8,999,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

Great opportunity to build your dream home. This +/- 12,161 sq. ft. vacant lot is located on Valencia Estates within the exclusive enclave of Fisher Island. This location affords spectacular views of the golf course, South Beach & Government Cut. World class marinas, clubhouse, fitness facilities, golf course, hotel & a host of other luxuries.

Vacant Lot | \$8,700,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### PINECREST, FLORIDA

Enjoy unparalleled elegance on 2 lush acres in this palatial estate featuring sky high ceilings, limestone & mahogany floors, chef's kitchen & 3 marvelous master suites just begin the long list of extraordinary features. Impeccable grounds present serene water features, a pool, fully equipped summer kitchen, bbq, bar & Teppanyaki grill

9 bedrooms, 10 full and 2 half baths | \$8,350,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### COCONUT GROVE, FLORIDA

Savor this breathtaking penthouse in the exclusive Grovenor House. Panoramic ocean views, Italian marble and custom furniture by Brett Sugarman and Steven G upholstery offer incredible luxury in this 6,920 sq. ft. home. Enjoy stunning unobstructed views.

5 bedrooms, 6 full and 2 half baths | \$8,300,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Amazing opportunity to build your dream home on the exquisite Venetian Islands. Delight in magnificent southeast views of the city and bay. This 13,382 sq. ft. property boasts 107' of unobstructed waterfront. Recently rebuilt seawall and 500' cement dock make this the perfect piece of land for a stunning development.

4 bedrooms, 4 full and 1 half baths | \$8,200,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### BAL HARBOUR, FLORIDA

Two units combine to make this expansive/elegant condo in exclusive Bal Harbor. Take in breathtaking direct beach, ocean, bay and city views from 270 degrees of glassed-in balcony and floor-to-ceiling windows. Features include marble tile flooring, large master suite, dry sauna, kitchen with modern cabinetry and a beautiful formal dining room.

6 bedrooms, 7 full and 1 half baths | \$7,950,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### NORTH MIAMI BEACH, FLORIDA

Enjoy eclectic design in this beautiful 9,340 sq. ft. home on a 28,500 sq. ft. lot. This gated home is accentuated by high ceilings and dazzling Maule Lake views. Features include a large dining and living room, bar, wine room, cellar, media room, a pool, Jacuzzi and gazebo.

5 bedrooms, 6 full and 2 half baths | \$7,950,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

A true contemporary Mediterranean masterpiece located on prestigious Sunset Island. This two-story 8,261 sq. ft. waterfront estate features 160' of waterfront, sleek finishes, an expansive master bedroom, wraparound terrace with rooftop access, pool, spa, dock and boat lift.

7 bedrooms, 8 full and 1 half baths | \$7,675,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### CORAL GABLES, FLORIDA

This magnificent 2-story, 12,056 sq. ft. Tuscan estate is located in the exclusive, private and guard-gated community of Tahiti Beach. Resting on a 41,320 sq. ft. lot with manicured gardens, pool, open entertaining areas, cover loggias, and center courtyard. Sumptuous master suite & stunning master bath. An amazing 3-room wine cellar.

6 bedrooms, 7 full and 2 half baths | \$7,500,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Incredible opportunity to build the home of your dreams on this 13,353 sq. ft. lot on coveted Venetian Islands. This waterfront, stunningly appointed lot features 107' wide open waterfrontage overlooking Biscayne Bay. Enjoy incredible sunsets, sea breezes & the beautiful Miami skyline!

Vacant Lot | \$7,000,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

Magnificent Oceanside residence is a masterpiece of linear design and symmetry boasting 3,580 sq. ft. of luxury. "State-of-the-Art" new total renovation. Exquisite Osso marble floors, open living areas, Chef's kitchen, media room & master suite with English oak floors & marble Spa Bath. Wraparound balcony with ocean, beach & golf course views.

4 bedrooms, 3 full and 1 half baths | \$6,500,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Live on prestigious and private La Gorce Island in this stunning, completely renovated colonial style home. Sitting on a 17,000 sq. ft. lot this beautiful 5,453 sq. ft. 2 story home boasts a gourmet kitchen with top of line appliances & finishes, fireplace, pool, restored wood floors, french doors, expansive master suite with 4 walk-in closets.

7 bedrooms, 6 full and 1 half baths | \$5,990,000  
 Represented by: The Jills, Daniel Hertzberg | C. 305.505.1950  
 O. 305.341.7447 Coldwell Banker Residential Real Estate | thejills.com



### MIAMI, FLORIDA

Amazing opportunity to build your dream estate on this impressive waterfront lot. Located in the Bayside Historic District in the booming Upper East Side, this incredible parcel of land boasts 160 ft. of waterfront and enjoys unobstructed wide bay views.

Vacant Lot | \$5,950,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

Watch the sunrise from this spectacular residence in Palazzo del Mare featuring 2 large balconies, spectacular golf course, S. Beach, Government Cut & Ocean views. 3,500 sq. ft. of luxury with marble floors, den/library, open living room. Chef's kitchen and large private dining area. Spacious master suite & bath with rain shower/Jacuzzi tub.

3 bedrooms, 3 full and 1 half baths | \$5,700,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Located on exclusive Pine Tree Drive this waterfront marvel is optimal for Miami Beach luxury living. Sitting on 13,071 sq. ft. lot this classic Mediterranean style home offers 63' of waterfrontage, a private, gated entrance, a waterfront pool/spa and a gourmet kitchen.

6 bedrooms, 6 full and 1 half baths | \$5,600,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### BAL HARBOUR, FLORIDA

Marvel at one of Ritz Carlton's finest residences in One Bal Harbour. Luxury finishes include black marble flooring & beige marble kitchen countertops. Master bedroom includes his and hers walk-in closets along with a master bath with custom finishes. Three balconies overlook all directions including the coveted western sunsets.

3 bedrooms, 3 full and 1 half baths | \$5,500,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Take advantage of this rare development opportunity on the easternmost tip of Hibiscus Island. 80+ feet on open water and breathtaking panoramic views are waiting to be complemented by your dream home! Hibiscus Island offers 24 hour security, tennis & basketball courts as well as playgrounds.

6 bedrooms, 5 full and 1 half baths | \$5,350,000  
 Represented by: The Jills, Daniel Hertzberg | C. 305.505.1950 | O. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Enjoy captivating bay views on coveted Venetian Island in this charming Spanish style home on a 10,500 sq. ft. lot. The home boasts 60' waterfront, a gated courtyard, heated pool, private boat dock with lift, Florida room, cottage and a guest apartment with courtyard entrance.

5 bedrooms, 4 full and 1 half baths | \$5,295,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

This spacious Bayview condo is an inspiration of layout and design. Over 4,000 sq. ft. of interiors, this residence is ideal for entertaining with formal living and dining rooms, an open terrace & unobstructed wide bay, downtown, government cut & golf course views. Adorned with hardwood floors, high ceilings, and exquisite finishes throughout.

4 bedrooms, 4 full and 1 half baths | \$4,900,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### NORTH MIAMI, FLORIDA

Located on gated Keystone Island, this magnificent 15,393 sq. ft. Mediterranean estate features 102' of open bay views. Elegant features include marble floors, a gourmet kitchen, double volume ceilings, master suite with bamboo floors, heated pool/spa and private dock with boat lift.

5 bedrooms, 5 full and 1 half baths | \$5,290,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

This most desired Oceanside corner residence is impeccably decorated. +/-3,140 sq. ft., open living & dining areas, marble floors & custom furnishings. Sumptuous master suite sports hardwood floors, walk-in his/her closet, private balcony & master bath with pedestal tub & glass shower. Large balcony & stunning sunrise views over the Ocean.

3 bedrooms, 3 full and 1 half baths | \$5,250,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### GOLDEN BEACH, FLORIDA

Greeted by a private courtyard and three tier Italian fountain, this magnificent 6,961 sq. ft. Mediterranean estate boasts 76' of water frontage. Features include imported Honduras Mahogany doors, Rojo Alicante marble floors, Comino Crespo wood cabinets, a custom Poggenpohl kitchen, wet bar, pool, spa, cabana, dock and summer kitchen.

5 bedrooms, 6 full and 1 half baths | \$4,850,000  
 Represented by: The Jills, Daniel Hertzberg & Jill Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

Enjoy unobstructed views to the beach & Atlantic Ocean from this spectacular condo. Features +/-2,858 sq. ft., exquisite stone floors, open living & family areas with large balcony and stunning beach & ocean views. Chef's kitchen & private eat-in dining area. Master suite with spectacular master bath with sunken tub, glass rain shower.

3 bedrooms, 3 full and 1 half baths | \$4,700,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Enjoy ultimate luxury in this sprawling one level Flamingo drive estate with 99' of waterfrontage. Boasting 5,010 sq. ft. on a 21,000 + sq. ft. lot features include high ceilings, expansive driveway, French doors, marble & wood floors, 40' pool & beautiful waterfront, gourmet kitchen, expansive formal dining room & a spacious master suite.

6 bedrooms, 4 full and 1 half baths | \$4,500,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### PINECREST, FLORIDA

Enjoy impeccable finishes in this expansive 11,400 sq. ft. custom home sitting on a 37,423 sq. ft. lot. The homes features a wine cellar, elevator, office, open kitchen/family room, vaulted ceilings, intricate marble/stone details, lush landscaping, pool, summer kitchen, 2 master suites and 5 en-suite bedrooms.

8 bedrooms, 9 full and 1 half baths | \$4,400,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### GOLDEN BEACH, FLORIDA

This rare jewel in exclusive Golden Beach entwines Mediterranean architecture with the luxuries of modern living. 6,376 sq. ft. of living area boasts dark wood, marble floors, 10-24' ceilings & 2 private balconies with ocean views. Lush landscaping compliments the 15,000 sq. ft. estate with Spanish courtyard & patio overlooking the pool.

4 bedrooms, 5 full baths | \$4,350,000  
 Represented by: The Jills, Daniel Hertzberg & Jill Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI, FLORIDA

Magnificent 2-story modern home rests on a 37,157 sq. ft. lot in the much-desired Ponce-Davis area. +/-8,101 sq. ft. of open living spaces, formal living & dining room with 24ft ceilings, amazing Art walls, fine Lava stone floors & 1000 btl wine room. Stunning master suite & spa style bath. Amazing grounds-outdoor built-in seating & pool with fire pit.

5 bedrooms, 4 full and 1 half baths | \$4,249,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

This modern Bayview residence features 3,580 sq. ft., open living/family, dining areas with bay & Miami skyline views. Chef's kitchen sports top appliances. Spacious master suite features amazing Bay views & marble master bath with glass steam shower/Jacuzzi tub & his/her walk-in closets. Expansive balcony to enjoy sunsets & water views.

3 bedrooms, 3 full and 1 half baths | \$4,200,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Live in the seclusion of a tropical island paradise on Palm Island in this beautifully designed private escape. Enjoy impeccable taste and classic beach style in this 3 bedroom, 3 bathroom waterfront home featuring 50' of waterfront overlooking Downtown Miami.

3 bedrooms, 3 full baths | \$4,200,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Enjoy ultimate luxury in this 4 bedroom/ 4 and 1 half bathroom contemporary gem featuring 4,100 sq. ft. and 500 sq. ft. of terraces. Interior features include a flow through layout, imported European oak floors, and fully furnished with Artefacto furniture.

4 bedrooms, 5 full and 1 half baths | \$4,135,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI, FLORIDA

Unparalleled luxury living at the Icon Brickell. This reconfigured 3,524 sq. ft. condo boasts panoramic bay/city views and luxurious finishes. Enjoy an expansive master bedroom and Jacuzzi overlooking the bay.

5 bedrooms, 4 full baths | \$4,000,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### SUNNY ISLES BEACH, FLORIDA

Beautiful upper Penthouse located in Sayan in Sunny Isles Beach, an ocean side boutique building that has only 90 units. This one-of-a-kind Penthouse features spectacular direct ocean & city views, grand entry hall, exquisite living room, formal dining room & study with ocean views. Sports a modern island kitchen & large master suite.

5 bedrooms, 5 full and 1 half baths | \$3,999,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Located on gated Sunset Island, this 4,256 sq. ft. masterpiece is a turn-key gem. The one-of-a-kind home on 11,880 sq. ft. lot features a gourmet kitchen, limestone floors, European finishes, gourmet kitchen, private master suite with office, resort style heated infinity edge pool/ spa, gym and sauna.

3 bedrooms, 4 full baths | \$3,995,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

This beautiful Southeast corner residence features 3 private balconies with spectacular sunrise and sunset views, direct beach, ocean and Miami skyline views. The residence boasts +/-3,140 SQ FT featuring exquisite Estremoz Rosa Aurora Marble floors, open living, dining areas and bar. Spacious Master suite with gorgeous marble master bath.

3 bedrooms, 3 full and 1 half baths | \$3,900,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

This unique 1,793 sq. ft. renovated condo boasts an open floor plan with unobstructed ocean views. Featuring limestone floors, floor to ceiling windows, a private elevator, modern Balthaup cabinets, Sub-Zero appliances, surround sound and 10' ceilings. Enjoy this stylish and sophisticated condo in the exclusive Continuum on South Beach.

1 bedrooms, 1 full and 1 half baths | \$3,890,000  
 Represented by: The Jills, Daniel Hertzberg & Jill Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

This stunning, luxurious and recently renovated residence on prestigious, private Fisher Island features direct downtown and bay views. Enjoy 3,550 sq. ft. of luxury with a chef's kitchen, new custom-designed office and an open living and dining area.

3 bedrooms, 3 full and 1 half baths | \$3,850,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### BAL HARBOUR, FLORIDA

Most desirable Southwest corner unit at the luxury Bellini condo in Bal Harbour. Features 2,918/ sq. ft. with finest upgrades, large open living, dining and family areas. Magnificent open Chef's kitchen, marble and rich hardwood floors with 2 large master suites. Expansive private wrap-around terrace with spectacular ocean and city views.

4 bedrooms, 4 full and 1 half baths | \$3,775,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Spacious living areas and charming Miami Beach finishes greet you from this waterfront gem in Miami Beach. This oversized 14,259 sq. ft. property boasts 75' on the water, making entertaining a breeze with a sparkling pool, separate cabana and open air Florida room.

5 bedrooms, 6 full baths | \$3,500,000  
 Represented by: The Jills, Daniel Hertzberg & Jill Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### KEY BISCAIYNE, FLORIDA

Enjoy natural light and high end finishes in this beautiful contemporary Key Biscayne island home. Savor floor-ceiling windows overlooking the pool and lush landscaping and multiple expansive terraces throughout the home in this 6 bedroom, 6 and 1 half bathroom beauty.

6 bedrooms, 6 full and 1 half baths | \$3,297,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MANALAPAN, FLORIDA

Amazing piece of land 500 feet of water frontage on the Intracoastal. One acre plus of desirable location to build your dream home. Surround yourself with multimillion dollar estates. Dreams come true, so go for it and enjoy life. Bonus free membership to the Ritz Carlton in Manalapan.

Vacant Lot | \$3,250,000  
 Represented by: The Jills, Jill Eber | C. 305.915.2556 | O. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### BAL HARBOUR, FLORIDA

Direct ocean views greet you as you enter this turn-key apartment through your own private elevator. Modern & elegantly designed unit at the prestigious One Bal Harbour boasts a gourmet open kitchen & high end finishes. Relax on your oversized terrace and enjoy living at this tropical oasis with access to all Ritz Carlton amenities.

2 bedrooms, 2 full and 1 half baths | \$2,970,000  
 Represented by: The Jills, Hillary Hertzberg & Jill Hertzberg | C. 305.336.2210  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Spectacular new 2-story Mediterranean waterfront home, completely rebuilt. Features elegant foyer, living/dining room with bay views, state of the-art kitchen, soaring ceilings, fine marble and Brazilian wood floors throughout. Beautiful 2nd floor master suite with private veranda and onyx bathroom. Huge pool & dock, amazing bay views.

4 bedrooms, 3 full and 1 half baths | \$2,950,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

Enjoy glorious sunrises & spectacular views to the Atlantic Ocean from this oceanfront home. +/-2,420 sq. ft. split floor plan design, fine marble floors, open living room & dining area with direct balcony access & wet bar. Ample gourmet kitchen with fine wood cabinetry, adjacent eat-in dining area. Spacious master suite, large wrap-around balcony.

2 bedrooms, 2 full and 1 half baths | \$2,800,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### FISHER ISLAND, FLORIDA

This private 2nd floor Bayside residence overlooks the Fisher Island Marina with beautiful views of Biscayne Bay, Virginia Key, Downtown & Atlantic Ocean. Features fine marble floors, 2,858 sq. ft.-large kitchen, eat-in dining area & open living room. Spacious master suite with private balcony & marble master bath. 2 other BR's with en-suite baths.

