THE 2015 ULTIMATE ISSUE

UNIQUE HOMES



The $100 Million Club

Our Record-Shattering Top 10 List of America's Most Expensive Homes

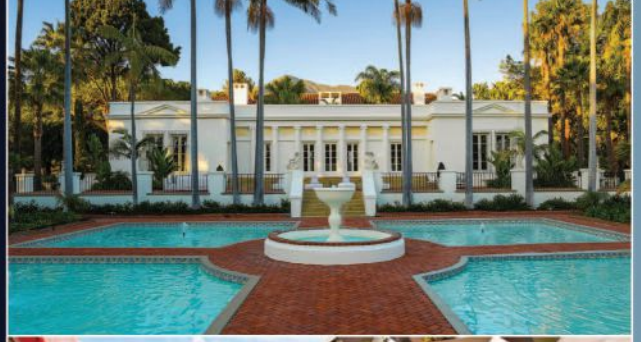
Joan Rivers' Manhattan Penthouse

NAPLES, FL
$68,000,000
John R. Wood Properties
WEB ID: JZPQ9

luxuryportfolio.com







MONTECITO, CA
$35,000,000
Village Properties
WEB ID: TQCZ9



NEW YORK, NY
Price Upon Request
Halstead Property
WEB ID: OYUQ9



KINGS BEACH, CA
$34,500,000
Chase International
WEB ID: OKZV9



BELLEVUE, WA
$32,800,000
Windermere Real Estate
WEB ID: EOEZ9

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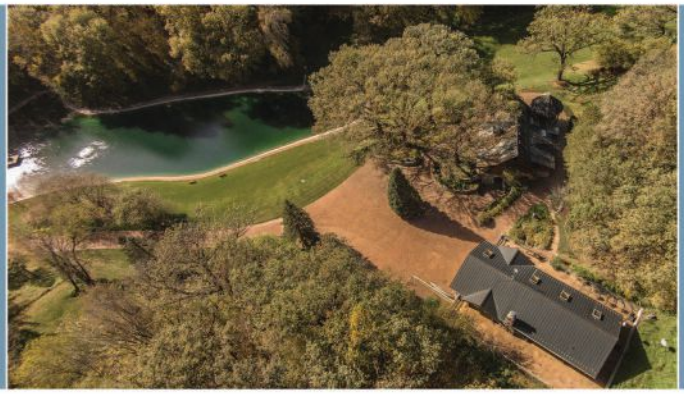
LA CANADA FLINTRIDGE, CA | $14,995,000
Historic Trophy Estate totaling 18,190 sqft of measured living space on 1.98 acres over three separate parcels.
Dilbeck Real Estate
Tim Durkovic — 310.738.8098 WEB ID: ELBC9



HARWICH PORT, CAPE COD, MA | $12,500,000
Extraordinary Nantucket Sound estate; iconic home on 6.35A with 616' of expansive sandy beach & commanding views.
Robert Paul Properties
Paul Grover — 508.364.3500 WEB ID: LSGC9



CHICAGO, IL | $4,900,000
Perfection atop Michigan Avenue. South, East, and North views. 3 bedrooms, 3.5 baths. 4200 sf. Full amenities.
Baird & Warner
Nicholas A. Colagiovanni — 312.981.2333 WEB ID: VBAC9



COUNCIL BLUFFS, IA | $3,900,000
Private retreat on 100 acres. Authentic log home and lodge; 2 acre swimming pool, 14 car garage and wine cellar!
NP Dodge Real Estate
Lisa Bartholow Jansen — 402.740.5050 WEB ID: QOOV9

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NOVI, MI | $1,800,000
Tuscany Reserve European Inspired Manor * Custom Detailing Through Out This 8,250 SqFt * 5-6 Bedrooms * 4 Car *.
Real Estate One
Fil Superfisky — 248.380.8390 WEB ID: GFKV9



JENSEN BEACH, FL | $1,600,000
Gated waterfront 3 /4 BR, 3.5 BA, 2 Car, penthouse, 4042 sf, 45' slip/lift available, 60 mi to Bahamas.
Premier Realty Group
Tim & Marilyn Griffin — 772.260.9471 WEB ID: GRJB9



OSTERVILLE, CAPE COD, MA | $8,900,000
Magnificent like-new waterfront estate on almost two acres on Warrens Cove with infinity pool and private dock.
Robert Paul Properties
Robert Kinlin — 508.648.2739 WEB ID: KWKV9



OSTERVILLE, CAPE COD, MA | $7,900,000
Oyster Harbors waterfront residence with 7 bedrooms, in-ground pool, panoramic views and private sandy beach.
Robert Paul Properties
Robert Kinlin — 508.648.2739 WEB ID: MDHZ9



CHICAGO, IL | $3,895,000
Luxury, drama, top finishes, gourmet kitchen, huge terrace, 3 ensuite bedrooms, family room, 3349 square feet.
Baird & Warner
Sharon Gillman — 312.981.2831 WEB ID: RLUB9



LEMON HEIGHTS, CA | $2,285,000
Catalina views from almost every room--in the Beverly Hills of Orange County. Luxury resort living at its best!
First Team Estates
Erin Kociela — 714.675.0332 WEB ID: YGDC9

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JENSEN BEACH, FL | $1,585,000
Corner 3 BR, 3.5 BA, 2 Car, penthouse on Intracoastal, deep water 45' slip/lift available, close to inlet.
Premier Realty Group
Tim & Marilyn Griffin — 772.260.9471 WEB ID: AFIB9



STUART, FL | $1,025,000
Gated, walk to downtown, riverfront views, 3 story 4/4/2, elevator, 50' dock/lift, close to Intl airport.
Premier Realty Group
Tim & Marilyn Griffin — 772.260.9471 WEB ID: ENAB9

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DREAMHOMES.COM 678.320.4900



ROSWELL, GA Show stopper! Bring your heart and put it right here at home! Fantastic floor plan boasts wonderful open spaces. This is a gorgeous craftsman style home with all the right touches, completely equipped luxurious master suite with lovely bath. All bedrooms have en suite baths and beautiful hardwood floors. There is a perfectly private backyard.

$850,000 | LORELEI FISCHER



MONTICELLO, GA Beautifully appointed all brick ranch on 25.19 Acres! 4 Bedrooms, 3.5 Baths, 2 wood fireplaces, plank hardwood floors, cook's kitchen, and finished terrace level. There's a teen / in law suite with 2 oversized bedrooms, full second kitchen, family room, and luxury in ground salt water pool! Home also features pool house with electricity and full bath. Must See!

$609,000 | ANGELA MOSS



DAWSONVILLE, GA Rustic elegance on Lake Lanier! Finely crafted with fabulous finishes and the luxury of Chestatee Resort style living. Home features a main level master and office, stunning living areas, keeping room, 3 Stacked Stone fireplaces, and an inspirational kitchen with exotic granite. There is a also a finished terrace level with a recreation room, and billiards room.

$649,000 | LAURA VAN RHEE



NEWNAN, GA Over 7,000 sq. ft. brick home with circular drive & 5-car garage for car collection. Lake views from almost every room. Master suite on main with spectacular sitting area. Terrace level theater room offers wet bar & in-law suite, loft, sunroom, vaulted ceilings, spacious kitchen & amazing staircase. This home is a true gem!

$650,000 | TIM STITCHER



ATLANTA, GA Gorgeous home featuring an open floor plan with 5 BR, 5 BA, 2 half BA, and banquet style dining room. Home has a stunning kitchen, custom cabinetry, and cozy family room. Great Room includes a wine cooler and 14 foot bar. Home has beautiful hardwood floors throughout with a master on the main level. Home has convenient 3 car side entry garage.

$929,000 | IRENE CLARY



COMMERCE, GA Beautiful country home on 59+ acres! Home has 5BR/5BA, 6 fireplaces, chef's kitchen, keeping room, and authentic pine floors. Owner's suite features a fireplace and luxury bath with massage/ pedicure chair. Carriage house w/ guest suite. Outside is fully equipped with a tennis court, pool w/waterfall & spa, outdoor kitchen, and fully equipped workshop.

$1,200,000 | KIMBERLY LAMB

DISTINCTIVE COLLECTION

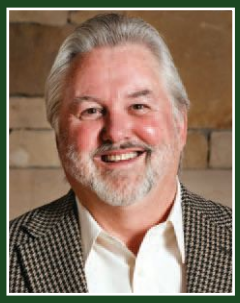
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Telluride's



George R. Harvey, Jr.

Discover Telluride…

Nestled in the southwest corner of Colorado, amidst the glorified San Juan range of the Rocky Mountains, the small town of Telluride distinguishes itself as one of the most breathtaking landscapes in the world.

Although only inhabited by a little more than 2,400 people, the historic town is sought-after for its rare natural beauty, healthy recreational lifestyle, vibrant culture and annual festivals.

Voted by Condé Nast Traveler readers three years in row as the No. 1 destination for skiing, Telluride and its surrounding neighbors enjoy more than just the wintry slopes. Every season offers endless opportunities to fulfill the need for adventure.



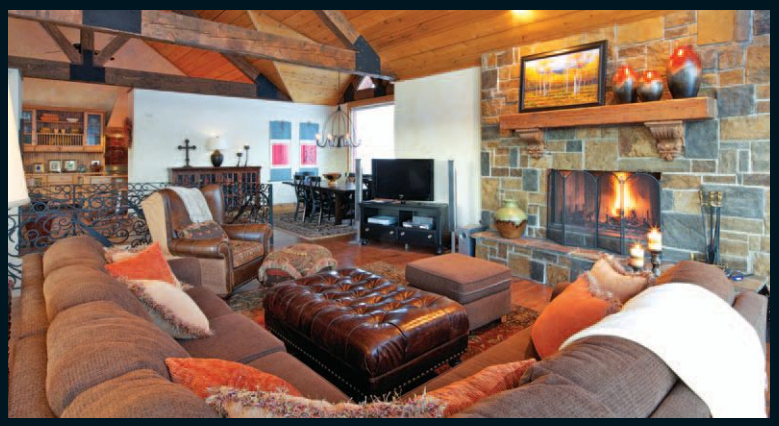
"I became addicted to the lifestyle," says George Harvey, our designated Market Expert for the Telluride region. "Most people come here the first time for the skiing and can't leave when they discover the summers." Harvey is the owner and broker of acclaimed real estate firm, The Harvey Team, and is assisted by his wife, Becky, with their boutique practice specializing in customized services for affluent buyers and sellers.