3 bedrooms, 3 full and 1 half baths | \$2,800,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### CORAL GABLES, FLORIDA

One-of-a-kind, 3 story custom estate located in coveted Deering Bay offering stunning golf course and lake views. This captivating home boasts: 2 story foyer, elegant sweeping staircase, elevator, private entrance guest room, gourmet kitchen, colossal office, gym, game room.

5 bedrooms, 5 full and 2 half baths | \$2,750,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### SUNNY ISLES BEACH, FLORIDA

Spectacular ocean and city views from this totally turn-key unit with direct ocean views. "D" model, flow-through unit with magnificent ocean & Intracoastal views. +/-2,000 sq. ft. of interiors, marble floors with beautiful finishes. Private elevator, state-of-the-art entrance, floor-to-ceiling glass, fully furnished with exclusions.

3 bedrooms, 3 full and 1 half baths | \$2,700,000  
 Represented by: The Jills, Felise Eber | C. 305.978.2448 | O. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### MIAMI, FLORIDA

Breathtaking unobstructed views of the Bay & Ocean greet you from this dramatic 2-story penthouse at highly sought after Icon Brickell. Custom designed 1,996 sq. ft. unit features 840 sq. ft. one of a kind open rooftop garden with misting system & smokeless BBQ. Spacious interior with smart phone enabled lights, NEST thermostats, plus 2 parking spaces.

3 bedrooms, 3 full baths | \$2,590,000  
 Represented by: The Jills, Daniel Hertzberg & Jonathan Mann | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### BAY HARBOR ISLANDS, FLORIDA

Turnkey 4,638 sq. ft. waterfront PH with 360 degree views, full-sized pool & 2200 sq. ft. landscaped deck & terrace. Modern PH features Nest thermostats, multi-zone Sonos system, Holland & Sherry custom window curtains, floor-ceiling hurricane impact windows/doors, Brazilian oak floors & gourmet kitchen with Thermador gas stove, wine fridge & wine closet.

6 bedrooms, 4 full baths | \$2,490,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Enjoy luxury in this beautiful 2 story home on prestigious N. Bay Road where you can walk to Sunset Harbour and Lincoln Road! This home includes a gated entrance, open kitchen with Scavolini cabinets & SS appliances, formal dining & living rooms, large den, spacious bedrooms with ample closet space, rooftop terrace & heated pool with cabana bath.

6 bedrooms, 6 full baths | \$2,300,000  
 Represented by: The Jills, Daniel Hertzberg & Elyse Rosenberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### BAL HARBOUR, FLORIDA

Spacious 2BR/3+1BA unit (room for a 3rd bedroom). Gigantic master with 2 master baths 2 walking closets-all rooms oversized. Formal dining & living room. Updated kitchen, stainless steel appliances, double ovens. Downtown Miami & partial ocean views. Health spa, full gym, restaurant, tennis court & hotel rooms for owners & their guests.

2 bedrooms, 3 full and 1 half baths | \$2,150,000  
 Represented by: The Jills, Felise Eber | C. 305.978.2448 | O. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### SUNNY ISLES BEACH, FLORIDA

Enjoy the sunrise from this stunning penthouse at the St. Tropez. The residence is ready to move in featuring a wrap-around oceanfront balcony & views to the ocean & city. Highlights include flowing living/ family & dining areas, modern kitchen. Spacious master suite with full walk-in closet & en-suite bath with glass rain shower & sunken tub.

4 bedrooms, 4 full and 1 half baths | \$1,995,000  
 Represented by: The Jills, Jill Eber & Jill Hertzberg | C. 305.915.2556  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

One of a kind renovated, modern & sleek townhome. 4 floor layout meticulously redesigned with 12' ceilings, private elevator, exquisite finishes, Nest thermostats, courtyard, entire 3rd floor master with 2 outdoor patios & rooftop terrace. Located on exclusive Aqua Island, amenities incl. waterfront pool, 24-hour security, fitness/spa center.

4 bedrooms, 5 full and 1 half baths | \$1,950,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI, FLORIDA

Located in the coveted Lakeview neighborhood, this modern one-story residence features a gourmet kitchen and a stunning outdoor Standard Hotel style pool oasis that makes entertaining effortless. Marvel in luxurious, contemporary finishes and a seamless layout through the family, living, kitchen and formal dining room.

3 bedrooms, 2 full baths | \$1,900,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### HOLLYWOOD, FLORIDA

This estate epitomizes Spanish Eclectic architecture. Features include imported tile floors, exposed beam ceilings, frescoes, impact glass, renovated Kosher kitchen, a grand parlor, full bar & secluded master suite featuring his & hers walk-in closets, private terrace overlooking the garden and sprawling pool patio with cabana.

7 bedrooms, 6 full and 1 half baths | \$1,750,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Fully renovated modern home is the epitome of luxury living. Features include high end finishes and appliances, open gourmet kitchen, glass staircase and bleached oak and stone accent walls, contemporary pool and manicured backyard, master which boasts a spa like bathroom with freestanding soaking tub and spacious shower.

4 bedrooms, 3 full and 1 half baths | \$1,599,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



**MIAMI BEACH, FLORIDA**

Savor open spaces and natural light in this beautiful inviting home featuring a gourmet kitchen, high end finishes and appliances, wood floors, formal dining room that opens to the bright family room w/views of the pool and lush patio, large master suite w/spacious master bath & beautiful architectural design details throughout.

5 bedrooms, 4 full baths | \$1,675,000  
 Represented by: The Jills, Daniel Hertzberg & Jill Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



**MIAMI BEACH, FLORIDA**

Impeccable fully renovated 2,818 sq. ft. home walking distance to chic Sunset Harbour & Lincoln Road. Natural light flows through hurricane impact windows/doors highlighting high end finishes including new Thermador appliances with gas stove, custom closets & smart thermostats. Backyard with room for a pool has brand new irrigation and landscaping.

4 bedrooms, 3 full baths | \$1,590,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



**MIAMI BEACH, FLORIDA**

Enjoy stunning architectural details in this picture perfect 2-story home on an 8,000 sq. ft. lot. Natural light illuminates this 4,100 sq. ft. home creating an inviting atmosphere. Interior features include stunning vaulted exposed wood beam ceilings in the family & Florida Room, spacious bedrooms, French doors & hurricane impact windows.

5 bedrooms, 3 full and 2 half baths | \$1,550,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



**MIAMI BEACH, FLORIDA**

This gem on an oversized corner lot is framed in crown molding & historic architectural details. An arched walkway leads to the spacious backyard boasting a large pool & lush garden space. Over 2,600 sq. ft. of living space includes an in-law suite with full bath, separate living, dining & family rooms & master suite with sun room for true relaxation.

5 bedrooms, 4 full baths | \$1,299,000  
 Represented by: The Jills, Daniel Hertzberg & Hillary Hertzberg | C. 305.505.1950  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Take advantage of this rare opportunity to build on a perfectly positioned parcel maximizing breathtaking views with a brand new dock and fortified seawall. Unique lot position offers expansive open water. Centrally located just a short walk to beautiful beaches and all that Miami Beach has to offer.

Vacant Lot | \$1,250,000  
 Represented by: The Jills, Daniel Hertzberg | C. 305.505.1950 | O. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Sitting on a generous lot with large setback, this beautiful home features original charm with modern upgrades including impact doors/windows, original mosaic & hardwood floors, Dade Pine ceilings, new appliances & new bathrooms with custom marble, mosaic tiling & fixtures.

3 bedrooms, 3 full baths | \$1,250,000  
 Represented by: The Jills, Hillary Hertzberg & Daniel Hertzberg | C. 305.336.2210  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Nestled in a quiet neighborhood just minutes from downtown South Beach, this 6,750 sq. ft. estate is truly a treasure. Home boasts crown molding, impressive fireplace & classic elegance. Timeless craftsmanship & original hardwood floors add character to 2,563 sq. ft. of living space. 2 story guest house can be converted into anything imaginable.

3 bedrooms, 2 full and 1 half baths | \$1,199,000  
 Represented by: The Jills, Hillary Hertzberg & Daniel Hertzberg | C. 305.336.2210  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### AVENTURA, FLORIDA

Enjoy breathtaking panoramic views of the sunrise over the Atlantic Ocean and calming sunsets from this Williams Island condo. Floor plan remodeled to maximize the beautiful water views. Exquisite wood flooring is featured throughout, complimented by high end fixtures and finishes. Zen-like master bath boasts his and her sinks and Jacuzzi.

3 bedrooms, 2 full and 1 half baths | \$1,165,000  
 Represented by: The Jills, Daniel Hertzberg | C. 305.505.1950 | O. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### AVENTURA, FLORIDA

Palatial unit 3,425 sq. ft. (4,052 sq. ft. total) in full service waterfront building. Giant living room with 220 degree views to Ocean, Intracoastal and City plus expansive wrap-around terraces. Split floor design, Venetian stucco, oak and stone floors. Gourmet kitchen and adjacent breakfast room. Guest wing with private entrance.

3 bedrooms, 4 full and 1 half baths | \$1,100,000  
 Represented by: The Jills, Felise Eber | C. 305.978.2448 | O. 305.341.7447  
 Coldwell Banker Residential Real Estate | thejills.com



### COCONUT GROVE, FLORIDA

Romantic corner villa, completely renovated, offers a beautiful escape from the mundane. Explore luxury through floating ceiling architecture, golden-dyed concrete kitchen counter tops, Terracotta Mexican tile floors, working fireplace and a secluded master equipped with sauna shower and Jacuzzi bath and exercise room.

4 bedrooms, 3 full and 1 half baths | \$1,099,000  
 Represented by: The Jills, Jill Hertzberg & Jill Eber | C. 305.788.5455  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI, FLORIDA

Downtown & Miami River views from floor to ceiling windows & doors illuminate this designer renovated chic gem. Modern couture permeates throughout with high end finishes, open kitchen and unparalleled bonus office/den. Enjoy outdoor dining and color soaked sunsets with 3 balconies. A full service building, Epic features resort style amenities.

2 bedrooms, 2 full and 1 half baths | \$1,049,000  
 Represented by: The Jills, Hillary Hertzberg & Daniel Hertzberg | C. 305.336.2210  
 O. 305.341.7447 | Coldwell Banker Residential Real Estate | thejills.com



### MIAMI BEACH, FLORIDA

Extraordinary panoramic waterfront views from every level of this stunning 5,397 sq. ft. 6 bedroom 5 and a half bath residence. Enjoy the infinity swimming pool with fountains and cascading waterfalls. This residence is definitely for a boaters enthusiast. Superior construction, many upgrades and architectural details throughout.

6 bedrooms, 5 full and 1 half baths | \$7,500,000  
 Represented by: Ivory Cooks | Ivory.Cooks@Floridamoves.com | C. 305.965.9606  
 O. 305.667.4815 | Coldwell Banker Residential Real Estate | IvoryCooks.com



### PALM BEACH, FLORIDA

This historic Palm Beach estate in Regents Park has 6 bedrooms, with maid quarters, 5 full baths, 2 powder rooms off the entry rotunda, and a breath-taking lake view to a mangrove archipelago, providing privacy from the intracoastal waterway beyond.

6 bedrooms, 5 full and 2 half baths | \$12,950,000  
 Represented by: Franco & Tate | C. 561.459.9151 | O. 561.543.0150  
 Coldwell Banker Residential Real Estate | francotate.com



### MIAMI, FLORIDA

This 6,531 sq. ft. home has been presented in many distinguished publications for its unique design. The residence has an elegant Caribbean beach house feel with 162' of wide bay on a 22,021 sq. ft. lot. Serious dock & boatlift, 2 car garage and full house generator. Located in an exciting area of Miami, surrounded by a vibrant arts and design scene.

5 bedrooms, 7 full baths | \$5,950,000  
 Represented by: Jeri Jenkins | Jeri@JeriJenkins.com  
 C. 305.785.0002 | O. 305.672.6300  
 The Jeri Jenkins Group | Coldwell Banker Residential Real Estate | JeriJenkins.com

### MIAMI BEACH, FLORIDA

Key West style waterfront home in prestigious gated community. Updated open kitchen, handsome library, new bathrooms, new electrical and sound system. Pristine 3,727 sq. ft. home surrounded by two level deck overlooking the garden with swimming pool, dock & boat lift. Wide bay views of sunrise and sunset. No fixed bridges. Lot size: 11,250 sq. ft.

5 bedrooms, 4 full and 1 half baths | \$3,250,000  
 Represented by: Jeri Jenkins | Jeri@JeriJenkins.com  
 C. 305.785.0002 | O. 305.672.6300  
 The Jeri Jenkins Group | Coldwell Banker Residential Real Estate | JeriJenkins.com



### MIAMI BEACH, FLORIDA

Best of what Miami Beach has to offer is this waterfront Sunset Harbour townhouse with dock and lift. Remodeled 3 bedrooms, 3 baths plus den is stunning with Chef's Kitchen and Patios. Pool, Spa & Gym. Walk to Lincoln Road in this prime Urban / Beach location.

3 bedrooms, 3 full baths | \$3,200,000  
 Represented by: Hope Fuller | hope@hopefuller.com | C. 305.793.3761 | O. 305.672.6300  
 Coldwell Banker Residential Real Estate | hopefuller.com



### MIAMI BEACH, FLORIDA

Live in the heart of South Beach, South of Fifth in this luxurious 2BD/2BA with ocean views and divine breezes. Across from Ocean Beach Park, roll out of bed to the beach and restaurants. Spacious living areas facing east with balconies and gorgeous views. Large master suite with amazing tile work and large modern kitchen. Parking, gym & pool.

2 bedrooms, 2 full baths | \$1,800,000  
 Represented by: Hope Fuller | hope@hopefuller.com | C. 305.793.3761  
 O. 305.672.6300 | Coldwell Banker Residential Real Estate | hopefuller.com



### CORAL GABLES, FLORIDA

Gables by the Sea gated community. This house is canal front with great pool/deck overlooking water. Foyer entrance leads to formal living room and dining room overlooking pool area. Kitchen has been upgraded with wood cabinets and granite countertops with stainless steel appliances. Spacious master suite overlooking water.

4 bedrooms, 3 full and 1 half baths | \$1,576,000  
 Represented by: Lorena Clark | lorena.clark@floridamoves.com | C. 305.338.1169  
 O. 305.667.4815 | Coldwell Banker Residential Real Estate



### CORAL GABLES, FLORIDA

George Merrick classic home with excellent curb appeal. The updates have been done preserving the old charm. Completely walled and gated for extra privacy. The master suite is on the second floor. Sparkling pool surrounded by enchanting tropical garden. Private apartment loft upstairs. Square Feet per appraisal.

5 bedrooms, 4 full baths | \$1,399,000  
 Represented by: Lorena Clark | [lorena.clark@floridamoves.com](mailto:lorena.clark@floridamoves.com) | C. 305.338.1169  
 O. 305.667.4815 | Coldwell Banker Residential Real Estate



### AVENTURA, FLORIDA

Set sail for luxury at Miami's first and most opulent yacht club in nearly 30 years. Marina Palms, nestled in the safe harbor of Biscayne Bay, just 20 minutes by boat to open ocean. Spectacular balcony view of bay and marina. With 112 private slips serving up to 100' vessels and a plethora of amenities. Life on the water never had it so good.

2 bedrooms, 2 full baths | \$1,099,000  
 Represented by: Henry Pedroso | [Henry@LoveMiamiLuxury.com](mailto:Henry@LoveMiamiLuxury.com) | C. 305.282.1763  
 O. 305.667.4815 | Coldwell Banker Residential Real Estate | [LoveMiamiLuxury.com](http://LoveMiamiLuxury.com)



### HOLLYWOOD, FLORIDA

Ultra luxurious two story oceanfront Penthouse residence appointed with high-end European finishes with Lamborghini custom furniture and Swarovski crystal lighting. Wrap around balcony with panoramic direct Ocean views and sky club terrace with private jacuzzi and spacious patio with outdoor kitchen area is the ideal space for entertaining.

7 bedrooms, 8 full and 1 half baths | \$15,000,000  
 Represented by: Jonathan Postma | C. 561.843.7828 | O. 561.447.3229 | Coldwell Banker Residential Real Estate





### FORT LAUDERDALE, FLORIDA

Updated open floor plan, marble floors throughout and 110' of deep waterfront, minutes to the Intracoastal. Gouroumet kitchen opens to family room, wet bar and wine closet. 2 story ceilings, game room, home theater, office, library, exercise room, elevator, lavish master suite. South facing pool and spa, Lutron and Crestron systems, full home generator.

6 bedrooms, 6 full and 3 half baths | \$8,000,000  
 Represented by: Peter Barkin & Mark Gilman | peterbarkin@me.com  
 C. 954.675.6656 | O. 954.557.8777 | Coldwell Banker | www.BarkinGilman.com



### FORT LAUDERDALE, FLORIDA

Luxury estate with waterway views, 100' of deep waterfront on a 12,500 sq. ft. lot, 2 story living spaces and bright open floor plan. Culinary kitchen, butler's pantry, office and VIP suite on 1st floor. Generous covered loggia. 2nd floor open loft area, master suite with fireplace and 2 walk-in closets, 4 open balconies, heated salt water pool and spa.

5 bedrooms, 5 full baths | \$2,880,000  
 Represented by: Mark Gilman & Peter Barkin | mark@barkingilman.com  
 C. 954.557.8777 | O. 954.675.6656 | Coldwell Banker | www.BarkinGilman.com



**FORT LAUDERDALE, FLORIDA**

Casa Barcelona - Very private 5 Bedroom, 6 Bath boasts 4,756 square feet of living resting on 200' of straight-line deep water. Features include a 1st floor bedroom suite, elevator, study, family room and screened lanai with summer kitchen. Walled gardens surround resort-like pool with spa and overlooks a cabana guest house.

5 bedrooms, 5 full and 1 half baths | \$3,350,000  
 Represented by: Timothy Singer | [timothy.singer@floridamoves.com](mailto:timothy.singer@floridamoves.com)  
 C. 954.463.1373 | O. 954.527.5900 | Coldwell Banker Residential Real Estate



**FORT LAUDERDALE, FLORIDA**

Luxurious 4,270 sq. ft. oceanfront villa on the sand. Features 2-story living room, formal dining room, study, open loft/family room. Marble floors, huge master suite, sound system, motorized blinds, custom cabinets, balconies and impact windows/doors. Private elevator and 2-car garage. Gated patio with shower. The Palms 5-Star amenities include - gym, tennis, pools, security and more.

3 bedrooms, 3 full and 1 half baths | \$2,600,000  
 Represented by: Sherri Pfefer & Jody Steinlauf | S. 954.683.5260 | J. 954.806.2030  
 Coldwell Banker Residential Real Estate | [perfectpartnersflorida.com](http://perfectpartnersflorida.com)



**OCEAN RIDGE, FLORIDA**

Splendid ocean front condo in Portofino of Ocean Ridge with the most beautiful views of the ocean from this elegant living room and master bedroom. Marble floors, semi-private elevator with direct access to your unit, impact windows, private 2-car garage and over sized patio. This 3,100 sq.ft. unit was improved with European finest taste.

2 bedrooms, 2 full and 1 half baths | \$1,990,000  
 Represented by: Rona Namer | [ronanamer@gmail.com](mailto:ronanamer@gmail.com) | C. 954.614.9849  
 O. 954.763.2200 | Coldwell Banker Residential Real Estate | [ronanamer.cbintouch.com](http://ronanamer.cbintouch.com)



**FORT LAUDERDALE, FLORIDA**

Waters Edge - New 3BR/3.5BA, 2-level luxury homes with 3,383 square feet of custom finishes and an organic contemporary design. With superior appointments, each home offers full service dockage for up to a 42' craft and enjoys glorious water views. Enviably situated in Fort Lauderdale's sought after Coral Ridge district.

3 bedrooms, 3 full and 1 half baths | \$1,350,000  
 Represented by: Timothy Singer | [tim@timsinger.com](mailto:tim@timsinger.com) | C. 954.463.1373  
 O. 954.527.5900 | Coldwell Banker Residential Real Estate



### DAVIE, FLORIDA

Oak Park is one of Davie's last gated communities. Magna Developers' Oak Park is located in a natural setting with 55 mature oak trees. Within the 22 acre community will be 22 homes on half acre lots. This model includes interior living space of 6,282 sq. ft. and a terrace of 622 sq. ft., plus 3 car garage. Shown is the largest of 3 models.

6 bedrooms, 6 full and 1 half baths | \$2,132,000  
 Represented by: Dondi Hopkins | Dondi.Hopkins@Floridamoves.com  
 C. 954.614.5460 | T. 954.915.8011 | Coldwell Banker Residential Real Estate  
 TheHopkinsTeam.com



### PLANTATION, FLORIDA

This magnificent home has been recently updated. On a spectacular acre plus, this tree lined property has a backyard with amazing pool waterfall, spa and beach, interior finished with custom woodwork, built-in entertainment center, custom bar, amazing closet system in master, summer kitchen, and plantation shutters. In Plantation Acres.

6 bedrooms, 5 full baths | \$1,699,000  
 Represented by: Dondi Hopkins | Dondi.Hopkins@FloridaMoves.com  
 C. 954.614.5460 | T. 954.452.1999 | Coldwell Banker Residential Real Estate  
 TheHopkinsTeam.com



### DAVIE, FLORIDA

Brookman Fels new construction in card gated community on builders acre. Contemporary modern design with impact windows and doors. Marble/porcelain and/or wood floors. Appliance package with gas cooking. All custom built wood cabinetry and summer kitchen with gas grill. The builder offers new homes in Plantation Acres as well as Davie.

6 bedrooms, 5 full and 1 half baths | \$1,549,000  
 Represented by: Dondi Hopkins | Dondi.Hopkins@FloridaMoves.com  
 C. 954.614.5460 | T. 954.915.8011 | Coldwell Banker Residential Real Estate  
 TheHopkinsTeam.com



### PLANTATION, FLORIDA

Paragon Estates 2 newly completed homes with 3 more coming, all on waterfront lots with no front door neighbors. Private Cul de Sac, low HOA's. Rio Vista model has a guest cottage, 3 car garage, summer kitchen, prewired theatre, Thermador appliances. Paragon Estates will feel like your own private community.

6 bedrooms, 5 full and 1 half baths | \$1,495,000  
 Represented by: Dondi Hopkins | Dondi.Hopkins@FloridaMoves.com  
 C. 954.614.5460 | T. 954.915.8011 | Coldwell Banker Residential Real Estate  
 TheHopkinsTeam.com



## FLAGLER BEACH, FLORIDA

Authentic "Old Florida" beachside estate cottage. Property is comprised of 3 homesites and offers generous 240' of Intracoastal Waterway frontage with a unique opportunity to develop basin slips which already have state and federal permits approved along with design drawings. See rendering above. Home features 3 Master Suites all with private baths and 1st floor Guest Quarters.

4 bedrooms, 4 full and 2 half baths | \$1,750,000

Represented by: Anthony Lombardo & Andy Kalcounos | [anthony@FloridaATeam.com](mailto:anthony@FloridaATeam.com) | [andy@FloridaATeam.com](mailto:andy@FloridaATeam.com)  
 A. 386.931.5279 | A. 386.986.8669 | Coldwell Banker Residential Real Estate | [anthonylombardofloridaateam.com](http://anthonylombardofloridaateam.com)



### PALM BEACH GARDENS, FLORIDA

Situated in the heart of the Gardens, Frenchman's Reserve has a legendary Arnold Palmer Signature Golf Course, tennis, spa, fitness center, and world class dining and amenities. This Mediterranean villa is complete with old world craftsmanship, modern influences and impact glass. 3,433 Living sq. ft.

3 bedrooms, 4 full baths | \$1,245,000  
 Represented by: Christine Wood & Brandon Tate | [Christine.Wood@Floridamoves.com](mailto:Christine.Wood@Floridamoves.com)  
[Brandon.Tate@Floridamoves.com](mailto:Brandon.Tate@Floridamoves.com) | C. 516.902.4054 | B. 561.622.5000  
 Coldwell Banker Residential Real Estate | [CBHomes.com](http://CBHomes.com)



### LAKE MARY, FLORIDA

Lake Mary private gated 20+ acre equestrian estate. In-Law/Guest House, 10 car garage, 7 car carport, 10 stall barn with riding areas and a Studio building. The main residence is 12,800 sq. ft., 7 bedrooms, 6 baths and 2 half baths. The guest house features 3,021 sq. ft., 3 bedrooms and 3.5 baths, fully equipped kitchen up and downstairs.

9 bedrooms, 5 full baths | \$3,800,000  
 Represented by: Missy King O. 561.459.9151 | C. 321.377.7955  
[missy.king@floridamoves.com](mailto:missy.king@floridamoves.com) | Coldwell Banker Residential Real Estate



### CLEARWATER, FLORIDA

This Gated estate on Clearwater Harbor in Harbor Oaks offers 10,000 sq. ft. of elegance, dock boat lift, pool and spa, 2 story great room, library, office, kitchen breakfast area, master private balcony, game room, gym and an over-sized 4 car garage.

7 bedrooms, 5 full and 1 half baths | \$5,900,000  
 Represented by: Martha Thorn | [Martha@MarthaThorn.com](mailto:Martha@MarthaThorn.com) | C. 727.432.9019 | O. 727.581.9411  
 Coldwell Banker Residential Real Estate | [MarthaThorn.com](http://MarthaThorn.com)



### ST. PETERSBURG, FLORIDA

One of the finest estates in St. Petersburg on historic Park Street. Enter through your iron gate and find this majestic home that is built like a fortress with all block construction, poured concrete floors and the finest master craftsmanship throughout. Cathedral ceilings, marble flooring, sweeping staircase, gourmet kitchen and more.

6 bedrooms, 7 full and 2 half baths | \$2,975,000  
 Represented by: Tammy Campbell Plummer | tammy.plummer@floridamoves.com  
 C. 727.455.2351 | Coldwell Banker Residential Real Estate | mygulfbeaches.com



### TIERRA VERDE, FLORIDA

The warmth and charm of Spanish-Mediterranean architectural design grace this beautiful home. Open water views, 10ft mahogany arched double doors, grand formal living room with cathedral ceiling, custom kitchen and an elevator to a large master suite are just a few of the many offerings of this magnificent residence.

4 bedrooms, 4 full and 1 half baths | \$2,750,000  
 Represented by: Tammy Campbell Plummer | tammy.plummer@floridamoves.com  
 C. 727.455.2351 | Coldwell Banker Residential Real Estate | mygulfbeaches.com



### TIERRA VERDE, FLORIDA

Absolute perfection. Open water estate! This home offers cathedral ceilings, floor to ceiling windows, exquisite separate formal living and dining rooms enhanced with palladium windows and rich Brazilian cherry wood floors. The gourmet kitchen offers designer cabinets, rich stone counters, casual dining options and a butler's pantry.

3 bedrooms, 2 full and 2 half baths | \$1,999,900  
 Represented by: Tammy Campbell Plummer | tammy.plummer@floridamoves.com  
 C. 727.455.2351 | Coldwell Banker Residential Real Estate | mygulfbeaches.com



### GULFPORT, FLORIDA

Exquisite 5200 sq. ft. waterfront home offering unique custom details throughout. Wide plank African Iroko "Antico" hardwood flooring and a crescent shape bar with granite counters enrich the formal living and dining areas. A spacious media/billards room, a waterfront family room with a gas fireplace and large lanai welcome entertaining.

4 bedrooms, 4 full and 1 half baths | \$1,899,000  
 Represented by: Tammy Campbell Plummer | tammy.plummer@floridamoves.com  
 C. 727.455.2351 | Coldwell Banker Residential Real Estate | mygulfbeaches.com



### TAMPA, FLORIDA

Located on the Grand Canal in the gated community of Culbreath Isles, this European inspired pool home is situated on a 104 x 153 waterfront home site. Bay breezes and beautiful sunsets can be yours at this lovely waterfront location. The possibilities are endless.

4 bedrooms, 4 full and 2 half baths | \$2,195,000  
 Represented by: Mike Hughes & Jeff Shelton & Mike Hughes  
 Sales@HughesShelton.com | C. 813.690.2811 | O. 813.286.6563  
 Coldwell Banker Residential Real Estate | HughesShelton.com



### ST PETERSBURG, FLORIDA

Meticulously maintained, this historic Jungle Prada estate situated on a 150 x 140 lot has been renewed and expanded into a modern masterpiece showcasing exquisite period finishes throughout. Amenities include an elegant new master suite, a 1,000 bottle wine room and a 3 room poolside guest suite. This rare jewel is superb inside and out.

4 bedrooms, 4 full and 1 half baths | \$1,335,000  
 Represented by: Mike Hughes & Jeff Shelton  
 Sales@HughesShelton.com | C. 813.690.2811 | O. 813.286.6563  
 Coldwell Banker Residential Real Estate | HughesShelton.com



### TRINITY, FLORIDA

Privately nestled on a half-acre home-site overlooking the 11th green at Fox Hollow Golf Course, this pool home features a 5 bed, 3.5 bath main house and detached 1 bed, 1 bath guest house with full kitchen. Escape to paradise in your private outdoor oasis featuring kitchen and seating area with fireplace plus resort style pool.

5 bedrooms, 4 full and 1 half baths | \$1,275,000  
 Represented by: Mike Hughes & Jeff Shelton  
 Sales@HughesShelton.com | C. 813.690.2811 | O. 813.286.6563  
 Coldwell Banker Residential Real Estate | HughesShelton.com



### TIERRA VERDE, FLORIDA

Enjoy Florida living at its best from this gated waterfront townhome with contemporary finishes, spacious living areas and a prime waterfront location offering an extended deep-water dock on wide canal with direct Gulf access. The owner's retreat offers a sitting room, luxury bath and balcony with amazing water views and stellar sunsets.

3 bedrooms, 3 full and 1 half baths | \$1,197,000  
 Represented by: Mike Hughes & Jeff Shelton  
 Sales@HughesShelton.com | C. 813.690.2811 | O. 813.286.6563  
 Coldwell Banker Residential Real Estate | HughesShelton.com



### LONGBOAT KEY, FLORIDA

Acqua Vita, "Water of Life," is the masterful collaboration of Perrone Construction and Clifford M. Scholz Architects, in association with Rowntree Enterprises. This brand new Bayfront estate on nearly an acre of land offers 11,151 sq. ft. of creatively designed indoor/outdoor living area with expansive views of Sarasota Bay, and beach access.

6 bedrooms, 5 full and 2 half baths | \$8,400,000  
 Represented by: Lynne Koy | lkoy@coldwellbanker.com | C. 941.544.5117  
 Coldwell Banker Residential Real Estate | LynneKoy.com



### SARASOTA, FLORIDA

This magnificent "Shangri-La" on approximately 1/2 acre of bay front offers 278' of seawall surrounded by lush landscaping and expansive stone terraces overlooking Sarasota Bay. Infinity pool, cascading waterfall, gas fire pit, and dock which can accommodate a large yacht. Renovated in 2012 by luxury waterfront builder Perrone Construction.

4 bedrooms, 3 full and 1 half baths | \$5,730,000  
 Represented by: Lynne Koy | lkoy@coldwellbanker.com | C. 941.544.5117  
 Coldwell Banker Residential Real Estate | LynneKoy.com



### SARASOTA, FLORIDA

Live the Bird Key lifestyle in this 3,558 sq. ft. canal-front residence with luxurious marble and hardwood flooring, volume ceilings and expansive master suite. The spacious brick paver pool terrace and gourmet kitchen with water views are perfect for entertaining. Dock with boat lift on 138' of waterfront, just minutes to Sarasota Bay.

4 bedrooms, 4 full baths | \$2,395,000  
 Represented by: Lynne Koy | lkoy@coldwellbanker.com | C. 941.544.5117  
 Coldwell Banker Residential Real Estate | LynneKoy.com



### SARASOTA, FLORIDA

This spacious Bird Key residence with 4,568 sq. ft. of living area lives just like a Tuscan villa. The centerpiece of the residence is its lush backyard with heated pool and loggia with antique lighting, natural gas fire pit, outdoor year-round cooling system, pond and waterfall. Architectural elements and fine details adorn every room.

4 bedrooms, 4 full and 2 half baths | \$1,450,000  
 Represented by: Lynne Koy | lkoy@coldwellbanker.com | C. 941.544.5117  
 Coldwell Banker Residential Real Estate | LynneKoy.com



### NOKOMIS, FLORIDA

A fabulous Bayfront property awaits you. Build a mansion or a waterfront subdivision. This property is 4 plus acres with 500 feet on the Intracoastal Waterway south of Sarasota. Beautiful sunset views and a boat dock. Minutes to the Gulf of Mexico. Build your waterfront estate or explore investment opportunities through sub-dividing.

Vacant Lot | \$2,499,000  
 Represented by: Peggy Lewis | Lewispeggy@comcast.net | C. 941.544.8400  
 O. 941.487.5600 | Coldwell Banker Residential Real Estate



### LONGBOAT KEY, FLORIDA

Behind the gates of Bay Isles in Grand Bay, this 2,950-square-foot Antiqua model offers panoramic bay and city skyline views. Updated in a contemporary style, the corner residence features walls of glass, a wraparound terrace, gourmet chef's kitchen, extensive custom built-ins and private beach club access.