Telluride regional real estate sales for 2014 were up 48 percent in sales over 2013, but a good supply of quality properties are still available for the discriminating buyer! For more information on the current market, look for our next report on www.TheHarveyTeam.net.



Telluride Pines Retreat
Placerville, Colorado
$995,000
www.TelluridePinesRetreat.com







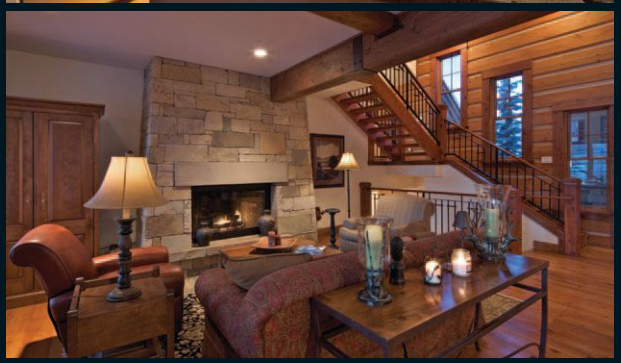




Eagle View Reserve Penthouse
Mountain Village, Colorado
$1,995,000 / www.EagleViewReservePenthouse.com







Telluride Eagle View Reserve
Mountain Village, Colorado
$2,500,000 / www.TellurideEagleViewReserve.com

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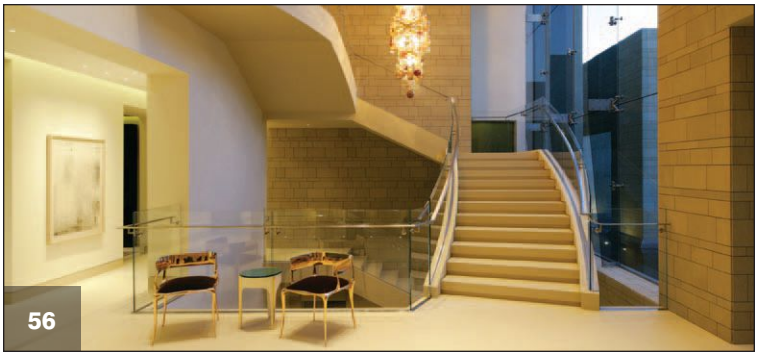
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See more properties at www.TheHarveyTeam.net

UNIQUE HOMES

Ultimate 2015
Volume 44, Number 3

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EDITOR'S LETTER

BY KATHLEEN CARLIN-RUSSELL

The most expensive property on this year's Ultimate Homes list ($195 million) is more than twice as expensive as the No. 1 listing ($75 million) on our first list back in 2005. My, how things have changed! In the 10 years we have been doing Ultimate, there have been a lot of firsts and records, and this year is no exception. For 2015, it's the introduction to what we are calling the "$100 Million Club," as the very top of our list consists of all 9-figure offerings. This is another first for Ultimate Homes. A total of 11 properties fall into this category (with a tie for 10th), and if trends continue, we have no doubt this "club" will become something of the norm as far as Ultimate is concerned.



To be honest, the number of members in this club is actually 12 if you count a very last-minute addition to the highest end of the market, an estate reportedly listed for "nearly $200 million" in Manalapan, Florida. We didn't put it on the official list for a number of reasons (for more on that, see page 69), but it certainly deserves mentioning here, for just as many reasons. Known as Gemini, it is a stunning waterfront compound with 16 acres, lake and ocean frontage, numerous one-of-a-kind features (such as an expansive treehouse and a unique tunnel), and a storied past that includes connections to Truman Capote... and this very magazine.

According to The Wall Street Journal, Gemini is being offered for sale by the family of William B. Ziff, Jr. This is the same Ziff family of Ziff Davis Publishing fame, the company that owned publications such as Popular Aviation, PC Magazine and more. Ziff Davis Publishing also happened to have owned Unique Homes back in the 1970s and 80s. In fact, Gemini was advertised for sale in a 1982 edition of Unique Homes... right around the time Gemini may have become the Ziff family estate. To view that ad from our archives, hear more ponderings on this "unique" connection, and see the Top 10 for 2015, turn to page 66.

Until next time...

Kathleen Carlin-Russell

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Joan Rivers' New York Penthouse

By Camilla McLaughlin

Rarity, singular location and provenance are all characteristics of an ultimate home, and few properties would be more perfect for this issue than the legendary New York penthouse gracing our cover. Glamour and authenticity are not often used together to describe real estate, but that is definitely the feeling here. It's not a surprise considering the former owner was Joan Rivers, the personification of these qualities.

Located in a limestone Beaux Arts mansion built in 1903 for Alice and John Drexel, the lavish triplex penthouse is changing hands for the first time in decades and presents a rare opportunity to own a beautifully restored prewar condo in a boutique building. "There aren't many of these that still exist, and most that do belong to a country," says Leighton Candler with Corcoran Real Estate Group. Equally prized is the location, just off Fifth Avenue and steps from Central Park, on a prime residential street on the Upper East Side.

Although the residence has terraces spacious enough for al fresco dining, skyline and park views, staff quarters and a separate but contiguous guest apartment, the centerpiece has to be the ballroom and adjoining music room. Twenty-three-foot ceilings, double-height windows, two fireplaces and architectural details from the Gilded Age, such as antique boisserie paneling, make it one of the grandest rooms in Manhattan. A ballroom by itself is difficult to find in Manhattan today; few still exist, but one that is bright and airy and completely integrated into the residence is extraordinary.

Still, other rooms remind that, above all, this is a home. "The library is one of the coziest I've seen, perfect for sharing a cup of tea with a friend," says Candler. "The dining room can be a huge entertaining space, but it's also a room you can use and appreciate every day."

The price for this very special slice of the Big Apple is $28 million.

For more about the cover property, see pages 14-15



Enduring Opulence

Never again will you find this level of grandeur in a Manhattan apartment. This condominium occupies the top 3 floors, including the ballroom and music room, of one of the grandest mansions still in existence on Manhattan's sought-after Upper East Side. Positioned right off Fifth Avenue, this fully staffed boutique condominium has soaring 30-foot ceilings in the main entertaining rooms, which are paneled in antique boiserrie detailed in actual gold. Double-height windows bathe the room in a soft glow and 2 wood-burning fireplaces warm the vast interiors. The apartment opens onto 2 terraces with Central Park views from the library and dining room on the 1st floor and the master bedroom suite on the top floor. The apartment has a contiguous but separate 2-bedroom guest quarters complemented with its own kitchen and large living room as well as staff quarters off the main apartment.

The apartment belonged to one of the biggest personalities and most style-conscious entertainers of our time, Joan Rivers, and is now being offered for sale at $28 million by Leighton Candler of The Corcoran Group.



PHOTOS ©MWSTUDIO / MICHAEL WEINSTEIN

Leighton Candler, Licensed Associate Real Estate Broker | **The Corcoran Group**
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Serenity Vineyard Estate, East Bay Area, California

A GORGEOUS VINEYARD ESTATE is amidst 101 acres of Eastbay Vineyard. The outbuildings total 26,739 square feet, including the 10,000-square-foot main home, a car barn, 1-bedroom guesthouse and a pool house. Features include limestone fireplaces, crystal chandeliers, an elevator and a pool with a spa. Host parties in the banquet-sized dining room. The 748-square-foot wine cellar has a dining area, dumbwaiter, wet bar and custom temperature-controlled wine storage for 5,000 bottles. Balconies and decks offer panoramic views of the vineyards, Las Trampas foothills and beyond. **www.SerenityLaneEstate.com.**

Offered at $42,000,000



Furlong Estate, Bradbury, California

PALATIAL MEDITERRANEAN MANSION on 3 lush, palm tree-lined acres with city and mountain views in prestigious Bradbury Estates. This brand-new remodel of 2013 features an intricately designed living space awaiting behind grand double-entry doors opening to an elegant chandelier, double staircase and exquisite marble work. A beautiful pool with grotto and slide, waterfalls, a pool house/cabana, bar and tennis courts offer ideal outdoor entertaining space. Also enjoy 7 master suites (5 with their own balcony), a gourmet kitchen, library/study, 2 steam saunas, a 4-car garage, RV parking and a 3-bedroom, 3-bath guesthouse. **www.FurlongEstate.com.**

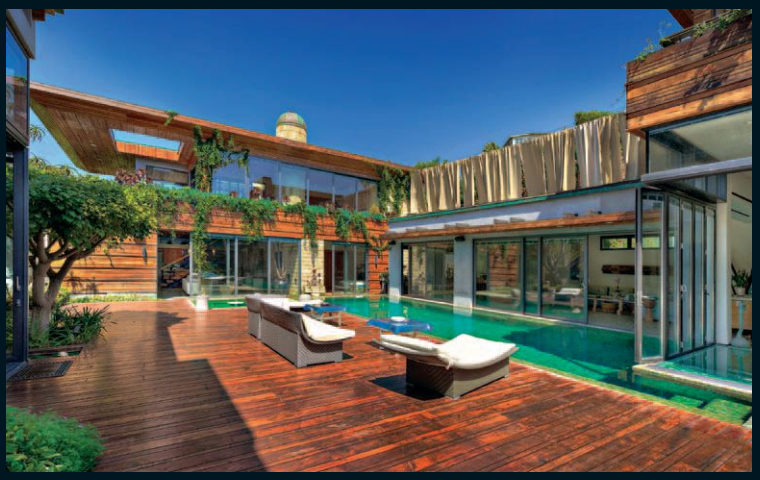
Offered at $19,800,000



Villa Viscaya, La Selva Beach, California

UNPARALLELED OPULENCE in this 7-bedroom, 7.5-bath oceanfront estate, behind gates and on a 13-acre bluff overlooking Monterey Bay. Enjoy ocean views, formal living and dining rooms and a chef's kitchen with granite counters, custom cabinetry, a center island and top-of-the-line appliances. This private, resort-like home offers a 2nd-level terrace, ideal for entertaining or enjoying the gardens, and dramatic ocean views. **www.VillaViscaya.com.**

Offered at $19,588,000



Bali Paradise Estate, Santa Monica, California

ENTER 500-YEAR-OLD GATES into a breathtaking and eco-sensitive 2-home compound among water features, glass walkways and lush Japanese gardens, only a block from the beach. Completed in 2011, this masterpiece comprises 2 homes with a total of 8 bedrooms, 4 of which are master suites, and 13 baths. Special features include 500-year-old reclaimed teak floors, walls of glass opening to Zen gardens, a pool and spa, tranquil waterfalls and natural sculptures. This unmatched property embraces nature and is made of the finest materials. This estate could be a one-of-a-kind corporate retreat. **www.BaliParadiseEstate.com**.