3 bedrooms, 3 full and 1 half baths | \$1,595,000  
 Represented by: Andree Huffine | andree@YourSarasotaRealEstate.com  
 C. 941.232.4053 | O. 941.366.8070 | Coldwell Banker Residential Real Estate  
 YourSarasotaRealEstate.com



### BRADENTON, FLORIDA

Waterfront land is hard to come by, and when you find it, your often arms distance from your neighbor. Here's your chance to own nearly 4 acres directly on the Manatee River and only a few minutes boat ride to the Gulf of Mexico. This lot is gorgeous! Featuring mature tree's and palms, mangroves, and almost 800 feet of waterfront.

Vacant Lot | \$1,199,000  
 Represented by: Shawn Crane | shawn.crane@floridamoves.com  
 C. 727.480.8104 | O. 941.739.6777 | Coldwell Banker Residential Real Estate  
 manateerealestate.org



### NAPLES, FLORIDA

Stunning renovation. Luxury pool residence with top quality finishes and decor offers Golf course and Lake views from the spacious 2nd floor sun deck. Professionally decorated and furnished including artwork, this 4 bedroom + den/5 bath home exudes elegance. Wyndemere is a private Country Club ranking among the top 5% of clubs worldwide.

4 bedrooms plus den, 5 full baths | \$1,059,000  
 Represented by: Gabriele Vretta, PA | Coldwell Banker Park Shore | C. 239.784.0249  
 Gabriele.Vretta@floridamoves.com | gvluxuryproperties.com



### NAPLES, FLORIDA

Lushly landscaped retreat perfectly placed on nearly 2/3 of an acre featuring a beautiful, expansive pool and patio. This contemporary masterpiece includes a private guest house. The main home boasts a gourmet kitchen with a gas stove. Soaring ceilings with amazing wall space for large art pieces. Walk to the beach!

4 bedrooms, 4 full and 1 half baths | \$3,850,000  
 Represented by: Chip Harris & Gina Fischer  
 Gina@NaplesRealEstate.com | C. 239.370.0574 | G. 239.564.5475  
 Coldwell Banker Residential Real Estate | NaplesRealEstate.com



### NAPLES, FLORIDA

This home overflows with charm and character. Situated on a fabulous gulf access homesite, you are a short boat ride to Naples Bay from your private dock. Walk to the beach and Third Street South. This classic is ripe for a mid-century modern renovation or build your custom dream home on this spectacular lot.

4 bedrooms, 3 full baths | \$2,750,000  
 Represented by: Chip Harris & Michele Peppe  
 Harris-Peppe@NaplesRealEstate.com | C. 239.370.0574 | M. 239.250.4370  
 Coldwell Banker Residential Real Estate | NaplesRealEstate.com



### NAPLES, FLORIDA

Beautifully updated Old Naples pool home featuring all high-end renovations. Extremely private backyard with tropical landscaping surrounding the screened pool. Interior appointments include granite kitchen with stainless appliances, Bahama shutters, over-sized master bath and closet, and a sunny Florida room. A short walk to the beach.

3 bedrooms, 2 full baths | \$1,600,000  
 Represented by: Chip Harris & Michele Peppe  
 Harris-Peppe@NaplesRealEstate.com | C. 239.370.0574 | M. 239.250.4370  
 Coldwell Banker Residential Real Estate | NaplesRealEstate.com



### NAPLES, FLORIDA

Walk to the Park Shore private beach and the shops and restaurants of Venetian Village from this spacious, contemporary single family pool home. The open floor plan includes an updated kitchen and casual room with pocket sliders opening up to the oversized lanai. This is one of the best values this close to the beach in Naples.

3 bedrooms, 2 full baths | \$1,177,000  
 Represented by: Chip Harris & Michele Peppe  
 Harris-Peppe@NaplesRealEstate.com | C. 239.370.0574 | M. 239.250.4370  
 Coldwell Banker Residential Real Estate | NaplesRealEstate.com



## ATLANTA, GEORGIA

Chestnut Hall – a vast very private estate set on over 18 manicured acres straddling Atlanta’s Buckhead and Sandy Springs neighborhoods. Set in the exclusive 30327 zip code, Atlanta’s most expensive according to Forbes Magazine, the property features a 17,776-square-foot mansion with seven bedrooms, eight full baths and three half-baths, in addition to a four-bedroom/three-bath separate home and a one-bedroom pool house. The mansion is offered exquisitely furnished for the most discerning buyer, yet comfortable for the entire family.

7 bedrooms, 8 full and 3 half baths | \$48,000,000  
 Represented by: Marc Castillo | [marc.castillo@coldwellbankeratlanta.com](mailto:marc.castillo@coldwellbankeratlanta.com)  
 C. 404.449.6862 | O. 404.262.1234 | Coldwell Banker Residential Brokerage



## MARIETTA, GEORGIA

Perhaps the most exquisite setting in metro Atlanta, this classic Georgian residence designed by William T. Baker is built to the highest level of standards & finishes. Adjacent to the Atlanta Country Club, the residence sits on just under four gated, fenced and very private beautifully landscaped acres. The home has a gracious, well-designed floor plan with both formal and casual spaces perfect for today's lifestyle.

6 bedrooms, 6 full and 2 half baths | \$4,995,000  
 Represented by: Toni Itkin | [Toni.Itkin@coldwellbankeratlanta.com](mailto:Toni.Itkin@coldwellbankeratlanta.com)  
 C. 404.229.8242 | O. 404.262.1234 | Coldwell Banker Residential Brokerage



## ELLIJAY, GEORGIA

131 acre gated estate with commanding 360 degree views from two custom mountain homes, ideal for a discerning family or executive retreat. Soaring ceilings, 7 fireplaces and multiple indoor and outdoor entertaining areas. Double master suites boast spa baths with Waterworks fixtures. Idyllic Pond. Supreme privacy 90 minutes from Atlanta.

5 bedrooms, 5 full and 2 half baths | \$2,495,000  
 Represented by: Marc Castillo | [Marc@MarcCastillo.com](mailto:Marc@MarcCastillo.com) | C. 404.449.6862  
 O. 404.262.1234 | Coldwell Banker Residential Brokerage | [MarcCastillo.com](http://MarcCastillo.com)



### ALPHARETTA, GEORGIA

The magnificent custom residence features a media room, wine cellar, 4th floor Crow's Nest with balcony, as well as a dream backyard with heated pool and spa. The residence has both golf course and lake views.

8 bedrooms, 7 full and 3 half baths | \$2,350,000  
 Represented by: Anita Bryde | [Anita.Bryde@coldwellbankeratlanta.com](mailto:Anita.Bryde@coldwellbankeratlanta.com)  
 C. 770.722.9189 | O. 770.642.0399 | Coldwell Banker Residential Brokerage



### ATLANTA, GEORGIA

This Country French residence with a Southern Living porch overlooks a gorgeous pool and manicured grounds. The residence features custom moldings, heart of pine floors and beams and custom solid doors.

6 bedrooms, 5 full and 2 half baths | \$1,875,000  
 Represented by: Debbie Sonenshine | [Debbie.Sonenshine@coldwellbankeratlanta.com](mailto:Debbie.Sonenshine@coldwellbankeratlanta.com)  
 C. 404.290.0814 | O. 404.252.4908 | Coldwell Banker Residential Brokerage



### TYRONE, GEORGIA

Waterfront resort style living and supreme privacy in this gated estate combining state-of-the-art systems with old world craftsmanship. The rich paneling and custom staircase in the foyer are the hallmark of this home showcasing four years and countless ours of artistry in the millwork found throughout the residence.

6 bedrooms, 5 full and 2 half baths | \$2,299,000  
 Represented by: Marc Castillo | Marc.Castillo@coldwellbankeratlanta.com  
 C. 404.449.6862 | O. 404.262.1234 | Coldwell Banker Residential Brokerage



### CHARLOTTE, NORTH CAROLINA

A rare find - 4+ acres, 800'+ waterfront property in an exclusive, luxury lake community minutes from Uptown, golf and shoppes. This featured HomeArama estate offers 10,000+ sq. ft., boat dock, pool, hot tub, outdoor cooking, media room, sauna, elevator, 2nd kitchen, rec rooms, study, 4 car garage and 3 floors of elegant, comfortable living.

6 bedrooms, 6 full and 4 half baths | \$3,500,000  
 Represented by: Kim and Dick York | Homes@KimandDickYork.com  
 C. 704.607.1256 | Coldwell Banker United, Realtors | cbunited.com/TheYorks



### CHARLOTTE, NORTH CAROLINA

This beautiful Georgian home boasts over 10,000 square feet of luxury living space. Located on just over an acre in the exclusive gated Dovewood community. Custom handmade kitchen crafted in & imported from Italy. Wine cellar, screening room & workout room. Exquisite millwork throughout. Captivating gardens surround the swimming pool.

6 bedrooms, 6 full and 2 half baths | \$3,000,000  
 Represented by: Joseph A. Gonzales | Joe@JoeCharlotte.com | C. 704.257.4563  
 Coldwell Banker United, Realtors | JoeCharlotte.com



### CHARLOTTE, NORTH CAROLINA

European manor situated in the exclusive gated Dovewood community, in the heart of Charlotte, NC. This home boasts a modern and open floor plan including everything a discerning buyer would expect in a luxury home. Smart Home, luxurious master suite, screening room, billiards room, saltwater pool as well as expansive outdoor living space.

5 bedrooms, 5 full and 3 half baths | \$2,950,000  
 Represented by: Joseph A. Gonzales | Joe@JoeCharlotte.com | C. 704.257.4563  
 Coldwell Banker United, Realtors | JoeCharlotte.com



### BALLANTYNE, CHARLOTTE, NORTH CAROLINA

Welcome to the premier golf course community of Ballantyne Country Club. Captivating views of the 11th fairway. Boasts nearly 10,000 sq. ft. with quality finishes and gorgeous millwork. Grand Master on main level with luxurious spa bath. Heated salt water pool with spa, elevator and whole house generator.

6 bedrooms, 6 full and 4 half baths | \$1,875,000  
 Represented by: Suzette Gray | sgray@cbunited.com  
 C. 704.401.7737 | Coldwell Banker United, Realtors | cbunited.com/SuzetteGray



### CHARLOTTE, NORTH CAROLINA

Peaceful cul-de-sac location with spectacular views of the Ballantyne Club course 12th hole and lake. Stunning gated, fenced three-level estate, a combination of stone, hardcoat stucco and cedar shake exterior with low maintenance tin roof. 6 bedrooms, 7 full and 3 half baths, 5 fireplaces, garage for 4 vehicles and salt water pool.

6 bedrooms, 7 full and 3 half baths | \$1,995,000  
 Represented by: Sandra McDonald | smcdona@bellsouth.net | C. 704.576.3377  
 O. 704.364.3300 | Coldwell Banker United, Realtors | sandramcdonald.net



### CHARLOTTE, NORTH CAROLINA

Spectacular Firethorne Country Club custom home on private .70 wooded golf course lot at 11th tee box. Two story, finished basement, 5+ bedrooms 5.5 baths, main-level master, 5900 sq. ft. heated living area, in-ground pool & spa, waterfall, two covered porches, 3-car garage. Fabulous Ballantyne/South Charlotte shopping, restaurants, easy Uptown drive.

5 bedrooms, 5 full and 1 half baths | \$1,150,000  
 Represented by: Lenore Prisco | lenore.prisco@cbunited.com | C. 704.517.4303  
 Coldwell Banker United, Realtors | bunitied.com/lenoreprisco



### MOUNTAIN AIR, NORTH CAROLINA

Photos cannot portray the graceful beauty of this home and its amazing setting in the North Carolina mountains. Virtually every room enjoys long-range views, with porches that embrace the outdoors. Open living area features spectacular ceilings and massive stone fireplaces, gourmet kitchen, two master suites. Game room with wine cellar.

4 bedrooms, 5 full baths | \$1,800,000  
 Represented by: Gary Carter | gary.carter@coldwellbanker.com | C. 828.552.4772  
 Coldwell Banker King | mtnairrealestate.com



### MOUNTAIN AIR, NORTH CAROLINA

The views are gorgeous from virtually every room of this striking Mountain Air home filled with custom features, including gourmet kitchen, open living area with stone fireplace, spacious main-level master suite with second master on lower level. Expansive decks enhance outdoor living close to club amenities and private runway.

4 bedrooms, 3 full and 1 half baths | \$1,175,000  
 Represented by: Gary Carter | gary.carter@coldwellbanker.com | C. 828.552.4772  
 Coldwell Banker King | mtnairrealestate.com



### MOUNTAIN AIR, NORTH CAROLINA

Surround yourself with warm wood and beautiful views in this custom log home in exclusive Mountain Air. Light-drenched main living area has soaring windows, updated kitchen, stone fireplace, master suite and office. Lower level great for guests with den, second master suite. Decks offer easy outdoor living and long-range vistas.

4 bedrooms, 4 full and 1 half baths | \$1,050,000  
 Represented by: Gary Carter | gary.carter@coldwellbanker.com | C. 828.552.4772  
 Coldwell Banker King | mtnairrealestate.com



### MOUNTAIN AIR, NORTH CAROLINA

Mountain Air is a unique private community in Western North Carolina offering incomparable amenities, including golf, tennis, dining in an award-winning clubhouse, fitness center, outdoor recreation and the highest private runway east of the Mississippi at 4,600 feet. Ideally situated near Asheville with lovely views and cool summers.

Homesites | Price Upon Request  
 Represented by: Gary Carter | gary.carter@coldwellbanker.com | C. 828.552.4772  
 Coldwell Banker King | mtnairrealestate.com



## FLOWER MOUND, TEXAS

This extraordinary property situated on 2+ acres in the luxury gated community of The Landing. This mansion is reminiscent of grand Italian palazzos. Every room has exceptional custom details, multiple hand-painted murals, marble flooring and moldings, and the gourmet kitchen offers a hand-blown Murano glass chandelier.

5 bedrooms, 6 full and 2 half baths | \$13,900,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 972.691.7580  
 Search 13301170 on ColdwellBankerHomes.com



## HEATH, TEXAS

A truly grand and irreplaceable estate on 14 acres includes the 2 story 7,950 sq. ft. main home and a 1 story 1,769 sq. ft. guest home. A 4,500 sq. ft. barn with pool, outdoor living area, tennis court and 1.5 acre pond are also elements of this impressive private estate. The grounds include fruit trees, meadow, pond, creek and paths to explore.

5 bedrooms, 5 full and 2 half baths | \$2,350,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 972.771.1500  
 Search 13274701 on ColdwellBankerHomes.com



## HEATH, TEXAS

Incredible estate in one of Heath's most prestigious neighborhoods! Situated perfectly on a 2 acre partially wooded lot with pond affords privacy for extensive entertaining and outdoor living. This home offers unique designs and luxury amenities. Large main rooms overlook the pool with waterfall, spacious living areas, and fire pit.

4 bedrooms, 4 full and 2 half baths | \$1,699,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 972.771.1500  
 Search 13254632 on ColdwellBankerHomes.com



## DALLAS, TEXAS

Incredible 5 bedroom family home on an amazing block. Bedrooms are all on the second floor and room sizes are excellent. Master bedroom has its own fireplace. Fantastic kitchen opens into a fabulous family room with fireplace. Beautiful landscaping, outdoor living area, study with built-ins. Stunning entry!

6 bedrooms, 6 full and 2 half baths | \$1,599,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 214.521.0044  
 Search 13301917 on ColdwellBankerHomes.com



## IRVING, TEXAS

Wonderful family home on 16th fairway of the TPC golf course in the desirable Enclave. Elegance awaits you in every room. Kitchen with ample storage open to comfortable family room with wet bar and entry to patio is great for entertaining. Other rooms on the 1st floor are spacious master suite, guest room, dining room, handsome study and media room.

5 bedrooms, 4 full and 1 half baths | \$1,500,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 469.420.3900  
 Search 13274840 on ColdwellBankerHomes.com



### DALLAS, TEXAS

Custom built traditional family home with an exceptional floor plan, perfect for entertaining. Master and guest bedroom down, 3 bedrooms up with game room and exercise or bonus room. Secondary laundry area on second floor. Huge backyard creates a great play area for children or pool.

5 bedrooms, 5 full and 1 half baths | \$1,499,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 214.521.0044  
 Search 13308872 on ColdwellBankerHomes.com



### FRISCO, TEXAS

Spectacular Tuscan Mediterranean in upscale guarded-gated community. Eye catching facade boasting a gated courtyard. Spectacular backyard creek views and luxurious pool-spa. Gourmet kitchen with granite countertops and stainless steel appliances. Spacious family room, wet bar, wine cellar, game room, and guest suite on 1st level complete this true custom.