Offered at $11,888,000

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Avalanche Ranch Estate, Montana

AVALANCHE RANCH IS NESTLED in the foothills of the Swan Range, only 30 miles from Glacier Park International Airport. The estate's magnificent lodge and charming guesthouses provide room for 34 guests. Every amenity is at hand, from the cedar-lined wine cellar to the 1st-class movie theater. Enjoy the comfort of the main lodge's great room and entertainment in the game parlor, or head outdoors where invitations to explore Montana's infinite natural beauty are found at every turn. The luxury ranch's 70 acres provide you with cozy seclusion and Montana's breathtaking natural beauty. **www.AvalancheRanchEstate.com.**

Offered at ~~$14,888,000~~ $9,500,000



Greencrest Drive, Yorba Linda, California

REMARKABLE ARCHITECTURAL DESIGN AND HANDSOME FINISHES define this 7-bedroom, 7-bath custom-built home with panoramic views. The main home features over 11,000 square feet of living space and a guest suite offers a complete private kitchen and living space. Entertaining space on the lower level features a modish home theater, ice cream parlor/bar, gaming areas and access to a 5-car subterranean garage. Outdoor living and dining areas with a well-equipped kitchen and barbecue space sit atop entertaining grounds and the infinity pool and spa.

Offered at $8,800,000



Malibu Luxury Villa, Malibu, California

IMPRESSIVE OCEAN-VIEW HOME SET BEHIND GATES in the Victoria Point community with many high-end features. Enjoy a resort-style, panoramic ocean-view deck with an infinity pool, spa and barbecue — a true entertainment oasis. The thoughtful floor plan boasts bamboo flooring, a spa-designed custom bath, oversized closet, a top-of-the-line gourmet kitchen and a temperature-controlled wine room. Just steps to the beach. **www.MalibuLuxuryVilla.com**.

Offered at $7,950,000



Villa Oliveto, La Quinta, California

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Cosmopolis, Herradura, Costa Rica

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SOLD

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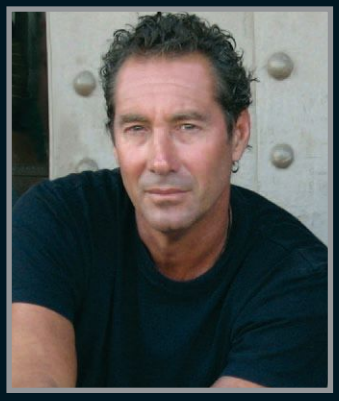
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Michael Budd, 970-376-4511



Arrowhead | 27 Windermere Circle | $4,780,000

6 Bedroom | 6 Full/2 Half Bath | 7,501 sq. ft.
Claudine Brandt, 970-331-2848



Beaver Creek | 276 Borders Road | $5,995,000

7 Bedroom | 6 Full/2 Half Bath | 6,795 sq. ft.
Jacquelyn Northrop, 970-390-2315 | Page Slevin, 970-390-7443



Vail | 1475 Buffehr Creek Road | $5,100,000

4 Bedroom | 6 Bath | 5,311 sq. ft.
Craig Denton, 970-376-0087 | Kyle Denton, 970-393-2154



Beaver Creek | 164 S Fairway Drive | $3,200,000

5 Bedroom | 5 Full/2 Half Bath | 6,848 sq. ft.
Mark Weinreich, 970-376-3204 | Patti Liermann, 970-471-0072



Arrowhead | 125 Mountain Retreat Court | $3,498,000

7 Bedroom | 8 Bath | 4,819 sq. ft.
Page Slevin, 970-390-7443

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UNIQUE LIFESTYLES

Finding a Unique Home is only the beginning of creating The Unique Lifestyle. In this issue, we look at luxury rug designers who are creating bold, artistic statements underfoot, and how one unique specialist is helping bring etiquette, and a leg up, to professionals in the world of international business.

PHOTO ©ISTOCKPHOTO.COM

ARTISTRY UNDERFOOT

Positioning bold statements underfoot, luxury rug designers like Erik Lindstrom challenge the notion that all art is on the walls.

By Roger Grody

Interior designers are increasingly making statements with flooring, insisting that the most pedestrian of surfaces shouldn't be an afterthought for artistic expression. Luxury flooring — whether French limestone salvaged from an old château or intricately inlaid wood — creates an impact from the bottom-up, and nothing shows more like art than a contemporary custom rug.

"Every room should start with the rug, which is really the foundation of any space" says Erik Lindstrom, whose Lindström Rugs is part of a contemporary rug movement that has captured the imagination of interior designers. "Aside from creating visual organization within a space, rugs play an integral part in my interiors work," says Los Angeles-based designer Lisa Strong, who adds, "Rugs immediately feed your eyes with color, texture and pattern." From Lindstrom's perspective, furniture, lighting fixtures and art can look great individually, but without a rug to anchor the room, they appear to be floating in space. A rug, he says, unifies them and accentuates their respective personalities.

Lindström Rug's flagship showroom in L.A. was originally an art gallery, which simply reinforces the proprietor's vision of his products as art. The space still has the vibe of an exhibition space, with rugs hanging from whitewashed walls like giant murals and the live edges of an 18-foot maple table mirroring the organic approach to many of Erik Lindstrom's designs. Lindström Rugs also maintains showrooms in Seattle and New York, with openings planned for Miami, Chicago and San Francisco.

With his creativity fueled by both organic and manmade forms, the geneses for Lindstrom's designs are varied. Sharing an inspiration wall at the L.A. showroom are the 39-year-old designer's eclectic tastes in art: Russian painter Joseph Levin, printmakers Erté and Shepard Fairey, and his uncle William Ingham, a leading Seattle artist. Lindstrom was born into a creative family — he grew up in an award-winning home designed by his architect father — and his own ambitions landed him in Italy, where he studied at the Florence Design Academy.

"A rug can be as bold and eye-catching as you want," says Lindstrom, "or it can disappear and let the furniture and artwork do the talking." According to the designer, contemporary rugs (particularly those with abstract or geometric designs) are currently trending among clients, not the Persian and Oriental rugs that long dominated the luxury market. Lindstrom sees practical benefits to contemporary styling, stating, "They have a more timeless quality and it's easy to orchestrate furniture around them.

"Growing up in the Northwest, trees, mountains, rivers and ever-changing skies all resonate with me to this day," says the designer, who named several rugs in his Habitat Collection after species of trees or clouds. "I look for the details or patterns within a tree that create interest for me, such as the veins in a leaf or the bark," says Lindstrom, who tends to dismiss literal translations.

"Erik's aesthetic roots come from the impassioned visual language of the Pacific Northwest, from its natural majesty to its ephemeral details," says designer Strong, who suggests the vapors and condensation in his cloud-inspired "Nimbus" design are palpable. When the blues and grays in that rug are changed to amber and rust hues, Nimbus is transformed from ice to fire, demonstrating the versatility of a single design.

Two abstract rugs from Lindstrom's Metropolitan Collection, inspired by urban environments, are titled "East Berlin" and "West Berlin." Based on the designer's photos of weatherworn concrete surfaces in the German capital, they have the muted, diffused lighting of an Impressionist painting. Because of that nuanced effect, these designs can complement both modern and traditional residential environments. Lindstrom also designs rugs for private jets, yachts and luxury hotels.

Custom-made to client specifications (e.g. fabric, knot count, color palette), the high-end products from Lindström Rugs typically range from $8,000 to $18,000 for a 9-foot by 12-foot rug hand-woven in Nepal. Progress photos are provided during the three- to five-month production process, which reassures anxious clients like Strong. "As a designer, I enjoy 'happy accidents,' but hate surprises," she says.

Lindström Rugs


ERIK LINDSTROM

RUG ROYALTY

On an artsy stretch of L.A.'s Melrose Avenue is the palatial stateside showroom of Mansour, a maker of museum-quality Persian rugs that relocated from Iran to London, where it counts the Royal Family among its clients. Changing tastes led to the establishment of Mansour Modern, but owner Benjamin Soleimani reports that antiques are currently making a comeback. "They add an element of drama and history to contemporary and transitional interiors, and of course in period interiors they look perfectly at home," he explains.

Ease of customization, however, favors contemporary designs, which unlike classic rugs can be sized to fit a particular space. Concurring with Erik Lindstrom, Soleimani states, "Contemporary rugs have a more simplified design and are often easier to use in an interior with many layers." Currently fueling a strong market for luxury rugs, according to Soleimani, are large numbers of massive estates being built from Beverly Hills to Dubai, whose grand entryways demand dramatic statements underfoot.

"A first impression can be a lasting one," says the fourth-generation rug maker.

Mansour Modern



Newhailes
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Exceptional in both craftsmanship and provenance, these Chippendale Gainsborough armchairs are the most significant pieces of English furniture to come on the market in years. The important pair were a special commission by the preeminent Dalrymple family of Scotland, eventually gracing the family's renowned library at Newhailes. Beautifully hand crafted of Cuban mahogany in the distinctive style of Thomas Chippendale, these 250-year-old oversized chairs still retain their original Aubusson upholstery. Circa 1755. 39¾"h x 29½"w x 30"d. #30-2683



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Norman ROCKWELL



Idealistic and innocent, Norman Rockwell's iconic masterpieces capture the essence of the American spirit. These outstanding, original paintings, entitled *Roadblock* and *Excuse Me*, evoke a longing for a time and place that existed in Rockwell's rich imagination and in the hearts and aspirations of the entire nation.

In **Excuse Me** (*above*), a stylish young woman snubs a wealthy gentleman in favor of her World War I serviceman suitor in this patriotic tribute to American troops. This painting was featured on the cover of the July 1917 issue of *Judge* magazine. Signed. Canvas: 28"h x 25"w; Frame: 34"h x 31½"w. #30-2964

Roadblock (*right*) is an advanced study for Rockwell's iconic July 9, 1949 cover of the *Saturday Evening Post* that displays his remarkable talent for narrative. Circa 1949. Goauche on paper. Signed. Paper: 18½"h x 15⅛"w; Frame: 24⅝"h x 21¼"w. #30-3240

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Irish ELEGANCE



Irish Mahogany Wake Table

This intriguing and truly exceptional Irish mahogany wake table was skillfully constructed with folding side panels to display and support the coffin of the deceased before burial in accordance with Irish Celtic tradition. This beautiful table would have been specially commissioned by an affluent Irish family as an important part of the final rites and celebration of the lives of their loved ones. Regardless of their original usage, these amazing tables are highly prized and sought after as dining tables. Wake tables, especially of this phenomenal size and quality, are rarely found outside of Ireland. Circa 1800. Open: 61½"w x 94¾"l x 30¼"h; Closed: 15½"w. #30-2533

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From the left: INTERNALLY FLAWLESS BLUE DIAMOND Extraordinary and rare 2.43-carat Internally Flawless Natural Light Blue diamond. Accompanied by pink and white diamonds. Set in platinum and 18K rose gold. #30-1309

NATURAL FANCY PINKISH PURPLE & YELLOWISH GREEN DIAMONDS Three incredible Natural Fancy diamonds, the center being a 1.08-carat pinkish-purple diamond with a pair of yellowish-green diamonds totaling 1.04 carats on each side. White diamonds totaling .68 carats. Set in platinum and 18K gold. #30-0466

NATURAL FANCY VIVID YELLOW DIAMOND Dazzling and important 3.05-carat Natural Fancy Vivid yellow emerald-cut diamond, accentuated by a pair of white diamonds weighing approximately 0.75 total carats. Set in platinum and 18k yellow gold. #29-9887

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Admiral Lord Nelson's
NAUTICAL DERBY SERVICE



Lord Nelson's Dessert Service by Derby

This exceptional Derby nautical dessert service was specially crafted for one of the most legendary men in history, Admiral Lord Horatio Nelson, victor of the Battle of Trafalgar. Each piece boasts a unique, hand-painted shipping scene by George Robertson, a marine painter at the popular Derby manufactory, as well as a description of each ship and its location. Bequeathed by Nelson to Alexander Davison, his treasurer and closest advisor, the service remained in the Davison family until it was sold at Sotheby's London in 2002. Absolutely extraordinary in both provenance and artistry, a porcelain service of this incredible importance is unique on the market. Marked, circa 1797-1800. #30-2870

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Martelé SILVER



Martelé Silver Flatware Service

This astonishingly rare 285-piece *Martelé* silver flatware service is one of only two flatware services in this rare pattern that the Gorham Silver Company ever created. Each piece is hand-wrought from an exceptionally pure .950 silver (verses .925 sterling) in a flowing, sensuous Art Nouveau motif. It is believed that the remarkable rarity of these sets stemmed from the difficulty of translating such fine organic elements to the medium of flatware, as the majority of Gorham's pieces were round vessels such as bowls, tankards and tea services. This service is also distinguished by the fact that it was created in the very first year the *Martelé* silver line was produced, a full three years before Gorham officially introduced this handcrafted style at the Parisian *Exposition Universelle* of 1900. The beauty, and certainly the rarity, of this magnificent service is undeniable. This flatware service is complete with its fitted chest, which bears the Gorham mark on the interior fabric. Each piece bears the Gorham *Martelé* marks and the number code 9584, corresponding to the year 1897. Case: 27½"w x 18½"d x 20"h. #29-8949

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A true classic of diamond creations, this graduated diamond necklace is absolutely extraordinary in both the exceptional quality of its gems and its sophisticated design. 82 finely matched diamonds, including a 3.02-carat center stone, comprise a shimmering river of brilliance weighing a total of 41.55 carats. Set in platinum. 16¾" length. #30-3023

Diamond Drop Earrings

Outstanding cut and color distinguish the diamonds in these drop earrings. In this exquisite, platinum-set design, two sparkling pear-cut jewels, weighing 10.10 total carats with I color and VS2 and SI1 clarity, hang delicately from a stunning pair of round-cut diamonds, totaling 3.02 total carats and displaying I color and VS1 clarity. #30-1991

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Bernard BUFFET



These dramatic, original oil paintings by the celebrated Bernard Buffet reflect the French Expressionist's renowned avant-garde style. Recognized as a master in his art, Buffet's paintings are found in the most important museums around the world, including a museum in Japan specially dedicated to his oeuvre. Bold and breathtakingly unforgettable, Buffet's works have experienced a resurgence on the market in recent years, reflecting Buffet's status as one of France's most important painters of the 20th century.

Above: **Nature Morte**. Signed and dated 1982. Canvas: 25"h x 31 1/4"w; Frame: 32 1/4"h x 38 1/2"w. #30-3101

Opposite: **Geraniums**. Signed and dated 1978. Canvas: 27 3/4"h x 20 3/4"w; Frame: 37"h x 29 3/4"w. #30-3100

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Master of Manners



In the world of international business, proper etiquette is crucial to one's reputation and overall success. To ensure that they are putting their best foot forward, professionals turn to Fitzgerald Heslop.

By Christine Aebischer





Fitzgerald Heslop knows how to make a good first impression. He is cool and collected, and if the meeting was a planned one, then you can be sure he's done his research beforehand — and it shows. His confidence and charisma can put any conversation at ease, and you will never question whether he is truly engaged. As a verifiable expert of etiquette, Heslop is versed in both domestic and international business protocol, as well as dining proficiency and leadership skills, and this skillset is in demand, as numerous professionals — from college students to CEOs — looking to get ahead in the industry seek out Heslop's expertise.

"There is the demand to have a competitive advantage," says Heslop. "Anyone who is in a position where their reputation and image are being constantly looked at — which can be anyone — they are always trying to find another advantage. Knowledge is the final indication of class."

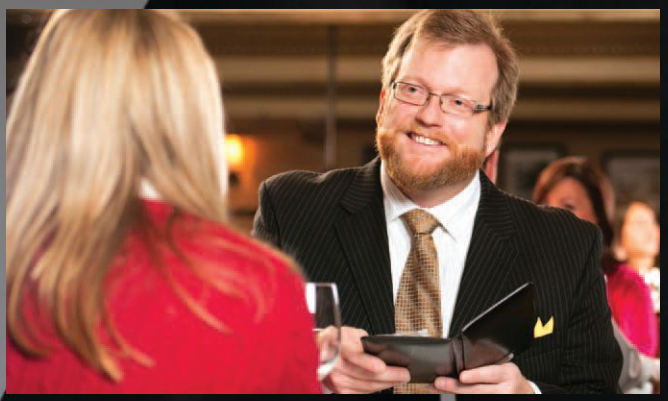
Heslop discovered his zeal for decorum during his time as the head concierge at the Hilton Hartford Hotel, where his responsibilities ranged from arranging car services to briefing the staff on VIP guests to representing the brand at conventions and in the community. "People trust a lot to the concierge; they rely on you to fulfill their requests, and this began my fascination with household management. When the home is not taken care of, it reaches into the business as well," says Heslop.

After being certified by the Protocol School of Washington, Heslop became the program director and lead instructor of Peak Technical Institute's Household Management and Social Decorum Academy programs, which equip participants with the tools necessary to succeed in today's business world. "The most important things are a person's image, as in reputation and lifestyle," explains Heslop. "[Proper etiquette] allows relationships to be built and maintained.

"The Social Decorum Academy is another aspect of household management. It helps executives, college students, anyone who has an interest in making sure they don't breach a social norm that can be detrimental to a deal or their reputation." Heslop's seminars teach participants the finer nuances of social interactions in the international business

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meetings and formal dining situations with confidence and authority. As Heslop explains, people are always arriving at the next plateau in their lives and often do not know how to react accordingly. That's where he comes in.

Participants are instructed how to properly shake hands, present a business card, make appropriate eye contract and pick up on the nonverbal cues that are often vital to any social interaction. One of Heslop's seminars, Outclass the Competition, also features a luncheon tutorial where attendees perfect both American and Continental dining styles. "No one invites you to dinner because they think you're hungry or thirsty," says Heslop. "They want something from you and you want something from them. It is an advantage to be able to sit across from an international person and for them to be able to look at you and be comforted with the same dining style. It's a way to build a relationship."

Due to the popularity of these programs, hotels, corporations and colleges who are interested in arranging private sessions for their staff or students also contact Heslop. Additionally, he trains individuals to be enlisted aides to general officers stationed at military bases around the world. These aides manage the officers' households and relieve them of minor tasks that would otherwise be at the expense of the officer. Cross-cultural awareness is paramount to Heslop, and in order to provide his aides with comprehensive knowledge of the specific area where they'll be stationed, his own education is never complete. "We must always show honor and respect of people and of nations," Heslop states.

As someone who lives and breathes etiquette, Heslop can't help but notice breaches in protocol, whether in the news, in politics or in television shows. The faux pas he sees most often, he says, is someone forgetting, or mispronouncing, someone else's name, which leaves the impression that that person doesn't care enough to say it correctly or make sure they heard it right in the first place. But each mistake he notices only inspires him to learn more and pass on his knowledge to others. "At the end of the day, there is not *the* way, there's a way, and that's what we teach," says Heslop. "It gets people thinking about how to be aware and how to make sure they're not disrespectful." UH

BLACK HILLS LUXURY



Rapid City, SD An exquisite, 8,600-square-foot home on 2.69 acres boasts main-floor living with 2 living areas, a custom kitchen, formal dining room and a master suite. Find 2 en suite bedrooms upstairs, along with a living area. The lower level has 2 more bedrooms. $1,290,000.



Rapid City, SD This Knecht-built home was designed after South Fork from "Dallas" and is located in a gorgeous park-like setting on 20 acres. This home features a covered front porch, spacious main-floor living, full mother-in-law quarters, an outdoor kitchen, lush landscaping, a barn and a pool. Only moments from the hospital. $895,000.



Canyon Springs, SD The ultimate fusion of rustic luxury, this over 6,800-square-foot home was built with views in mind. Enjoy wood floors, a stone fireplace, timber beams, a gourmet kitchen and panoramic views from the breakfast nook. Also find a master suite and 3 additional bedrooms. All just minutes from town. $1,399,000.