4 bedrooms, 4 full and 1 half baths | \$1,299,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 972.712.8500  
 Search 13273519 on ColdwellBankerHomes.com



### HEATH, TEXAS

Wake up to the best panoramic views on Lake Ray Hubbard! Lot is on a point giving almost a 270 degree unobstructed lakeview with N-S orientation. Deep water and seawall. Very private with expansive flagstone decking, gorgeous pool-waterfall and hot tub, fire pit and outdoor kitchen. Master down with balcony overlooking the lake.

3 bedrooms, 2 full and 1 half baths | \$1,275,000  
 Represented by: Coldwell Banker Residential Brokerage | O. 972.771.1500  
 Search 13231714 on ColdwellBankerHomes.com



### FRISCO, TEXAS

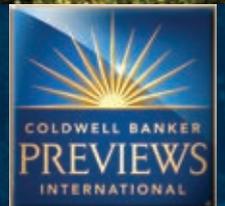
The Hills of Kingswood is a gated and guarded community centrally located in highly sought after west Frisco. This home features an open floor plan complimented by luxury finishing touches including 10-inch baseboards throughout the downstairs living areas, paneled study with cathedral ceiling, and brick fireplace.

6 bedrooms, 5 full baths | \$1,099,500  
 Represented by: Coldwell Banker Residential Brokerage | O. 972.712.8500  
 Search 13266060 on ColdwellBankerHomes.com



CENTRAL

ILLINOIS • MINNESOTA  
MISSOURI • OHIO





# A New Tradition

BY ALYSON PITARRE

A CLASSIC 1924 GEORGIAN IS TRANSFORMED INTO A GRACIOUS FAMILY SETTING ALONG CHICAGO'S NORTH SHORE.

**K**enilworth, the smallest of all the affluent villages along Chicago's North Shore, often inspires comparisons to the English countryside. The enclave took its name from a town in the English Midlands, after all. The untouched parkland, pastures and woodlands must have looked breathtakingly beautiful to Kenilworth's earliest settlers. Streets were plotted to maximize sunlight for each home. Views and trees were protected, thanks to underground utilities. Lots were generous. Family remained at its center; a church and a school rested at its core. Architects like George W. Maher, a Frank Lloyd Wright contemporary, became captivated by its bucolic charms during the early 20th century. Open and tree-studded land, a beautifully maintained beach and a feeling of being close-yet-so-far-away from the city provided the inspiration for many of the village's historical homes.

Architect Steve Munson has been responsible for bringing many of these fabled Kenilworth residences into the 21st century, including a 1924-built Georgian in the highly regarded East Kenilworth section of town. He was charged with restoring the manse to its original glory while cultivating spaces for modern family living and entertaining with abundant sunlight and high-end finishes throughout. The existing floor plan was reconfigured to

maximize livability and room size, resulting in “rooms that are very large and gracious, yet feel warm, comfortable and intimate,” says the home’s listing agent, Hunter Andre of Coldwell Banker Residential Brokerage in Chicago. “This home is absolutely exquisite, from top to bottom and inside to out. Every detail was meticulously planned and thoughtfully considered.”

Collaborating closely with the homeowners, Munson approached the rest of the remodel with a sense of responsibility to the home’s history. The façade was reinvigorated with new wood trim, fresh paint and custom wrought iron. The interiors represented another opportunity to blend the past and present. A new Downsview kitchen, for example, saw the introduction of a La Cornue range, and new Sub-Zero and Miele appliances. A generous home office addition with a fireplace and custom built-in cabinetry brought the office count in the house to two, creating a desirable his-and-her office setup. A high-ceiling basement recreation room was also refinished with a new bar area featuring stone counters, custom cabinets and all new Sub-Zero and Miele appliances. On the second floor, all the baths in the en suite bedrooms were outfitted with new, beautiful stone tile, as well as designer luxury bathware. The master suite was also brought respectfully into the present day with a beautiful fireplace, as well as heated marble flooring, a spa shower and new Perrin & Rowe faucetry in the bath. Other thoughtful updates include new tile work and flooring, new laundry room, new mudroom, new fireplace surrounds and new lighting throughout the house. The home has also been fully wired with a Control4 home audio/video system.



140 Kenilworth Ave.  
Kenilworth, IL 60043  
\$4,995,000 USD  
6 Beds  
6 Baths  
3 Half Baths

Represented by: Hunter Andre  
Coldwell Banker Residential Brokerage in Chicago  
C: 773-474-2753 | O: 312-440-7556  
hunter.andre@cbexchange.com

“Kenilworth is such an established area that many of the homes are older and have not been remodeled in decades,” says Andre. “To find a residence with historical provenance that has been completely remodeled is extremely rare. This home is perfect for sophisticated buyers who are looking for a true turnkey home.”

More spoils lie beyond the main residence. A separate coach house boasts a one-bedroom apartment with a two-car garage. Immaculate landscaping and hardscaping throughout the property also bring the magic of a Kenilworth address to life. In warm weather, fêtes can shift gracefully outdoors into lush garden spaces composed of mature boxwoods and evergreens, perennials and spring annual bulb plants. The ultimate temptation for guests, however, may prove to be the beach, just a short walk away.

“The location of this property is phenomenal,” adds Andre. “It’s situated within walking distance of two highly rated schools — Joseph Sears School and New Trier High School. The nearby Metra stop allows for an easy commute into the city.”

Amid Kenilworth’s fusion of convenience and natural beauty, this elegant Georgian is deserving of high praise. The house has cemented its place within the community in the unlikeliest of ways. By being refashioned to live in harmony with the rhythms and lifestyles of contemporary families, it pays homage to Kenilworth’s very foundation: family.





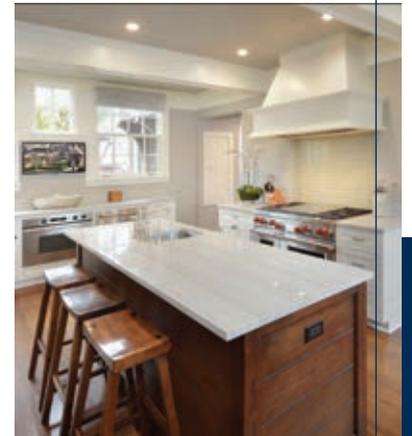
## HIGHLAND PARK, ILLINOIS

An idyllic retreat, this newer magnificent 6 bedroom, 7.2 bath, 17th Century French Normandy inspired residence is set on a private nearly 1 ½ acre wooded lot with spectacular ravine views. This classically designed home combines the architectural details of a grand estate with an interior that is warmly elegant and comfortable for today's lifestyle.

6 bedrooms, 7 full and 2 half baths | \$4,450,000

Represented by: Barbara Tarr | 847.826.3043 | barbara.tarr@cbexchange.com & Gloria Matlin | 847.951.4040 | gloria.matlin@cbexchange.com

Coldwell Banker Residential Brokerage



## LAKE FOREST, ILLINOIS

Walk to the shores of Lake Michigan from this 15 room historic home filled with rich millwork and beautiful details. Light-filled master suite with sitting and dressing rooms includes a roof-top terrace and 2 of the 7 fireplaces. Neutral decor, sunny kitchen, gorgeous grounds. [www.614spruce.info](http://www.614spruce.info).

6 bedrooms, 5 full and 2 half baths | \$3,700,000

Represented by: Marcia Rowley | 847.735.7668 | [marcia.rowley@cbexchange.com](mailto:marcia.rowley@cbexchange.com) | Coldwell Banker Residential Brokerage



### KENILWORTH, ILLINOIS

Set in beautiful East Kenilworth, this recently remodeled home was thoughtfully designed for family living and entertaining with over 9,000 square feet of living space with abundant sunlight and high-end finishes throughout. Ideally located just a short walk to the beach, Joseph Sears School, New Trier High School and the Metra.

6 bedrooms, 6 full and 3 half baths | \$4,995,000

Represented by: Hunter Andre | 773.474.2753 | hunter.andre@cbexchange.com | Coldwell Banker Residential Brokerage

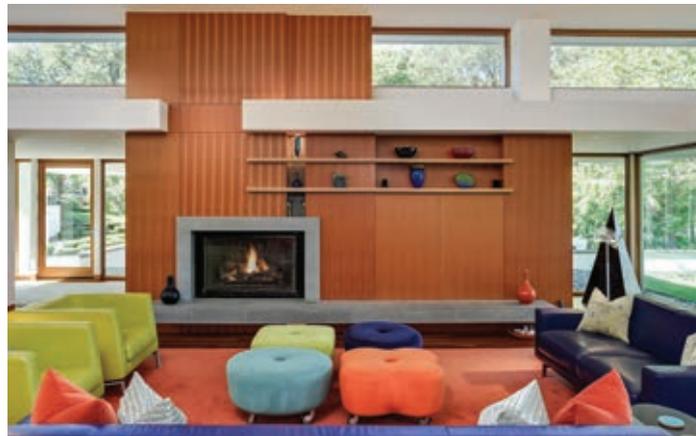


### NAPERVILLE, ILLINOIS

Resort living on a spectacular 8-acre estate. Traditional 9,000+ square feet with European influence! 4 fireplaces, pub, gourmet kitchen, butler's pantry with oven, dishwasher and refrigerator. Four-season room and master wing with sitting area, kitchenette, custom walk-in closet, ultra bath and exercise/sewing room. Nanny suite! All bedrooms en suite baths and custom walk-in closets. Second floor laundry! Third floor rec room, theatre area, games area, kitchenette and 2 porches! 6 car detached garage with full finished second floor! Pond, pool, and spa! Naperville 203 schools! Quick close.

5 bedrooms, 6 full baths | \$3,950,000

Represented by: Michele Leanderson | 630.430.7386 | michele.leanderson@cbexchange.com | Coldwell Banker Residential Brokerage

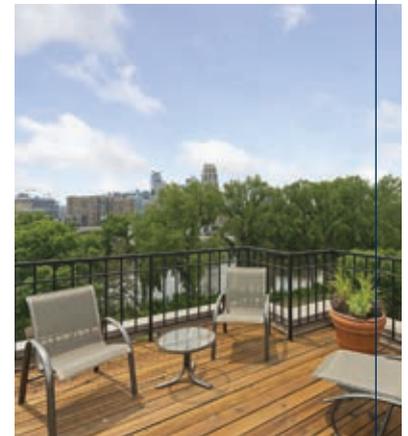


## MINNEAPOLIS, MINNESOTA

Set in the heart of Minneapolis' coveted Chain of Lakes, with commanding views over Lake Harriet, this exceptional 6,000 square foot architect designed contemporary radiates with natural light and superbly integrates interior and exterior spaces. Professionally landscaped with extensive bluestone terraces. Oversized four car attached garage with shop area.

3 bedrooms, 2 full and 2 three-quarter baths | \$4,950,000

Represented by: Barry Berg & Chad Larsen | 612.925.8411 | barryandchad@berglarsengroup.com | Coldwell Banker Burnet



## MINNEAPOLIS, MINNESOTA

Sophisticated city townhouse on the banks of the historic St. Anthony Falls of the Mississippi River. Exceptional floor plan custom designed by renowned local architect. City skyline and river views from every level. Soaring ceilings and spacious rooms allow natural light to fill the main living areas. A true walking lifestyle within a natural setting.

3 bedrooms, 4 bathrooms | \$1,895,000

Represented by: Betsy Lucas | 612.327.5905 | [betsy@cbburnet.com](mailto:betsy@cbburnet.com) | [BetsyLucasRealtor.com](http://BetsyLucasRealtor.com) | Coldwell Banker Burnet



## MEDINA, MINNESOTA

Majestic European inspired estate blending custom detailing and European artifacts with every modern amenity. Breathtaking westerly views and privacy; yet just minutes to Wayzata. Built in 2009 with all stone/slate construction, his and her offices, sport court, manicured gardens, all geothermal. Timeless perfection with exquisite millwork and attention to detail. An estate that offers old world character with every modern luxury. Price available upon request.

5 bedrooms, 6 baths | Upper bracket

Represented by: Mimi Bendickson | 612.695.8321 | mmbendickson@cbburnet.com | Coldwell Banker Burnet

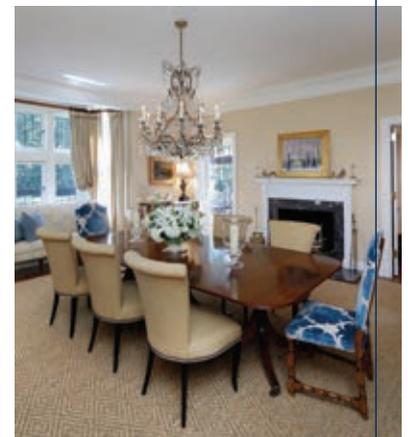


## MEDINA, MINNESOTA

Magnificent Medina landmark offering the perfect balance of privacy, serenity and exquisite beauty: A custom designed European inspired farmhouse with one-of-a-kind detailing combining timeless elegance with casual style. Gracious grounds include a 9 stall barn with guest apartment, perennial gardens, and optional additional acreage including caretaker's home, guest house, pool with pool house, and acres of manicured pasture. A true country estate! Price available upon request.

5 bedrooms, 5 baths | Upper bracket

Represented by: Mimi Bendickson & Mike Steadman | 612.695.8321 | mmbendickson@cbburnet.com | Coldwell Banker Burnet



## LADUE, MISSOURI

Splendid home on St. Louis Country Club Grounds overlooking Pine Valley Drive. Large gracious house with great space for family entertainment. Architectural details, 7 fireplaces, beautiful floors, detailed case work, paneled wainscoting and exceptional paneling in the living room. Kitchen with center island, granite, Subzero and Dacor appliances. Adjoining butler's pantry/breakfast room accommodates a large dining table plus additional counter space, dishwasher, sink, ice maker, etc. East wing with guest suite and full bath. Master suite with fireplace, updated bath, her dressing area, study and his dressing area, 3 additional suites plus 5th bedroom/family room, office and half bath. Finished lower level with 30x20 game room and antique walk behind bar. Elegant terrace and adjoining 50x30 pool. 4-car detached garage with renovated guest apartment, full attic and staircase, security, and fenced rear yard.

6 bedrooms, 5 full and 3 half baths | \$4,950,000

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

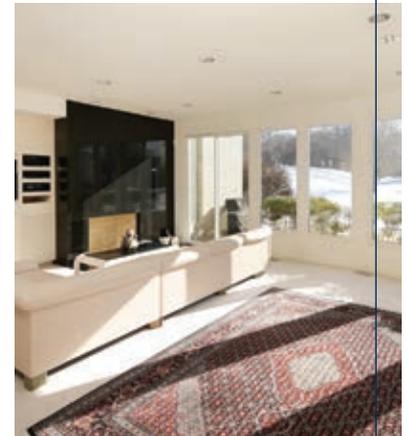
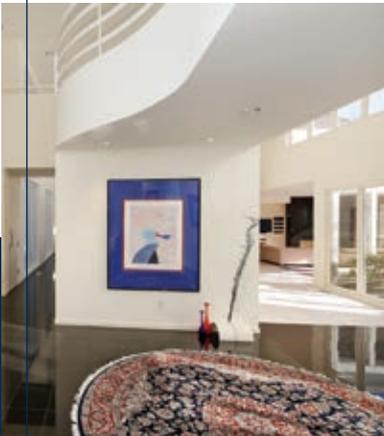


## CHESTERFIELD, MISSOURI

Welcome to this 1.5 story French Country Estate on nearly 2 acres. 2 story great room overlooks lush grounds. Hand scraped Homer wood flooring adorns most of the main floor. Kitchen has all the bells and whistles to prepare gourmet meals. Entertaining in the hearth room will be a favorite in this home, features include: 16 foot ceiling, windows with shutters, wood beams and a stone fireplace. Master suite is a retreat featuring: a sitting room, large windows, access to 2000+ square foot deck, private office, and large master bath. Center of home presents a spiral staircase and elevator with access to all 3 levels of the home. Upstairs features 3 large bedrooms each with a private balcony and 2 walk-in closets. Lower level walks out to a patio and your private sports court.

4 bedrooms, 3 full and 2 half baths | \$1,895,000

Represented by: Holly Even | O. 636.394.9300 | C. 314.616.9431 | holly.even@cbgundaker.com | Coldwell Banker Gundaker

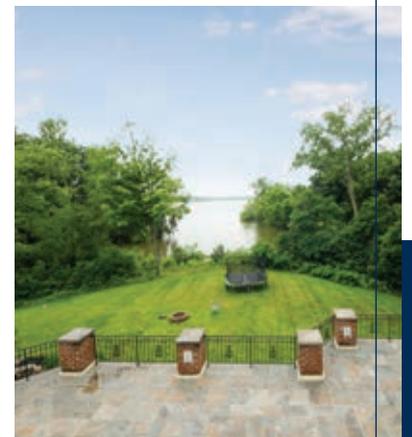


## ST. LOUIS, MISSOURI

Spectacular, custom-built, contemporary 1.5 story home unlike any other in St. Louis. Truly a once in a lifetime opportunity for 1 lucky buyer! Superb craftsmanship, quality and style define this home that boasts a never-seen-before floor plan laced with black African granite floors, curved walls and massive 2-story ceilings resulting in living space flooded with natural light and stunning views from windows. Exquisite and extensive custom-controlled recessed lighting adds ambiance and distinction. The open floor plan is an entertainer's dream! Grand 2 story foyer/living room with towering wall of glass blocks. Sweeping staircase leads up to custom open-air upstairs balcony with exquisite views and 3 upstairs bedrooms. Master bedroom wing is a separate retreat featuring granite bath, Jacuzzi, customized his/her dressing areas, custom dressing mirror, walk-in closet and separate office. Main floor also includes guest quarter with full bath. Main floor bedrooms with entrances to outdoor patio/deck. Great room is equipped with wet bar.

5 bedrooms, 5 full and 1 half baths | \$1,100,000

Represented by: Marlene Carey & Gail Muccigrosso | 314.878.9820 | marley.carey@cbgundaker.com | Coldwell Banker Gundaker



## GALENA, OHIO

As you enter through the private gated entry and pass by the 2,200 square feet, 3 bedroom country guest house, you will know this property is something special. But as you pull up to the front of this 12,500 square feet English Brick and Stone Estate, you will know that you have arrived! No detail was left undone and every finish is top of the line. The architecture is stunning yet warm and the water views of Hoover will take your breath away. The deluxe gourmet kitchen is the heart of the home and offers an inviting hearth room as well. From the walkout lower level with dedicated theater room, to the expansive master suite or the 6-car rear courtyard garage, there is nothing more you could want from this truly special home.

6 bedrooms, 7 full and 3 half baths | \$3,180,000

Represented by: The Mathias Team | 614.526.5638 | neil@neilmathias.com | Coldwell Banker King Thompson



## CINCINNATI, OHIO

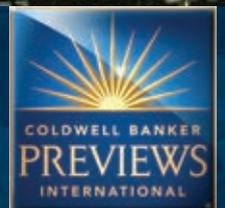
Stunning renovation of one of Cincinnati's signature properties—with "walls of glass" that offer breath-taking floor-to-ceiling panoramic views of the Ohio River and skyline. Spacious and expansive, but comfortable and livable. Natural light galore! Gorgeous lot with mature trees, wraparound patio, hilltop stone patio and footpaths.

4 bedrooms, 5 full and 1 half baths | \$1,875,000  
 Represented by: Perrin March | 513.321.9944 | perrin.march@cbws.com | Coldwell Banker West Shell



WEST

NORTHERN CALIFORNIA • COLORADO  
HAWAII • UTAH



# Sense of Arrival

BY ALLYSON GRAY

*An architect's approach to a contemporary Pebble Beach residence focuses on the quality of the materials — and the views.*





When architect Dan Fletcher first stepped onto the site that was to become an 11,054-square-foot California contemporary estate, his gaze was immediately drawn to the view. His head swiveled from left to right, from one end of the vista to the other, his imagination captivated by some of the most striking ocean panoramas he had ever seen. “I remember thinking I had to capture that moment architecturally,” he recalls. “On a clear day, you can see across the bay to Davenport and Santa Cruz and all the way down to the Big Sur lighthouse. Naturally, this view had to be a major part of the design.”

It was a classic ah-ha moment; a light bulb clicked on overhead as the sun glinted on the Pacific. In a place like Pebble Beach, residential architecture is about making the most of the natural surroundings and meeting a delightful challenge called opportunity. This property had the good bones of potential. To meet that potential, the home’s design had to pay homage to the site (and sights), while not losing its way in a thicket of minutia (though, of course, details are always important) and staying focused on the big picture: those views.

The secret to success — and to Fletcher, an obvious starting point — was the radius, an elegant principle of geometry that would be the best way to highlight the coastline geography. Built on a sweeping arc, the home is not only a bold statement in architecture but an italic-underline to its surroundings.

Commanding views can be enjoyed from virtually every room, with expanses of glass letting in loads of California sunshine. High ceilings, clean lines, the occasional well-placed curve (such as the roofline at the home’s entrance and, of course, the very curve of the property’s radius) and symmetrically arranged windows all add up to something magnificent. Pebble Beach plus an inspired radius design plus abundant light plus hues of cream and nut-brown equal nothing short of breathtaking.

The views are worth sharing, as are the other gems of the Monterey Peninsula. A stone’s throw (or golf swing) from such lovely neighbors as Carmel-by-the-Sea, Monterey and Big Sur, and with 17-Mile Drive winding through in its very front yard, Pebble Beach draws visitors from far and wide. What Fletcher imagined was an entertainer’s home, one that impresses on the approach but oh, so subtly — a California-style gradual awareness of the spectacular surroundings rather than an electric New York City-style pow to the senses. A place that feels comfortably stylish for both everyday living and sweet beach escapes.

Fletcher describes how the experience starts, which, literally, is at the beginning. “The entry has a great sense of arrival. As you drive up the driveway, you have no idea of the great views that are about to unfold. Once you get into the motor court, the house wraps its arms around you. It’s a very welcoming feeling. Dramatic and significant, yet understated.”

The property’s listing agent, Tim Allen of Coldwell Banker Residential Brokerage in Carmel-by-the-Sea, echoes Fletcher’s description and is forthright in his admiration for the design. “There is nothing else like it,” Allen says. “The crescent creates ocean views from every room, all enhanced by volume ceilings. It is a unique architectural design with a statement entry providing a refined, gracious introduction.”

The home’s embrace soon opens up, inviting you to turn your attention to elegant living spaces and the magnificent views beyond. Explains Fletcher, “Once inside, the view begins to unveil itself, and with every room you enter, it unveils itself again. Every room captures a different part of this big view.”

*continued*



If guests can be lured into taking their eyes off the sea and horizon, they will be rewarded. Accoutrements of luxurious living are as abundant as the sunshine and as sophisticated as Beverly Hills and the Upper East Side. Only this is Pebble Beach. Comparisons are only partly helpful, since this stretch of California coast is truly rare in its form and uniquely desired for its cachet.

Overnight guests will sink into the home's gracious, understated elegance, savoring the views from the comfort of either the 422-square-foot guest house with one bedroom and one bath, or the 834-square-foot caretaker's abode, also with one bedroom and one bath.

The 9,798-square-foot main residence is any owner's delight. Sited on an elevated knoll on a gated, 1.7-acre ocean view parcel, the home fans out on its radius platform, encompassing four bedrooms, five full baths, three half-baths, walk-in closets with built-ins, a theater, an elevator, a wine room, a library/den, a dining room, spacious kitchen with fireplace, two family rooms — one upstairs and one down — and two laundry facilities (for golf gear and all those beach towels). An attached three-car garage makes this Pebble Beach residence a hole in one.

In all, the estate offers 11,054 square feet of living space, more aptly described as indulging space — indulging the needs and desires of a California dreamer and doer. Indulging the senses.

There's simply nothing like this Padre Lane estate. Its architectural design takes advantage of sweeping ocean views, with materials to match: flooring of Jerusalem pearl stone and wide-plank white oak; custom windows crafted in Europe, using white-oak frames and prewired for window coverings; top-of-the-line appliances by Sub-Zero, Wolf and Miele; and fixtures by Hansgrohe.

A total of nine fireplaces provide strong architectural elements and soft warmth on chilly days (yes, California sees sub-75-degree weather from time to time). Brand-new construction shines with pride — the pride of its architect-designer and its soon-to-be owner, whomever that might be.

"I imagine the buyer of this property to be someone who recognizes quality. He or she pays attention to details and wants to make a subtle statement about his or her home," Fletcher muses. Reflecting on the design that hinges on sea views and a radius plan, Fletcher honors the process. "I can do all the 3-D models you want, but nothing captures a design better than the real thing. I go into a project confident of the outcome, but I am always pleasantly surprised by the built result. Now that the house is complete, I'm excited to know who will own this home. I bet it will be a great fit."

1231 Padre Lane  
 Pebble Beach, CA 93953  
 6 bedrooms  
 7 full baths  
 3 partial baths  
 11,054 square feet  
 \$22,000,000

Represented by: Tim Allen  
 Coldwell Banker Residential Brokerage in Carmel-by-the-Sea  
 O: 831.214.1990 mobile  
 C: 831.622.4622 direct





## WOODSIDE, CALIFORNIA

Presiding over approx. 5 acres, this property is a world-class destination. Every aspect for 5-star living has been implemented to ensure that comfort and convenience are found throughout the estate and that a significant number of guests can easily be accommodated. Featuring: tennis court, riding ring, pool, spa, outdoor entertainment center, guest house. [155KingsMountain.com](http://155KingsMountain.com)

6 bedrooms, 6 full and 6 half baths | \$16,995,000

Represented by: Erika Demma | [edemma@cbtnorcal.com](mailto:edemma@cbtnorcal.com) | C. 650.740.2970 | CalBRE# 01230766 | Coldwell Banker Residential Brokerage



### SUISUN VALLEY, CALIFORNIA

Villa De Madre Estate offers nearly 80 acres with 63 acres of cabernet vineyards. Custom built in 2002 with quality and taste in mind. State-of-the-art systems: entertainment, communications, energy efficiency and security. The main home offers an indoor pool, wine cave, and elevator. There is also a four bedroom caretaker's home, two car barns that can hold 100+ cars and a 1950s-style diner.

6 bedrooms, 8 full baths | \$15,998,000

Represented by: Bill Doyle & Rich Lewetzow | [bill.doyle@cbnocal.com](mailto:bill.doyle@cbnocal.com) | [rich.lewetzow@cbnocal.com](mailto:rich.lewetzow@cbnocal.com) | B. 415.407.5195 | R. 415.830.0699



## ALAMO, CALIFORNIA

This stunning hillside estate has been skillfully redesigned featuring today's finest materials and finishes. The "mid-century modern meets contemporary" residence is in a league of its own. From the 5-star resort style grounds, seamless indoor/outdoor flow and chef's kitchen to the "Napa Room," theatre and game room, the home is nothing short of a masterpiece. [131AlamoSprings.com](http://131AlamoSprings.com)

5 bedrooms, 5 full and 1 half baths | \$4,495,000

Represented by: Clark & Anne Johnson | [cjohnson@camoves.com](mailto:cjohnson@camoves.com)

C. 925.683.4024 | CalBRE# 01201830 | CalBRE# 01267959 | Coldwell Banker Residential Brokerage | [CAJohnsonGroup.com](http://CAJohnsonGroup.com)



## BOULDER, COLORADO

Beautifully sited on approximately 97 acres of unencumbered land seven minutes from downtown Boulder. Breathtaking views of Flatirons, Indian Peaks and Longs Peak. Remarkable equestrian facilities with 21-stall barn. Perfect property for farming, ranching or creating your own sustainable living environment. Magnificent landscaping with in-ground pool, tennis court and two ponds.

7 bedrooms, 4 full and 3 half baths | \$6,990,000

Represented by: Karen Bernardi | The Bernardi Group | karenb@bernardirealestate.com | O. 303.402.6000 | Coldwell Banker Residential Brokerage | BernardiRealEstate.com



## KAILUA BEACH, HAWAII

Presenting HALE PALEKAIKO - The House of Paradise. Chic, sophisticated, contemporary, avenue-to-ocean Beachfront Estate on world renowned Kailua Beach. Magical Indo-Modern design. The crown jewel of award winning architect Peter Vincent. Just completed - The ultimate residential resort incorporating the absolute finest materials from around the globe to create an unparalleled tropical masterpiece. Perfection! Main Residence of 4 bedrooms / 4.5 baths Guest Residence of 3 bedrooms / 3.5 baths, Outdoor Entertainment Pavilion complete with Poolside Bar, Kitchen & Spa Bathroom. 4 car garage.

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

Represented by: Anne Oliver (R) RB-17132 | [oliver@cbpacific.com](mailto:oliver@cbpacific.com) | C. 808.292.2800 | Coldwell Banker Residential Brokerage | [AnneOliver.com](http://AnneOliver.com)



## ESTATES OF KAHALA, HONOLULU, OAHU, HAWAII

Kahala Avenue offers the most prestigious real estate in Honolulu and is located just minutes from The Kahala Resort and Waialae Golf Course (home of the Sony Open) with excellent dining and shopping nearby. Imagine owning one of Honolulu's most luxurious beachfront estates--there are currently eight properties ranging from \$2,100,000 to \$22,000,000 available, and others to suit your individual needs. [KahalaEstatesOnTheAvenue.com](http://KahalaEstatesOnTheAvenue.com)

8 properties | \$2,100,000 - \$22,000,000

Represented by: Tracy Allen, Anne Hogan Perry & Beth Chang | [tracy@cbpacific.com](mailto:tracy@cbpacific.com) | [annep@cbpacific.com](mailto:annep@cbpacific.com) | [beth@bethchang.com](mailto:beth@bethchang.com)

T. 808.593.6415 | A. 808.286.6474 | B. 808.478.7800 | Lic.# RS 46610 | Lic. # RB 15815 | Lic.# RB 14022 | Coldwell Banker Pacific Properties



## NIU BEACH, HONOLULU, OAHU, HAWAII

Hale Ho'ola'i. Stunning and sophisticated approx. 1.43-acre oceanfront estate with 185 linear feet of beach frontage, tennis court/pavilion, sparkling pool, Jacuzzi & pool pavilion, 3-car garage/10-car motor court. 3 master suites, 3 additional bedrooms and a caretaker suite with kitchen/private entrance plus 8.5 baths by Agape of Italy. Gourmet SieMatic kitchen with 14-ft island. Multiple entertaining areas open to spacious seaside lanais.

7 bedrooms, 8 full and 1 half baths | \$20,000,000

Represented by: Tracy Allen | [tracy@cbpacific.com](mailto:tracy@cbpacific.com) | C. 808.593.6415 | Lic#: RS46610 | Coldwell Banker Pacific Properties | [NiuBeachHome.com](http://NiuBeachHome.com) | [TracyAllenHawaii.com](http://TracyAllenHawaii.com)



## KEKAHA, HAWAII

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

5 bedrooms, 5 full and 1 half baths | \$4,700,000

Represented by: Kelly Liberatore | [kelly.liberatore@coldwellbanker.com](mailto:kelly.liberatore@coldwellbanker.com) | C. 808.639.2061 | O. 808.338.0369 | Coldwell Banker Makai Properties | [www.makaiproperties.com](http://www.makaiproperties.com)



## HONOLULU, OAHU, HAWAII

Presenting the next chapter in the lifestyle of luxury condo living. This brand new condo in the heart of Honolulu combines contemporary Euro-Asian style for the most discerning buyer. Offered fully furnished, this exceptional piece of paradise awaits an owner who will appreciate the exceptional quality and convenience that this full service building has to offer.

2 bedrooms, 2 full baths | \$1,980,000

Represented by: Kainoa Lee | [kainoa@cbpacific.com](mailto:kainoa@cbpacific.com) | C. 808.330.8888 | Lic#: RS59781 | Coldwell Banker Pacific Properties



## ALPINE, UTAH

Alpine home nestled in the exclusive Box Elder community right next to the Wasatch mountains. This property adjoins 255 acres of park, with hiking and biking paths, and comes with animal rights. The home offers high-quality finishes: extensive hardwood, heated tile master bath floor, custom iron railings, elegant moldings and detail carpentry. Open concept great for entertaining.

5 bedrooms, 2 full and 2 half baths | \$1,075,000

Represented by: Laurel Simmons | laurel@homesbylaurel.com | C. 801.718.4681 | Coldwell Banker Residential Brokerage



SOUTHWEST

ARIZONA • SOUTHERN CALIFORNIA





# Masterpiece at Montage

BY JAYMI NACIRI

*A newly built custom estate at the famed resort brings an artistic touch to the California coast.*

It was 1903 when Norman St. Claire, inspired by the lush landscape, the seaside splendor and the cacophony of colors, called upon other artists to join him in Laguna Beach. So began the city's role as an artist's colony.

More than a century later, Laguna Beach has evolved into one of the most luxurious locales in the world, with some of the most sought-after properties along its beachfront and dotting its hillsides. But the artist's spirit remains, in the famed Pageant of the Masters Art Festival, in the many galleries that flourish still and, sometimes, built into the city's most magnificent homes.

Case in point: the stunning glass bridge that elevates the street-facing exterior of this Montage Resort residence, connecting it to the rest of the

8,315-square-foot, custom, newly constructed home and infusing it with the spirit of artistic grandeur.