Hermosa, SD This 165-acre property includes Ghost Canyon and boasts panoramic views of Harney Peak, Mt. Rushmore, Custer State Park and the Badlands. Enjoy horseback riding, 4-wheeling, hiking or hunting in this paradise or explore the adjoining lands. The home itself is a beautiful custom home with main-floor living. $1,150,000.



Rapid City, SD The sprawling main floor of this home is designed around the lush courtyard that includes an outdoor kitchen, fireplace, a hot tub and landscaping. Features of the home include a kitchen, wet bar, a master suite, theater room, guest suites and a sport court. $1,395,000.



Spearfish, SD A stunning log home! Amazing views can be enjoyed from the 2,500-square-foot wraparound deck. Features of the home include a master suite, a hot tub room with a wet bar, indoor barbecue and surround sound. The custom kitchen has Wormy maple cabinets that continue throughout the home. $1,199,000.



Rapid City, SD An exquisite example of Victorian craftsmanship on one of Rapid City's most premier lots. This home is on a rare, 6.88-acre lot in the heart of town that enjoys sparkling city lights views. You will feel like you're living a storybook dream. $895,000.



Buffalo Gap, SD A newly built home on 1.6 acres features 2 master suites with custom tiled, en suite baths; a great room with soaring windows; a gourmet kitchen; screened-in porch; and a loft. Find a guesthouse above the 2-car garage. An additional 550 acres are available. $888,000.



Rimrock, SD Rapid Creek rushes through this private, 1.26-acre lot with a rock-face drop. Spanning over 6,000 square feet, this luxury home was meticulously designed to take advantage of the beautiful creek views. $1,975,000.



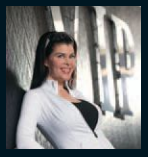
Rapid City, SD This private, 10-acre lot on top of the world enjoys stunning views, land and floor plan. Timber accents adorn this French country-inspired, 5,200-square-foot home with a custom kitchen, hearth room and 4 fireplaces. Perfect for horses or other pets. $1,249,000.



Rapid City, SD Every day offers an opportunity to create lasting memories in this home with an indoor sport court and an outdoor pool with a custom waterslide. Features include woodwork, stone floors, granite counters, 3 fireplaces with one in the master, a library, formal dining, a billiards room and a 4-car garage. $1,590,000.



Whitewood, SD Magnificent views, abundant land and a stunning home are on 228 acres with views of Spearfish Mountain, Crow Peak, Bear Butte, pine and oak trees and meadows. The custom, 5,500-square-foot, 1.5-story home features a kitchen with a sunroom and a horse arena with a 40-by-60-foot barn and a tack barn. Price upon request.



Stephanie Lien VIP Properties

909 St. Joseph Street, Seventh Floor, Rapid City, SD 57701

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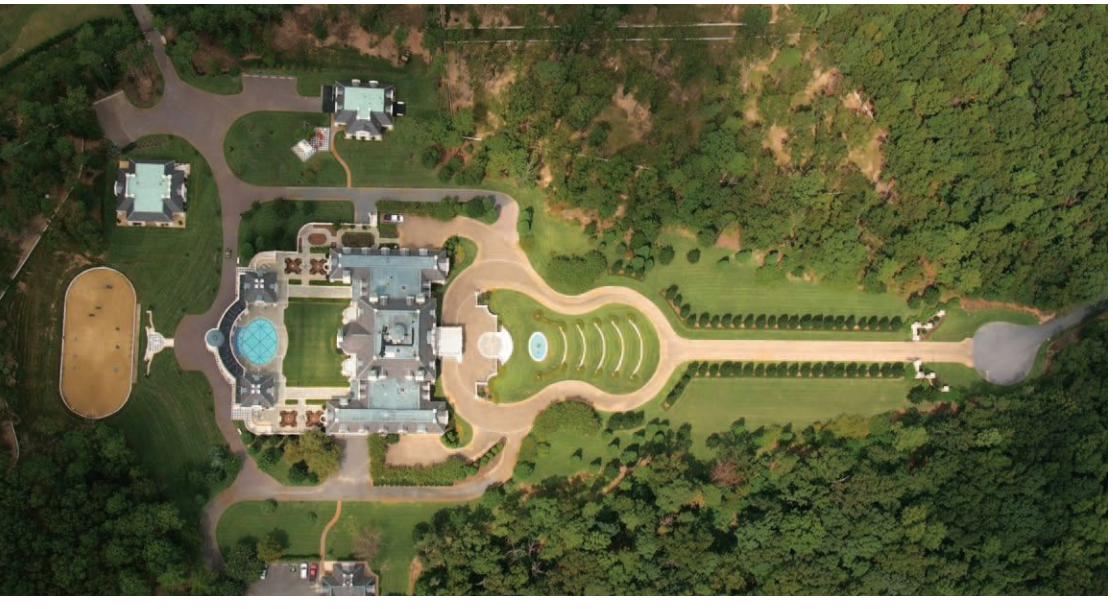
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LUXURY REAL ESTATE









Chateau Montagel

Shoal Creek, Alabama

Chateau Montagel is the realization of the owner's vision, which was inspired by his love for the historic French and Italian castles of Europe. Artisans and artists from Europe took residency to hand craft the stucco, limestone, marble and decorative features. Architect Bill Shepherd designed the home to have the grand scope and symmetry of Versailles, but he removed many of the internal walls in order to create light-filled spaces arranged to allow extravagant entertaining and inspired, aesthetic daily living and contemplation. This singular estate is totally fenced with front and rear gates, and is located within the very secure, gated perimeter of Shoal Creek, a residential neighborhood which surrounds the well-known, much-loved Shoal Creek Country Club and Golf Course. Located 10 miles from Birmingham, and only 30 minutes from the Birmingham International Airport, Shoal Creek is a paradise of natural beauty offering spectacular mountain vistas, lakes, streams, abundant wildlife and a Jack Nicklaus-designed course rated among the top 100 courses on the planet. $9,900,000.

Pam AusleyTeam

THE PAM AUSLEY TEAM
RE/MAX Southern Homes
104 Inverness Corners, Birmingham, AL 35242
205.516.6809 / 205.313.8500
pamausley@remax.net

For more details and a full tour of this property, go to **www.7montagel.com**

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Elaine Schanzenbach, 203.222.3821



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Gigliotti Group, 203.451.0040



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$1,950,000 | MLS#4510508
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Charla/Kenda Coleman, 617.548.3987



Fairfield, CT
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Krista Alecia, 203.610.3550



Easton, CT
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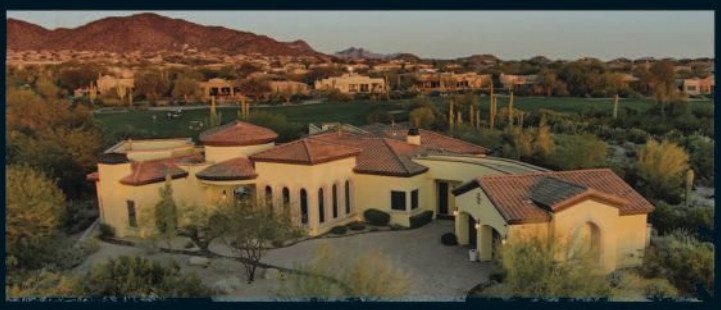
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www.ChicChicagoVibe.com



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www.AviationHangarEstate.com



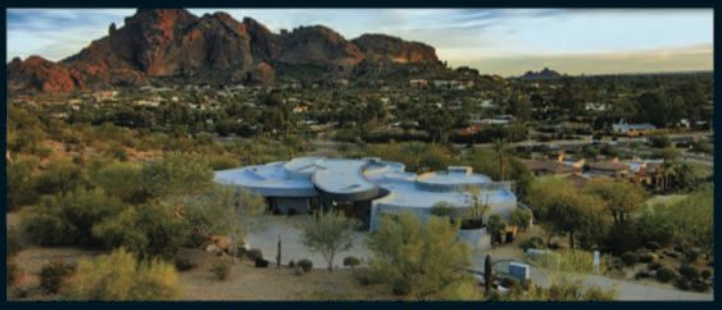
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602.686.5165



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Mark Lindabury
602.663.1327



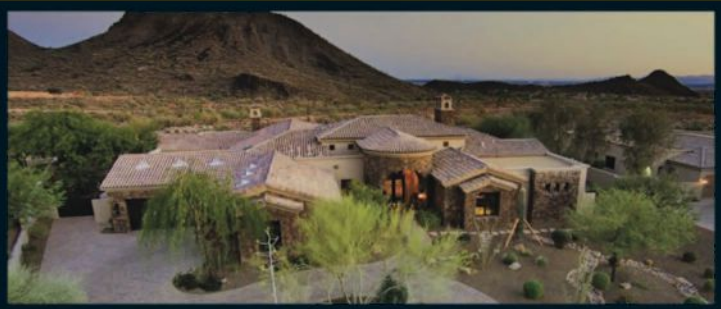
Mary Ann Kelley
602.821.5315



Cindy Adair
480.212.6259



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1090 Primrose Place, Glenwild, Park City

This fully developed, exclusive, gated community in Park City offers 195 homesites and features the #1 18-hole golf course in Utah ranked by Golf Digest for the past six years. The 39,000 square foot clubhouse and spa offers its members fine dining as well as fitness facilities that include a year-round heated swimming pool, and a full-feature gym with trainers on staff. The Club also offers indoor and outdoor play areas, as well as a separate wading pool for children. ***Co-Listed with Corey Preston***



1032 Quarry Mountain Way, Park City

Modern Mountain Estate : $7,600,000
8,235 sq ft : 2.45 flat acres
Co-Listed with Negar Chevre



2505 White Pine Lane, Park City

Rare White Pines Ranches Estate : $9,500,000
12,684 sq ft : 4.73 mostly flat acres : Ski-In/Out Accessibility
Co-Listed with Negar Chevre

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23 Augusta Lane, Newport Beach, California

Big Canyon Country Club : $4,995,000
5,675 sq ft : 4 bedrooms : 5 bathrooms
Co-listed by Cliff Cavenecia



1500 E Split Rock 138, Ivins, Utah

Entrada Snow Canyon Estates : $6,250,000
10,723 sq ft : 8 bedrooms : 8 bathrooms
Ellen Plante-Klein : LuxuryHomesInUT.com



31 Bargemon, Newport Beach, CA

Newport Coast : $2,288,888
3,400 sq ft : 4 bedrooms : 2 bathrooms
Carol Lee : 949.395.399

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BY STACEY STAUM

THE LATEST LUXURY REPORTS FROM AROUND THE U.S.

Westside Estate Agency Opens Miami Office

Westside Estate Agency (WEA) has opened its first Miami office, giving the agency unprecedented access to the growing Miami real estate market. According to WEA co-founder Stephen Shapiro, "The Miami luxury real estate market is one of the top and fastest growing in the world."

Spearheading operations at the new office is Cyril Bijaoui, one of Miami's top brokers, who has been involved in several hundred million dollars in real estate transactions. Bijaoui states, "WEA is the true definition of a high-end boutique luxury residential brokerage as a market leader in Los Angeles. Miami will very much benefit from their expansion into our amazing burgeoning city." Miami is quickly catching up to New York City in price per square foot for luxury residential real estate.



FLORIDA

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Wealthy Hold $3 Trillion in U.S. Real Estate

A report issued by Wealth-X and Sotheby's International Realty shows that the United States is the most popular destination for international owner-occupied real estate sales, with nearly $3 trillion spent on secondary homes.

Ultra-wealthy individuals are classified as those with $30 million or more in net assets, which comprises 211,275 people worldwide. According to the report, these individuals own 2.7 owner-occupied residences, and these assets increased 8 percent worldwide in 2014. Second residences are generally 45 percent more valuable than primary residences, with twice the square footages and an average of 10 acres of land. While locations like New York City, London and Hong Kong are still staples of the luxury real estate market, rural areas are becoming increasingly popular second-home destinations.



UNITED STATES

Engel & Völkers Opens New Shop in Concord

European-based luxury real estate brand Engel & Völkers announced the opening of its newest location in Concord, Massachusetts. Anthony Hitt, the CEO of Engel & Völkers North America, explains "With its unique historic offerings, deep-rooted cultural heritage and tight-knit community, Concord presents itself as an ideal location to further Engel & Völkers' Massachusetts presence in the greater Boston region." Concord is desirable because of its proximity to Boston, growing job market and acclaimed schools.

The new office is the result of a merger between the company and luxury real estate firm Mendosa-Balboni Fine Properties. Engel & Völkers recently expanded its brand into several major U.S. markets, opening new brokerages in Beverly Hills, Dallas, Atlanta and New York City.



MASSACHUSETTS

Tucson Real Estate Market Growing Steadily

Tucson, Arizona, has seen tremendous real estate growth in recent months, as market conditions have reached near pre-bubble levels. According to Keller Williams South Arizona agent Jerimiah Taylor, as the Federal Reserve remains confident that the economy will continue its upward trend, interest rates are expected to continue rising in the coming months.

Tucson's real estate market conditions are improving largely because employment rates are increasing and potential buyers are earning more annually. According to Ginger Kneup of Bright Future Real Estate, foreclosure sales are also decreasing. While rising interest rates will make the purchase of a first home difficult for the sizeable millennial population, the market is perfect for sellers, who will benefit from the economic upturn.



ARIZONA

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Gated Napa Valley Estate

Napa, California

This gated Napa Valley estate offers jaw-dropping views over the Silverado Resort golf course to the east, and a sea of vineyards and beautiful sunsets to the west. The wine cellar has a license to sell wine from the property's award-winning vineyard. The home offers 4 en suites, a custom office space, conference room, guest room, a 4-car garage, bocce ball court and an infinity pool. $4,295,000.



For more details and a full tour of this property, go to **www.carolynroberts.com**







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Coldwell Banker
Brokers of the Valley
1775 Lincoln Avenue, Napa CA 94558
707.953.1798 / 707.258.5248
croberts99@aol.com
CalBRE# 00628461

Cedar Gables Inn

Napa, California

This bed-and-breakfast mansion with 10,000-square-foot Cedar Gables was designed in the Shakespearean style. The Inn is well known for its elegant dining room with hand-cut, lead-crystal chandeliers; an Old English Tavern with a massive fireplace; period details; and grand and secret staircases. The property offers 9 unique guest rooms with beautiful antiques, and a state-of-the-art culinary kitchen. $3,750,000.

For more details and a full tour of this property, go to **www.carolynroberts.com**

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A 4+1 bedroom lakefront home boasting lake views from most rooms. Includes marine rail & boat lift.



This stunning mansion boasts Cathedral ceilings, in-ground pool and backs onto the Mississaugua Golf & Country Club.



A gorgeous 3+1 bedroom Doulton Estates bungalow with top of the line finishes and in-ground pool.



A stunning lakefront mansion with in-ground pool, private boat lift and finished walkout basement.



A stunning Lorne Park home with gourmet kitchen on a 100 x 230 ft. mature lot with in-ground pool.



A stunning 4 bedroom, 6 bath Rattray Marsh home on an approximately 1 acre wooded mature lot.



A 4+1 bedroom, 6 bath South East Oakville gem on an oversized 83 x 125 ft lot just steps from the lake.



A custom 4+1 bedroom, 6 bath home with professionally finished basement just steps from Appleby College.



A premium 4+1 bedroom, 5 bath Lorne Park home with finished basement on a 95 x 133 ft lot.



A magnificent southern styled Mansion on 1 acre next to the Credit River & conservation lands.



A stunning custom built bungaloft on a premium sized 112 ft frontage lot. Open concept floor plan.



This Doulton Estates beauty boasts incredible Credit River & ravine views, a tennis court & pool.

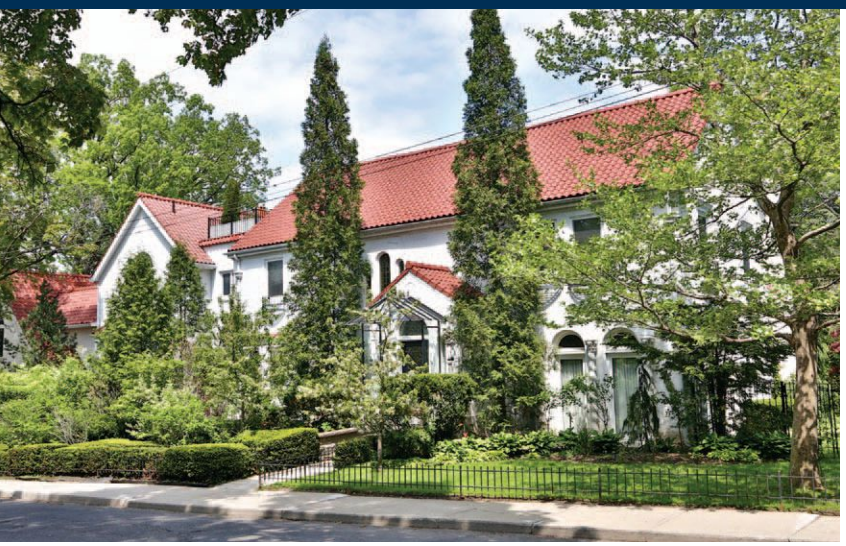


A completely renovated Century home with original stone walls & fireplaces on a scenic 48 acre lot.



A stunning custom built 4 bedroom home with a finished basement on a large mature lot just steps to the lake.

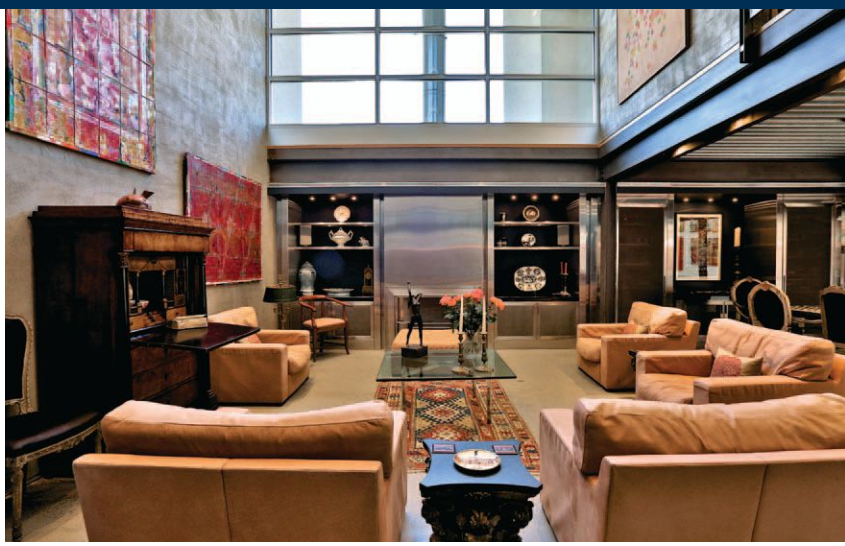
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Forest Hill Timeless Classic

Toronto . Ontario . Canada

Poised majestically on an estate-sized lot (100 feet by 150 feet) in a prized neighborhood, this home offers grand principal rooms, 5 bedrooms, 9 baths, a 3rd-level craft room, elevator and a 3-car garage. The gallery overlooks the dramatic 2-story, lower-level great room embellished by a large, wood-burning, limestone fireplace and French doors leading to gardens and a pool. Walk to schools, Village shops, public transit and easy access to downtown. $6,800,000.



Annex Contemporary Loft

Toronto . Ontario . Canada

This architectural masterpiece was designed by world-renowned architect Gordon Ridgley. Fine craftsmanship blends the original shell of concrete floors and steel beams with ash-wood flooring, custom stainless steel cabinetry, an Art Deco fireplace and antique fountain for an artistic triumph. Enjoy formal entertaining in the living room and open, yet intimate dining room, while the great room with a skylight suits more casual gatherings. $4,998,000.



Rosedale Golf Club

Toronto . Ontario . Canada

Approximately 1.2 acres afford spectacular views. Natural light cascades through wall-to-wall and floor-to-ceiling windows and sliding glass doors that open to terraces. The family room boasts a fieldstone fireplace. The 3rd-level loft offers a bedroom and 3-piece en suite. Also find a lower-level gym, billiards room, media room, an office and changing rooms. A walk-out leads to the pool, waterfall, enchanting gardens and stone terraces that lead to a soccer field. $4,988,000.



Prestigious Annex

Toronto . Ontario . Canada

This Victorian heritage, green-energy home was completely renovated using the finest of materials and craftsmanship, including wide-plank walnut hardwood floors, bay windows, leaded stained glass casement windows, elaborate plaster crown molding and ceiling medallions. Find a solarium with a heated floor, walk-out to enclosed gardens, a spectacular octagonal domed skylight, 3rd-level loft walk-out to rooftop deck and a teen suite. Just steps to Bloor Street. $3,400,000.