"The glass bridge is one of the most interesting features of the home," says listing agent Tim Smith of Coldwell Banker Residential Brokerage in Newport Beach. "The glass was installed in big square pieces, and it's backlit. When it's lit up, it's really beautiful."

The bridge was the brainchild of the architect, Chris Light of C.J. Light Associates, according to builder Matthew Dugally, principal of Dugally Oberfeld, and it serves not just as a dramatic entryway but also "maximizes the light into the subterranean level." This is but one of many unexpected features in the basement-level entertainment zone that



contains a home theater, a bar and a wine-tasting room with climate-controlled storage, as well as expansive ceilings, a workout room and three bedrooms — all of which open to the exterior through pocket doors onto a romantic fountain.

“It’s very rare to have high ceilings and spacious, open rooms at the subterranean level of a house, and almost every room on the lower level gets great natural light,” says Dugally. “The floor plan flows really nicely, and it’s a great space for entertaining.”

An emphasis on indoor-outdoor living was an architectural “given” with the home’s location at the exclusive Montage Resort, and zero transition from the home’s interior to the vast, view-oriented grounds is a theme

throughout. There is no barrier between the expansive living room, formal dining room and relaxing master suite, and the breezy outdoor space and breathtaking and sunset vistas.

But the views, however stunning, are only the beginning of the advantages to living at Montage. Residents in this coveted community are able to use all the amenities offered to guests of the five-star resort hotel, including Spa Montage and Mosaic Pool, dining at the Loft and Studio, and an array of complimentary personal concierge services.

“The main selling point of a house of this caliber tied to a Montage flag is that it really is the epitome of concierge living,” says Smith. “There’s access to all the amenities of the hotel, with an increased amenity

*continued*

package for owners. There is nothing they won't do: pick you up, cater an event, get groceries, set out beach chairs. It's really like living at a hotel, with all the benefits of a custom residence."

That combination appeals to a wide range of luxury homebuyers, as does the thoughtful floor plan and elegant design of the residence. A wide-open main floor features luxe yet inviting spaces for gathering, disappearing glass walls leading out to the lanai and infinity pool, and high-end finishes that complement distinctive design choices and add texture and interest.

Perhaps nowhere is that better realized than in the massive kitchen. A true chef's dream, the kitchen features commercial appliances, custom cabinetry, and a massive, marble-topped island that looks like it could have been carved and created in one of the galleries. Above, wood beams and a sliver of exposed brick hint of the mix of "old-world grandeur meets modern luxury meets distinctive architecture" found through the home. Here, too, access to the outdoors is unencumbered. In the adjacent breakfast room, a wall composed of steel-framed glass lets in the light in an ingenious manner.

"The windows and doors in the home are all Riviera Bronze steel, the most high-end product of its kind. There is one on a radius in the breakfast room; I've never seen anything like that on a curve," says Smith. "Truly great architecture unfolds as you walk through it. When you walk through this house, you're constantly surprised by how great the layout and finishes are."

And how seamlessly this luxury coastal estate melds Laguna Beach's artistic pedigree with Montage's reputation as the ultimate luxury playground by the sea.



25 Montage Way  
Laguna Beach, CA  
\$27,995,000  
6 bedrooms  
6 full baths  
2 partial baths

Represented by: Tim Smith  
Principal, The Smith Group  
Coldwell Banker Residential Brokerage Newport Beach  
C: 949.678.1070; O: 949.717.4711  
tim@timsmithgroup.com  
www.smithgrouprealestate.com



## PARADISE VALLEY, ARIZONA

Judson, guard-gated community, built in 2006. Intricate stone and wood flooring, leaded glass windows, hand-carved cabinetry, plastered and embossed walls, chandeliers to rival the finest estates. Circular fountain parking court. Double-island kitchen, open truss beams, family room with retracting walls. Theater, wine cellar, casita, approx 10,050 livable sq ft, 5-car garage.

5 bedrooms, 8 full baths | \$5,900,000

Represented by: Laura Joyner | laurajoyner50@gmail.com | C. 602.469.6777

Coldwell Banker Residential Brokerage



### PHOENIX, ARIZONA

Prestigious Biltmore Estate on 1.03 acres. Contemporary 6,472 sq. ft. masterpiece with open floor plan, en-suite baths, gourmet chef's kitchen, breakfast & family room with viewing bar. Sitting room with dual offices. Private patios with fairway views of the AZ Biltmore GC. Organic herb & vegetable garden adjacent to the outdoor kitchen and BBQ area.

5 bedrooms, 5 full and 1 half baths | \$2,450,000

Represented by: Wendy Walker | wendy@wwfineproperties.com  
O. 602.468.8888 | F. 602.391.2888 | Coldwell Banker Residential Brokerage  
WendyWalkerFineProperties.com



### PHOENIX, ARIZONA

Fabulous gated southwestern Lee Hutchison Architectural home on the Biltmore Links GC. Main 3,885 sq. ft. Master suite with spa bath & FP. Chef's kitchen, Lutron lighting, negative edge pool, putting green, outdoor FP, heaters & fans. 6 car parking in A/C garages. 1,036 sq. ft. detached GH with separate entry. Beautiful fairway, city, & mountain views.

4 bedrooms, 4 full and 1 half baths | \$2,150,000

Represented by: Wendy Walker | wendy@wwfineproperties.com  
O. 602.468.8888 | F. 602.391.2888 | Coldwell Banker Residential Brokerage  
WendyWalkerFineProperties.com



### SCOTTSDALE, ARIZONA

Magnificent Desert Sky estate on 1+ acre. Flexible floorplan at 6,397 sq. ft. en-suite baths, gourmet kitchen with top-of-line appliances & wine closet. Circular drive, courtyard with fountain, FP & covered patios. Private pool, lighted sport court & guest casita. Breathtaking 360-degree city, mountain, & sunset views from the rooftop patio.

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

Represented by: Wendy Walker | wendy@wwfineproperties.com  
O. 602.468.8888 | F. 602.391.2888 | Coldwell Banker Residential Brokerage  
WendyWalkerFineProperties.com



### PARADISE VALLEY, ARIZONA

Elegant La Place Paradise Valley estate on 2+ acres. Main house boasts 11,000+ sq. ft. with 1,274 sq. ft. Guesthouse. Grand double staircase, marble & wood floors, fireplaces, hand tooled craftsmanship throughout. Formal living & dining room. Gourmet kitchen. Lush grounds with resort-style pool & tennis court. Stunning Camelback & Mummy mountain views.

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

Represented by: Wendy Walker | wendy@wwfineproperties.com  
O. 602.468.8888 | F. 602.391.2888 | Coldwell Banker Residential Brokerage  
WendyWalkerFineProperties.com



### PARADISE VALLEY, ARIZONA

Spectacular Mediterranean estate with private gated driveway offering complete privacy and exceptional style. Rich warm finishes, stone and hand-scraped wood floors, 6 fireplaces, handsome theatre, luxurious master suite and stackable patio doors. Pool, spa and 5 car garage. Stunning mountain views.

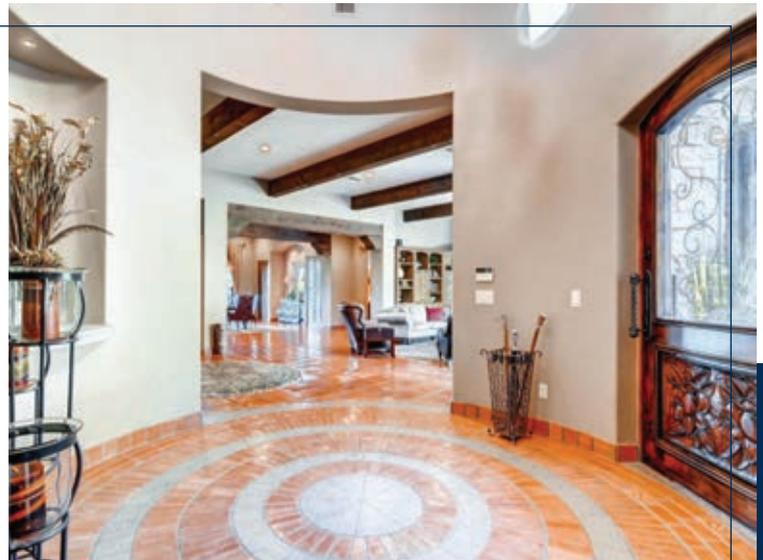
5 bedrooms, 5 full and 2 half baths | \$3,195,000  
 Represented by: Jan Kabbani | [jan@jankabbani.com](mailto:jan@jankabbani.com) | C. 602.739.5050  
 Coldwell Banker Residential Brokerage | [jankabbani.com](http://jankabbani.com)



### PARADISE VALLEY, ARIZONA

Stunning Mummy Mountain views from this custom Tatum Canyon European style home built by John Shultz. Unsurpassed quality with exquisite details including oak chevron laid solid wood floors, massive arched doors and windows, Brazilian granite gourmet kitchen, Italian marble baths and landscaping designed by Greg Trutza.

4 bedrooms, 3 full and 1 half baths | \$1,995,000  
 Represented by: Jan Kabbani | [jan@jankabbani.com](mailto:jan@jankabbani.com) | C. 602.739.5050  
 Coldwell Banker Residential Brokerage | [jankabbani.com](http://jankabbani.com)



### PHOENIX, ARIZONA

Casual elegance in this custom Santa Barbara built by Dan Hill and located in a gated enclave. No expense spared on this exceptional residence with soaring ceilings, wood-beamed great room, master spa bath, viewing balconies, heated pool, and putting green. Mountain and city light views. Near fine dining and shopping.

4 bedrooms, 4 full baths | \$1,895,000  
 Represented by: Janet Oitzinger | [janet.oitzinger@azmoves.com](mailto:janet.oitzinger@azmoves.com)  
 C. 602.320.5300 | O. 602.954.6888 | Coldwell Banker Residential Brokerage | [coldwellbankerhomes.com](http://coldwellbankerhomes.com)



### PHOENIX, ARIZONA

Exquisite 3,350 sq. ft. unit #1101 at Esplanade Place! High floor & high ceilings, 2 master suites & 3rd room & media/office, & many elegant luxury finishes throughout! Stunning versatile contemporary design, 2 gas fireplaces, 2 view balconies, tremendous gourmet kitchen, 2 garage spaces & storage room. Enjoy the best in high-rise living!

3 bedrooms, 2 full and 1 3/4 baths | \$1,625,000  
 Represented by: Susan Polakof | Susan.Polakof@azmoves.com | C. 602.738.5500  
 Coldwell Banker Residential Brokerage | SusanPolakof.com



### PHOENIX, ARIZONA

Beautiful designer-decorated 3550 sq. ft. residence at Esplanade Place with only the best in high-rise amenities & services! Residence #302 offers a splendid array of gorgeous finishes! 2 view balconies, 2 master suites & 3rd room, large great room with wet bar, gas fireplace & 50' curved wall of view windows! 2 car garage spaces and storage.

3 bedrooms, 2 full and 1 3/4 baths | \$1,345,000  
 Represented by: Susan Polakof | Susan.Polakof@azmoves.com | C. 602.738.5500  
 Coldwell Banker Residential Brokerage | SusanPolakof.com



### PHOENIX, ARIZONA

Fabulous residence #705 with 2,417 sq. ft. has travertine stone floors & carpet, great room with wet bar & gas fireplace surrounded by built-in shelves, gourmet kitchen, view balcony and master suite with built-ins! 2 car garage spaces & storage. Enjoy the exemplary high-rise amenities & services at Esplanade Place! Pool, full gym, 24 hr security!

2 bedrooms, 2 full baths | \$1,100,000  
 Represented by: Susan Polakof | Susan.Polakof@azmoves.com | C. 602.738.5500  
 Coldwell Banker Residential Brokerage | SusanPolakof.com



### PHOENIX, ARIZONA

Stunning 2,417 sq. ft. move-in ready residence at Esplanade Place! The ultimate Phoenix luxury High-Rise! Unit #505 was totally remodeled in 2011 with exquisite finishes including wood floors & wainscoting, many built-ins, lighting upgrades, a stereo system with speakers. 2 car garage spaces & storage. Finest building services & amenities!

3 bedrooms, 2 full baths | \$1,075,000  
 Represented by: Susan Polakof | Susan.Polakof@azmoves.com | C. 602.738.5500  
 Coldwell Banker Residential Brokerage | SusanPolakof.com



## PRESCOTT, ARIZONA

Amazing stone masterpiece on nearly 3 acres of landscaped grounds with spectacular panoramic views. Custom, top-of-the-line entertainer's paradise featuring only the finest quality materials. Chef's eat-in kitchen, formal dining room, 4 fireplaces, 20' ceilings and expansive great room with large wet bar, outdoor kitchen and Ramada.

4 bedrooms, 3 full and 1 half baths | \$1,275,000  
 Represented by: Richard E Kerr | richard@richardekerr.com  
 C. 928.227.2437 | O. 928.776.0888 | Coldwell Banker Residential Brokerage | www.richardekerr.com



## MESA, ARIZONA

Luxuriously crafted Las Sendas 6,330 square foot home near completion. This single-level open plan with seamless indoor and outdoor living, executive office and entertainment rooms offers mountain and city-light views. Fully equipped guest home has full kitchen, 1 bedroom, 1 bath. 9 car total garage (RV plus 4 car). Artist-rendering shown.

5 bedrooms, 5 full and 1 half baths | \$1,795,000  
 Represented by: Renee Merritt & Christine Anthony | reneemerritt71@gmail.com  
 christine.anthony@azmoves.com | R. 480.522.6135 | C. 480.200.0972  
 Coldwell Banker Residential Brokerage | ReneeMerritt.com



## CHANDLER, ARIZONA

Builders very own exquisitely crafted custom masterpiece in the gated enclave of Tierra Linda with romantic courtyard and European-inspired fountains. Finest finishes throughout include hand-carved Cantera stone, 28' grand entry, colonnade hallways, varied coffered millwork, beams, tray ceilings and CAT-5 smart home automation.

4 bedrooms, 5 full baths | \$1,249,000  
 Represented by: Renee Merritt | reneemerritt71@gmail.com | C. 480.522.6135  
 Coldwell Banker Residential Brokerage | ReneeMerritt.com



## BEL AIR, CALIFORNIA

Magnificent gated and private compound directly overlooking the Bel-Air Country Club on approximately 1.5 flat acres (2 contiguous parcels) in Old Bel-Air's most prestigious East Gate location.

9 bedrooms, 16 full baths | \$37,500,000

Represented by: Jerry Jolton | [jerry@jerryjolton.com](mailto:jerry@jerryjolton.com) | C. 310.285.7503 | Coldwell Banker Residential Brokerage | [www.jerryjolton.com](http://www.jerryjolton.com)



## BEVERLY HILLS, CALIFORNIA

Dynamic modern estate by famed architect Ricardo Legorreta on a large over 22,000 sq. ft. corner lot in the prime Beverly Hills Flats. Voluminous rooms and clean lines with walls of glass throughout.

3 bedrooms, 5 full baths | \$14,995,000

Represented by: Jade Mills | [homes@jademills.com](mailto:homes@jademills.com) | C. 310.285.7508 | Coldwell Banker Residential Brokerage | [www.JadeMills.com](http://www.JadeMills.com) | [www.JadeMillsWorldwide.com](http://www.JadeMillsWorldwide.com)



## BRENTWOOD, CALIFORNIA

This one of a kind Brentwood location is unparalleled as is the privacy and old Hollywood grace that greet you when you enter the gates and cross over the bridge of this extraordinary sanctuary. The main house is situated up a private drive and boasts 4 bedrooms, 3 full baths plus 2 powder rooms, a library, wine cellar, formal dining room, and a cooks kitchen that opens to an outdoor dining area. French Windows and doors throughout beckon the outdoors in and the exteriors do not disappoint. There is an entertainers lodge with a ¾ bath, kitchenette, bar, fireplace and deck with a spa that looks out over the extraordinary grounds and the paths including steps though the forest to the full 2 br./2bas guesthouse with a full kitchen and a fireplace overlooking the pool, orchards and grounds.

4 bedrooms, 3 full baths | \$8,800,000

Represented by: Johnny Lee Schell & Beth Styne | johnnylee@mac.com | bstyne@coldwellbanker.com | J. 310.859.6032 | B. 310.285.7516  
Coldwell Banker Residential Brokerage



## STUDIO CITY, CALIFORNIA

Ultimate Fryman Canyon Estates architectural farmhouse retreat by renowned firm, Hodgetts + Fung, IA. Up a long gated drive on 2+ lush acres with bucolic vistas abounding. Dramatic hi clngs, wd flrs, French drs, exposed cylindrical-steel trusses, huge master ste with 4 walk-ins, s rm, fp, loft, lg balc, gorgeous ba. 2 int bds + 2 outdr gst spcs.

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

Represented by: Michael J. Libow | [mjllibow@gmail.com](mailto:mjllibow@gmail.com) | C. 310.285.7509 | Coldwell Banker Residential Brokerage | [michaeljllibow.com](http://michaeljllibow.com)



## MALIBU, CALIFORNIA

Guard gated resort living in heart of Malibu. 72-ft pool, outdoor kitchen, bar, fire pit, tennis court. Master suite, infrared sauna, steam. 3 br suites, office and media room. 4-car garage. [www.serralakehouse.com](http://www.serralakehouse.com).

4 bedrooms, 6 full baths | \$21,750,000

Represented by: Sandro Dazzan & Irene Dazzan- Palmer | [sdazzan@hotmail.com](mailto:sdazzan@hotmail.com) | [malibuirene@gmail.com](mailto:malibuirene@gmail.com) | S. 310.317.9348 | I. 310.317.9354

Coldwell Banker Residential Brokerage | [www.DazzanEstates.com](http://www.DazzanEstates.com)



### BEL AIR, CALIFORNIA

Casa Lago, Bel Air's newest masterpiece, rests atop a private bluff overlooking the sparkling waters of the Stone Canyon reservoir. As Bel Air's closest property to the waterfront, Casa Lago recalls the great villas in Italy's lake region with stunning 300-degree views.

8 bedrooms, 15 full baths | \$34,900,000  
 Represented by: Joyce Rey & Dan Glaser | [Joyce@JoyceRey.com](mailto:Joyce@JoyceRey.com)  
[dan@danglaserre.com](mailto:dan@danglaserre.com) | J. 310.285.7529 | D. 802.825.8411  
 Coldwell Banker Residential Brokerage | [JoyceRey.com](http://JoyceRey.com)



### BEL AIR, CALIFORNIA

On its own private street behind the gates of Bel Air, an exquisite contemporary tennis court estate w/ fabulous views to the ocean is ready to construct on 2.6+ acres of premiere land. Engineered architectural plans designed by Belson/ Palumbo Luxury Development. Every detail of the planned luxury estate & guest house has been meticulously designed.

LAND WITH FULLY ENGINEERED ARCHITECTURAL PLANS | \$27,995,000  
 POST-CONSTRUCTION | TURN KEY | \$100,000,000  
 Represented by Joyce Rey & Christopher Damon | J. 310.285.7529 | C. 310.230.2427  
 Coldwell Banker Residential Brokerage | [JoyceRey.com](http://JoyceRey.com)



### BEVERLY HILLS, CALIFORNIA

FOR SALE OR LEASE. Gated and private estate with abundant large terraces, an outdoor kitchen, pool, spa, tennis court, koi pond, sports court, putting green, a 2-lane vintage inspired bowling alley, game room, wet bar and powder room. Separate guest house. Recently remodeled, its ambiance emulates a supreme Connecticut / Hampton residence.

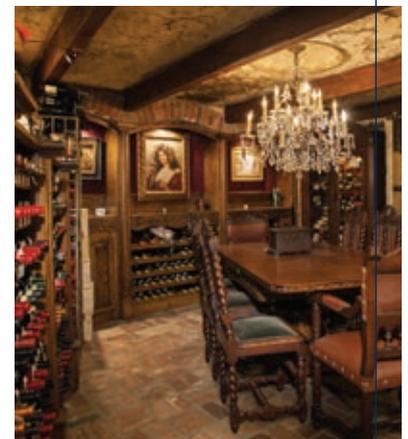
9 bedrooms, 15 full baths | \$25,500,000 | Rent \$100,000 month  
 Represented by: Joyce Rey & Stacy Gottula | [Joyce@JoyceRey.com](mailto:Joyce@JoyceRey.com)  
[Stacy@StacyGottula.com](mailto:Stacy@StacyGottula.com) | J. 310.285.7529 | S. 310.281.4365  
 Coldwell Banker Residential Brokerage | [JoyceRey.com](http://JoyceRey.com)



### SUNSET STRIP, CALIFORNIA

An architectural masterpiece and a very private garden residence, this John Elgin Woolf-designed home holds an impeccable entertainment industry pedigree in a prime Hollywood Hills. This is an intimate estate with classic beauty and contemporary elegance, every element expressing a gracious ease.

3 bedrooms, 3 full and 1 half baths | \$5,850,000  
 Represented by: Joyce Rey & Stacy Gottula | [Joyce@JoyceRey.com](mailto:Joyce@JoyceRey.com)  
[Stacy@StacyGottula.com](mailto:Stacy@StacyGottula.com) | J. 310.285.7529 | S. 310.281.4365  
 Coldwell Banker Residential Brokerage | [JoyceRey.com](http://JoyceRey.com)



## CORONA DEL MAR, CALIFORNIA

This China Cove Estate is located on one of Orange County's most coveted beaches. Rich with history, the custom estate is built into the hillside and boasts unsurpassed views of the ocean, Newport Harbor, Catalina Island, the Wedge and beyond. The 3-room temperature controlled 4,000 bottle wine cellar is featured in Wine Spectators 2009. Additional features include: 5-stop elevator, 5 car garage, electric davit for jet-ski launch.

6 bedrooms, 6 full and 1 half baths | \$22,999,000.00

Represented by: Georgina Jacobson & Pallie Jones | [georgina@georginajacobson.com](mailto:georgina@georginajacobson.com) | G. 949.285.8380 | P. 949.500.8082  
Coldwell Banker Residential Brokerage | [GeorginaJacobson.com](http://GeorginaJacobson.com)



## LIDO ISLE, CALIFORNIA

Spectacular views, soft contemporary style bay front home on the Eastern tip of Lido Isle. This home boasts approx 55-ft frontage with boat dock, office, great room, living room, kitchen with nook, dining and living room.

3 bedrooms, 4 full and 1 half baths | \$11,785,000  
Represented by: Diana Miner | Daminer99@aol.com | C. 949.394.6212  
Coldwell Banker Residential Brokerage



### NEWPORT COAST, CALIFORNIA

Andalusian-inspired custom 10,600 sq. ft. estate in exclusive Crystal Cove features an appx. 26,000 sq. ft. corner parcel; panoramic ocean, Catalina, & harbor views; extensive use of antique doors & windows, antique hardware, reclaimed tiles, and intricate carvings throughout; gourmet's kitchen; 25-car garage; and a detached casita.

7 bedrooms, 9 full and 3 half baths | \$17,499,000

Represented by: Georgina Jacobson & Michael Carpenter | [georgina@georginajacobson.com](mailto:georgina@georginajacobson.com) | [michael.carpenter@camoves.com](mailto:michael.carpenter@camoves.com) | G. 949.285.8380 | M. 949.922.1092  
Coldwell Banker Residential Brokerage | [OneDeepSea.com](http://OneDeepSea.com)



### NEWPORT BEACH, CALIFORNIA

Situated on the bayfront with nearly 40' of beach frontage, this Contemporary residence boasts chic appointments and state-of-the-art upgrades such as a Vantage lighting system, sound system, alarm system, and Integra system. Also features a heated approx. 378 sq. ft. covered porch one step from the sand - the perfect place to entertain.

4 bedrooms, 3 full and 1 half baths | \$5,999,000LH

Represented by: Georgina Jacobson & Michael Carpenter  
[georgina@georginajacobson.com](mailto:georgina@georginajacobson.com) | G. 949.285.8380 | M. 949.922.1092  
Coldwell Banker Residential Brokerage | [22BeaconBay.com](http://22BeaconBay.com)



### NEWPORT BEACH, CALIFORNIA

Set sail from this exceptional waterfront oasis with a private pier, dock with space for multiple boats or 1 large yacht, stone patio with built-in BBQ, fire pit, pool, and roof top deck. Recently renovated with an open floor plan and beautifully appointed interiors with rich wood floors, built-ins, and a beautifully remodeled kitchen.

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

Represented by: Georgina Jacobson & Michael Carpenter  
[georgina@georginajacobson.com](mailto:georgina@georginajacobson.com) | [michael.carpenter@camoves.com](mailto:michael.carpenter@camoves.com) | G. 949.285.8380  
M. 949.922.1092 | Coldwell Banker Residential Brokerage | [210EveningStarLane.com](http://210EveningStarLane.com)



### LAGUNA BEACH, CALIFORNIA

Lighthearted coastal oasis in Crescent Bay.

4 bedrooms, 3 full and 2 half baths | Price Upon Request  
Represented by: Tim Smith | [tim@timsmithgroup.com](mailto:tim@timsmithgroup.com) | O. 949.717.4711  
Coldwell Banker Residential Brokerage | [smithgrouprealestate.com](http://smithgrouprealestate.com)



### DANA POINT, CALIFORNIA

New construction by William Lyon Homes at the St. Regis Resort.

4 bedrooms, 4 full baths | Price Upon Request  
Represented by: Tim Smith | [tim@timsmithgroup.com](mailto:tim@timsmithgroup.com) | O. 949.717.4711  
Coldwell Banker Residential Brokerage | [www.smithgrouprealestate.com](http://www.smithgrouprealestate.com)



### DANA POINT, CALIFORNIA

Immaculate oceanfront home in Monarch Bay.

5 bedrooms, 3 full and 2 3/4 baths | Price Upon Request  
Represented by: Tim Smith | [tim@timsmithgroup.com](mailto:tim@timsmithgroup.com) | O. 949.717.4711  
Coldwell Banker Residential Brokerage | [smithgrouprealestate.com](http://smithgrouprealestate.com)



### SAN CLEMENTE, CALIFORNIA

Illustrious residence with endless views at Cotton Point Estates.

7 bedrooms, 7 full and 3 3/4 baths | Price Upon Request  
Represented by: Tim Smith | [tim@timsmithgroup.com](mailto:tim@timsmithgroup.com) | O. 949.717.4711  
Coldwell Banker Residential Brokerage | [smithgrouprealestate.com](http://smithgrouprealestate.com)



## LA JOLLA, CALIFORNIA

Magnifique in the Muirlands - Indulge your passion for the French Mediterranean. Enjoy the ultimate La Jolla lifestyle from this Muirlands hideaway with its easy access to fabulous beaches and the village of La Jolla.

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

Represented by: Ian Arnett | [ian@harwoodre.com](mailto:ian@harwoodre.com) | C. 858.204.0965 | Coldwell Banker Residential Brokerage | [www.harwoodre.com](http://www.harwoodre.com)



## RANCHO SANTA FE, CALIFORNIA

This stunning approx 2.75 acre single level Tuscan style villa is a sanctuary from life's hustle and bustle! Graced with European architectural detail, yet designed for multi-generational living with a beach entry pool, tennis court, comfortable grand loggias and detached guest suites.

8 bedrooms, 8 full and 2 half baths | \$7,888,000

Represented by: Gloria Shepard & Kathy Lysaught | [gloria@gshepardhomes.com](mailto:gloria@gshepardhomes.com) | C. 858.759.6700 | Coldwell Banker Residential Brokerage | [onthemoveforyou.info](http://onthemoveforyou.info)



### DEL MAR, CALIFORNIA

Beautiful single level home in Del Mar with views of the polo fields. This 4 (opt. 5) bed, 2.5 bath home is a must see! Vaulted ceilings throughout make this home feel open and spacious. The bright kitchen with granite counters, top of the line appliances, and breakfast nook. Enjoy on the 1,920 sq. ft. deck with with stunning valley views.

4 bedrooms, 2 full and 1 half baths | \$2,199,995  
 Represented by: Peter Middleton | Pete@peteknowsrealestate.com  
 C. 858.922.3377 | O. 858.764.4808 | Coldwell Banker Residential Brokerage  
 4857RanchoViejo.com



### SAN DIEGO, CALIFORNIA

Live the life of luxury right on the beach! Located in Pacific Beach with panoramic ocean views from La Jolla to Sunset Cliffs. No expense has been spared for this fully upgraded smart home. Floor to ceiling sliding glass walls provide unobstructed views to the ocean front patio with built-in heaters and infinity spa.

4 bedrooms, 5 full baths | \$5,499,995  
 Represented by: Peter Middleton | Pete@peteknowsrealestate.com  
 C. 858.922.3377 | O. 858.764.4808 | Coldwell Banker Residential Brokerage  
 3921OceanFrontWalk.com



### LA JOLLA, CALIFORNIA

High atop the Muirlands of La Jolla, This historic residence spanning 6,898 square feet, with 5 bedrooms (optional 6) and 5.5 bathrooms has been richly appointed and lovingly restored by its current owners back to the original architectural intent of the era, both inside and out.

5 bedrooms, 5 full and 1 half baths | \$6,499,995  
 Represented by: Peter Middleton | Pete@peteknowsrealestate.com  
 C. 858.922.3337 | O. 858.764.4808  
 Coldwell Banker Residential Brokerage | 6309HartleyDrive.com



### LA JOLLA, CALIFORNIA

Stunning home on a double sized lot with views of La Jolla Shores! Your breath will be taken away by the coastline view as you enter this 4 bed (opt 5) 4 bath home. This home is only a 10 minute walk to the heart La Jolla Village and the beach. Relax in the peaceful house or spend the day outside in your private pool.

4 bedrooms, 4 full baths | \$4,499,995  
 Represented by: Peter Middleton | Pete@peteknowsrealestate.com  
 C. 858.922.3377 | O. 858.764.4808 | Coldwell Banker Residential Brokerage  
 7787LudingtonPlace.com



### RANCHO MIRAGE, CALIFORNIA

Located in Thunderbird Cove, this Desert Modern home is built around a solid granite mountain with a dramatic cascading waterfall. Enter through a courtyard with natural boulder pool surrounded by mountain and desert views. 3 bedrooms, 3.5 baths, 5298 sq. ft. of living space, and a climate controlled wine room. Desert Living at its best.

3 bedrooms, 3 full and 1 half baths | \$2,999,900  
 Represented by: Steve & Geri Downs | geridowns@dc.rr.com  
 C. 760.578.9210 | O. 760.776.9898 | Coldwell Banker Residential Brokerage | SteveandGeri.com



### RANCHO MIRAGE, CALIFORNIA

Spectacular home in Mission Hills Country Club Fairway Estates. Elegant iron gates, circular drive and porte-cochere welcome you to one of the finest homes in Rancho Mirage. Walls of glass look out onto several outdoor areas that offer views of the infinity pool, lake and fairway of the Arnold Palmer course. Elegant yet cozy ambiance.

4 bedrooms, 4 full and 2 half baths | \$2,199,900  
 Represented by: Steve & Geri Downs | geridowns@dc.rr.com  
 C. 760.578.9210 | O. 760.776.9898 | Coldwell Banker Residential Brokerage | SteveandGeri.com



### RANCHO MIRAGE, CALIFORNIA

Custom home in the unique, gated community of Villaggio on Sinatra located on an almost half acre lot with 4 br 3.5 ba, approx 3,842 sq. ft. Formal living room, formal dining room and a great room that lead you out to the covered outdoor living area complete with barbeque, spa/pool, fireplace, media niche and views of the western mountains.

4 bedrooms, 3 full and 1 half baths | \$1,099,900  
 Represented by: Steve & Geri Downs | info@SteveandGeri.com | C. 760.578.9210 | Coldwell Banker Residential Brokerage | SteveandGeri.com



### INDIAN WELLS, CALIFORNIA

The crown jewel in gated Indian Wells Country Club! Premium 1.1 acre lot with commanding views of the 15th fairway & green. This residence is an architectural masterpiece with two separate fully equipped guest houses. 10+ car parking. Perfect corporate retreat, vacation home or primary residence. Property & grounds set up for entertaining!

5 bedrooms, 5 full and 2 half and 1 3/4 baths | \$3,950,000  
 Represented by: Joyce Essex Harvey | Joyce@EssexHarvey.com | C. 310.922.7476  
 O. 310.777.6375 | Coldwell Banker Residential Brokerage | 77700Cottonwood.com



### LA QUINTA, CALIFORNIA

Magnificent, custom-built estate at the exclusive Madison Club.

6 bedrooms, 6 full and 3 3/4 baths | Price Upon Request  
 Represented by: Tim Smith | tim@timsmithgroup.com | O. 949.717.4711  
 Coldwell Banker Residential Brokerage | smithgrouprealestate.com

Miami, Florida  
5 bedrooms, 4 baths, 1 half bath  
Magnificent Modern | \$4,249,000

Represented by: The Jills, Jill Hertzberg and Jill Eber  
T: 305-788-5455, 305-915-2556 | TheJills.com



Roma, Italy  
Price available on Request  
Represented by: Andrea Barbera  
Coldwell Banker Bodini Barbera International Real Estate



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