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For more details and a full tour of these properties, go to **www.harveykalles.com**

One Man's Mansion is Another's Bungalow

As we celebrate the most expensive homes for sale in the U.S., we take a look at what's changing in these houses, as well as which characteristics are most desired. And we start by wondering what to call a "mansion" these days.

By Camilla McLaughlin

UNIQUE HOMES REPORTS:
What is the High End?
The third in a six-part series dissecting the who, what, why, where and how of luxury in 2015.

For years, *mansion*, which traces back to *mansio*, Latin for dwelling, was the word most frequently used in reference to a large, stately house. Today, the term *mansion* seems to be affixed to almost any substantial residence from a large home in an average neighborhood, often dubbed *McMansions*, to newly constructed, opulent estates.

"I think the term *mansion* is specific to culture and location, and, in the U.S., has been replaced with more specific descriptions," shares Paul Boomsma, president, Luxury Portfolio International and COO, LeadingRE. "*Mansion* has gone the way of saying 'he's a millionaire,' in the U.S. anyway."

The building binge that began in the 1990s significantly upped the size of homes and produced quite a few in the 4,000- to 5,000-square-foot range, often in typical neighborhoods. They were quickly dubbed *McMansions*, which took on a derogatory tone. And that, more than post-recession attitudes regarding displays of affluence, led to the downfall of *mansion*. "I think the term *mansion* was devalued by *McMansion*," says Boomsma.

"When we talk about homes with our clients, we never use the word *mansion*, and they never use the word *mansion*," says architect Richard Landry, founder and president of Landry Design Group. "They want a home, and it's a home that a family lives in. And the home might get large in terms of square footage because of their requirements. I want people to focus on the qualities of the home, the architecture, the ideas behind it, what influenced it, what makes it special and not whether to call it a *villa*, *bungalow*, *home* or a *mansion*. I don't think that's very relevant."

Clearly, among the wealthy, even the term *mansion* has become a tad passé unless one is perhaps referring to a classic estate, one typically constructed before 1939 in cities and prime resort destinations such as Newport, Rhode Island. "Because Newport holds a position of importance in American history in general, and certainly during the Gilded Age, there will always be interest in and demand for its exceptional estates," explains Melanie Delman, president of Lila Delman Real Estate in Newport. "They occupy the most coveted locations, whether along the dramatic Atlantic Coast or in town within walking distance of the vibrant harbor front. Often, they were designed by significant architects and occupied by families of note. Many current owners consider themselves stewards of properties that represent both art and history. In some instances, what may change is allocation of spaces to suit current lifestyles."

In China and parts of Asia, *bungalow*, along with *villa*, are terms often used for very large homes; in other regions, *chateau*, *manor house* or *mansion* might be preferred, while a *bungalow* would be a small, one-story dwelling. Nothing better illustrates the shifting semantics of large homes than these examples.

And while the affluent may be reluctant to use the term *mansion* when it comes to their own dwellings, that doesn't imply any lessening of the desire to own one. Clearly, luxury residences in premium settings have not lost their luster; for evidence, one only has to look at the volume of sales at the very top of the market. "It is a very interesting market. There is so much international money coming in. The demands for the big, fabulous home are growing," says Ann Dashiell, director of the Estates Division at Rodeo Realty. "People are very private. They want big and they want safe," she says, noting estates with 10 acres or more are in demand.

Among the very wealthy, real estate continues to be a delineator. As one client summed it up for William P.D. Pierce, a Previews Property Specialist with Coldwell Banker Residential Real Estate in Miami, "Real estate really defines who the person is. Show me their real estate and I will tell you who they are."

"I think that 1 percent of America still wants a

©ERHARD PFEIFFER, COURTESY LANDRY DESIGN





A Mediterranean Revival Residence in Los Angeles reflects Southern California's preferred architectural style although contemporary has become more in demand.

Although square footage continues to increase, sheer space is a very small part of what elevates a residence. "High-net-worth individuals are seeking private, secure properties with amenities that meet their concept of a quality lifestyle. Christie's International Real Estate uses the words *beauty*, *art* and *provenance* when discussing the most extraordinary properties in the world, and the lifestyle they afford," explains Delman.

Characteristics such as an enviable location, excellent architecture and a noted architect — all credentials of historic estates — remain as essentials. Important too is presence, how the property appears when first approached, a characteristic most homes in our Ultimate category share. It's no coincidence that typical descriptions of notable properties almost always begin with the arrival, the entry and how the residence appears at first glance.

Another essential, according to Delman, is

continued on page 114

mansion. They want a statement to their success," says Allie Beth Allman, founder and CEO of Allie Beth Allman and Associates in Dallas.

One thing that has changed in the mansion world is size. Looking back at legendary properties in Beverly Hills, Jeff Hyland, president of the Beverly Hills brokerage, Hilton & Hyland, says many of the old mansions were only about 5,000 to 7,000 square feet. Today, he says, to qualify for "mansion" status, 25,000 square feet might be required. Still, even size is relative. For someone accustomed to 25,000 square feet and larger, 10,000 may be a downsized home and for someone else occupying a 7,000-square-foot home, 10,000 may be perceived as a mansion.

Square footage is as much function of lifestyle as it is a measure of status. "The high-end real estate market is very individual, so you see a wide diversity in taste and in what people are looking for. The reason large mansions are popular is there are many high-net-worth individuals who have large entourages and large families, so out of necessity, they are looking for large square footage," explains Joyce Rey, executive director of Coldwell Banker Previews International, whose portfolio of listings includes both New World and Old World mansions, including the most expensive home currently on the market in the U.S.

"We have clients with multiple generations in the same house. Their children, their parents and their grandparents all in the same house. There are also people with an extended family from out of state or the country who come with their kids for an extended period of time, and they want to provide for them," says Landry.

Another important lifestyle consideration is philanthropy and the ability to accommodate large charitable events. So, ample room for gatherings, possibly as large as several hundred people or more, is another factor determining size and function, even if the overall ambiance of the home is less formal than it would have been even 10 years ago.



The elegant two-story entry foyer and dramatic chandelier create an impressive entry to this modern Los Angeles residence.

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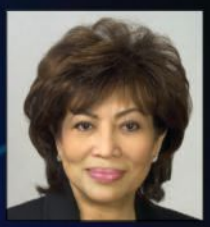
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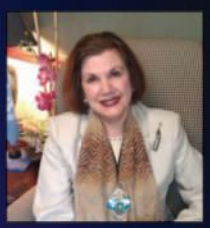
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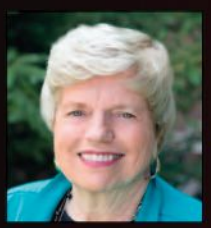
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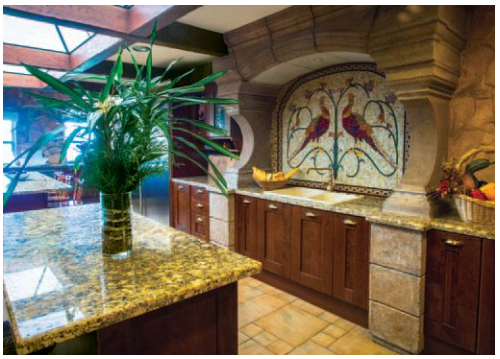


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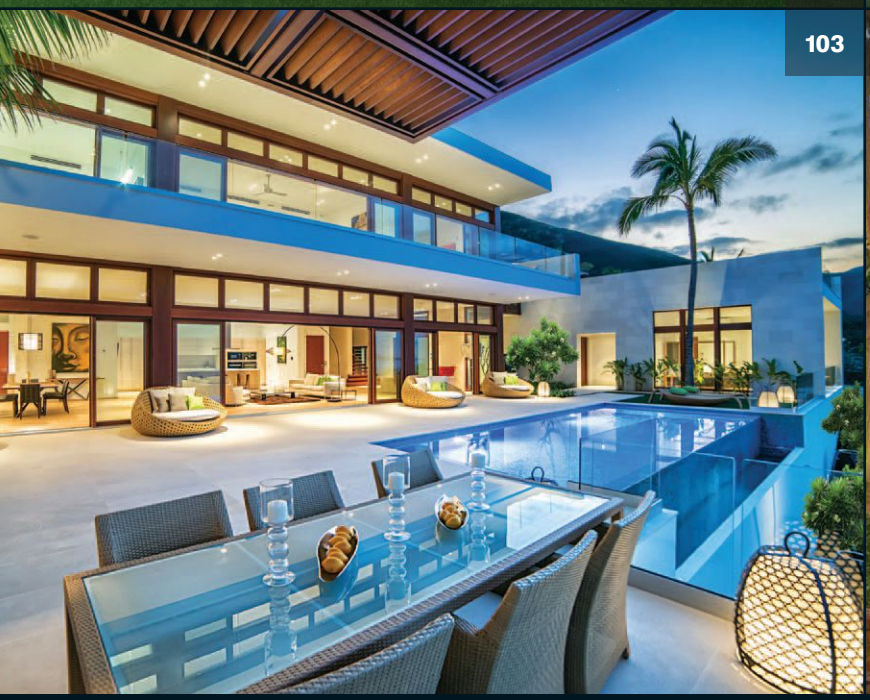
ULTIMATE HOMES™

From the Editors of Unique Homes

OUR EXCLUSIVE GUIDE TO THE MOST EXPENSIVE HOMES FOR SALE IN AMERICA









$195 million
Palazzo di Amore
Beverly Hills, California

$150 million
Sony Building Penthouse
New York, New York

$150 million
The Owlwood Estate
Holmby Hills, California

$145 million
The Beverly House
Beverly Hills, California

$140 million
Briar Patch
East Hampton, New York

The $100 Million Club



For the first time in history, each of the 10 most expensive homes for sale in the U.S. are listed for at least $100 million.

By Camilla McLaughlin

"One day there will be a billion dollar house," quipped Barbara Walters during a 1989 broadcast featuring a $10 million property in Beverly Hills listed by Joyce Rey, executive director of Coldwell Banker Previews International. At the time, $10 million was a rarity.

A billion dollars might sound preposterous, and residential real estate in the U.S. is nowhere near that mark, but the post-recession spike in luxury transactions, record-high prices for ultra-properties and per-square-foot costs pushing as much as $5,000 or more make $1 billion seem just a little less outlandish. In fact, one U.S. property is approaching that heady figure — a Texas ranch covering 800 square miles, owned by the same family since 1849 and priced at $725 million.

This year, the top price for a residential property hovers just under $200 million, and Ultimate's top 10 most expensive begin at $100 million, amounts that cause even seasoned experts to pause. "Pretty astonishing," is the reaction of Craig Morris, co-owner of Aspen Snowmass Sotheby's International Realty. "We're in the stratosphere now," says Paul Boomsma, president of Luxury Portfolio International and COO of LeadingRE. "In this expanding market, we are seeing numbers no one has approached before," says Jeff Hyland, president of Hilton and Hyland in Beverly Hills.

Contrast these prices with the first Ultimate Homes published in 2005. Seventy-five million was the peak and the top 10 began at $48 million. Ultimate Homes was the first publication to identify and chart the most expensive properties for sale in the U.S. Over the years, we've enhanced the process, but still meticulously search properties all over the country. Today, you might see similar lists, but most skim the surface, cherry picking the most publicized properties. Few dip below the top 10 or 15. Ultimate Homes continues to define $20 million as the jumping off point for the ultra-high end.

Crowning the list is Palazzo di Amore, a lavish estate on 25 acres that out dazzles even Beverly Hills. The centerpiece is an exquisite Mediterranean villa fashioned by architect Bob Ray Offenhauser and designer Alberto Pinto, complemented by a 15,000-square-foot entertainment complex, guesthouse and a landscape of gardens, olive trees, fountains and a vineyard that produces the estate's own private label. Joyce Rey and Stacy Gottula with Coldwell Banker Previews International in Beverly Hills, who closed the top U.S. sale in 2010, are listing Palazzo di Amore for $195 million. When Rey establishes a price, the industry takes notice thanks to a well deserved reputation that spans decades as someone who makes and breaks records. In 1978, she doubled the highest price for a residential sale. At the time, $4.2 million seemed like an impossible amount.

Dollar figures today, especially when compared to the first Ultimate, might be shockingly high, but they are not totally unexpected. It only takes a look at prime markets in the U.S. or global cities such as London to understand how the ultra-market has reached dizzying price points.

"There is more wealth today at the top of the market than there was pre-recession, so it's not surprising that the threshold is going up," observes Boomsma. Not only has the amount of wealth increased, but the number of wealthy individuals is also on the rise. A recent study by Wealth X and Sotheby's International, "Global Luxury Residential Report 2015," showed the world's ultra-high-net worth (UHNW) population (those with a net worth of US $30 million or more) grew by 6 percent and its total wealth increased by 7 percent between 2013 and 2014. The most popular country for foreign UHNW individuals looking to buy secondary residences? The United States.

Worldwide, New York is the city with the highest number of UHNW-owned residences, so it's not surprising that per-square-foot list prices for the pinnacles of Manhattan real estate are also at unprecedented

$139 million
Le Palais Royal
Hillsboro Beach, Florida

$125 million
Rancho San Carlos
Montecito, California

$110 million
The Pinnacle Penthouse
New York, New York

$100 million
Hicks Estate
Dallas, Texas

$100 million
The Elk Mountain Lodge Properties
Aspen, Colorado

$100 million
CitySpire
New York, New York





Hicks Estate

Where Are They Now?

A look at what happened to the top of last year's Ultimate Homes list.

2014	2015
$150 million The Owlwood Estate Holmby Hills, California	**No change.** Now No. 2 (tied).
$135 million The Beverly House Beverly Hills, California	**Price increased** to $145 million. Now No. 4.
$114.077 million 12 East 69th Street New York, New York	**Off the Market.**
$100 million de Guigné Estate Hillsborough, California	**Off the Market.**
$100 million CitySpire New York, New York	**No change.** Now No. 10 (tied).
$98 million Beacon Court Duplex New York, New York	**Price reduced** to $82 million. Now No. 15.
$98 million Wooldon Manor Southampton, New York	**Sold** for $80 million.
$98 million Hicks Estate Dallas, Texas	**Price increased** to $100 million. Now No. 10. (tied)
$95 million Penthouse at The Pierre New York, New York	**Price reduced** to $63 million. Now No. 35.
$95 million At The Sherry-Netherland New York, New York	**Sold** for $67.5 million.

levels, even surpassing $10,000 per square foot in one instance. Notable buildings that once made their own statement about New York are being converted into residential towers, setting new standards for urban luxury. Built as the tallest building in the world, the Woolworth Building remains a striking icon. Under the baton of French designer Thierry Despont, the top 30 floors have been reimagined into 34 condominium residences. Original architectural details have been elevated with refined cabinetry and finishes and 15-foot ceilings. Capping the building is a seven-story penthouse priced at $110 million. Also in Manhattan, a $150 million triplex penthouse has been added to the refocused former Sony Building. Views take center stage in Manhattan, and the octagonal shape of CitySpire makes the three-story $100 million penthouse an ultimate for capturing 360-degree panoramas.

There is no indication the uber-building spree in Manhattan will slack off. Several properties with the potential for $100 million-plus prices are in the pipeline, but they are at too early a phase in construction to be considered this year. They include a $130 million penthouse at 520 Park and a penthouse at 220 Central Park South, rumored to have a $175 million list price.

While prices are sometimes viewed as simply wishful thinking by owners or a play for bragging rights to "the biggest and the best," there is a value equation behind these figures and it usually derives from the basics: land, rarity of the property, architecture and provenance. "When a new spec house on a half an acre sells for $70 million, you know something is going on," says Hyland, who is representing The Beverly House, listed at $145 million. "So I would have to argue that the land Beverly House sits on, which is a prime location, is worth $80 or $90 million in itself. And if you add in the 50,000 square feet of interior space, there is your valuation. You cannot duplicate the location of The Beverly House."

The 10 acres that comprise Owlwood, priced at $150 million, resulted from the acquisition of several storied properties. Owlwood offers exceptional privacy; even the street is private. It is reportedly the largest estate in Holmby Hills. The centerpiece, with a villa designed by Robert Farquhar, is actually the very same estate that Rey set a record with in 1978.

Entirely new, built-from-the-ground-up estates in prime locations are as rare as historic classics. Even though it is newly built, Le Palais Royal would be almost impossible to replicate for the list price of $139 million. Construction began seven years ago and William P. D. Pierce with Coldwell Banker Previews in Miami, who is listing the property, says construction costs today easily would be in the $140 million range. The land alone, a prime swath with 465 feet on the Atlantic and frontage on the Intracoastal with a dock (large enough for a 185-foot vessel) in Hillsboro Beach, would be valued at $50 million today. Pierce calls it "the first American palace," and ticks off features that make it worthy of that title. "This home is something that has never been done in the U.S. And when you combine Old World charm with a steroid called modern technology, you have something really special."


Palazzo di Amore

Consider Walnut Place, the Dallas estate formerly identified as Crespi Hicks (a reference to Pio Crespi, who created the estate in 1938), and the current owner, Tom Hicks, who spearheaded a 33-month renovation. Although the property includes a four-story main house designed by architect Maurice Fatio, a two-story guesthouse, recreation complex, caretaker's house, and even a helipad, much of the value derives from its 25 acres of meadow and forest located in Dallas' premier address, Preston Hollow, only eight miles from the city center. Like all of the top 10, it is a rare offering that comes around perhaps only once in a generation. Allie Beth Allman, founder and CEO of Allie Beth Allman and Associates, who now has the listing and placed the property on public real estate sites in March, does not expect an assemblage of land this prestigious to ever become available again. Still, to develop the $100 million list price, she placed a conservative $2 million per acre value on the land.

When the rarity of a property is enhanced by the addition of equally unattainable acres, values increase exponentially. A good example is The Elk Mountain Lodge Properties in Aspen, comprised of four contiguous parcels, each with a residence. The main house is spectacular, but what sets this retreat apart is that the compound sits on 82.6 acres at the end of a canyon road bordered by national forest. "I don't know where it could be duplicated in any resort market," says Morris, who is listing the property for $100 million. Expect to see more families make acquisitions to create compounds, but Morris says such properties will still be rare. "It's very expensive and difficult to do, and there are not enough opportunities to create that type of a property," he observes.

Beverly House includes three separate legal parcels, six houses, three pools and two tennis courts, making it a singular compound only three blocks from The Beverly Hills Hotel. The 11 acres that comprise Briar Patch ($140 million) in East Hampton, Long Island, can be divided into two parcels. Rancho San Carlos' 237 acres in Montecito are composed of 30 legal parcels and include acres of orchards. Another important asset, one not often seen among the Ultimate properties, but becoming ever more valuable, is uninterrupted access to water via seven agricultural meters and three storage reservoirs.

On the market but not actually listed continues to be a preference in the ultra-high end, but this year a majority of the top 10 are on public real estate sites and the MLS. Referring to The Elk Mountain Lodge Properties, Morris says, "In this case, the seller wants



to sell the property and the best way to sell a property is exposure and that begins with the MLS."

An unusually large number of historic estates populate this year's list. Like Walnut Place, many have only had a couple of owners. Rancho San Carlos has been in the same family for over 100 years. "It is without question one of the most historic period homes still in private hands," says Harry Kolb, who along with Suzanne Perkins, also with Sotheby's International Realty, is listing the property for $125 million.

Especially notable this year is the litany of architects, past and present, affiliated with the properties. Reginald Johnson, a preeminent architect in the 1920s who designed Rancho San Carlos, continues to be celebrated for the many notable homes in Pasadena and Montecito. "It is a spectacular piece of architecture. We think it may be the largest home he ever did," shares Kolb. "There is an Old World feeling of nothing being excessive. It was done with such good taste and with complete abandonment of any budget." Plus, floor-to-ceiling windows promise almost constant sunshine. To illustrate the level of finishes, he explains the owner bought a manor house in England and had the oak paneled formal rooms meticulously dismantled and reassembled in Santa Barbara.

Two on our list share the same architect: Peter Marino, who masterfully helmed renovations in Walnut Place and Briar Patch. Owned by just three families in its 80-year history, Briar Patch is on the National Register of Historic Places, a first for the Ultimate top 10. Another first: the IMAX theater at Le Palais Royal, which is also the very first residential IMAX.

Currently, 79 percent of the world's UHNW individuals own two or more properties and just over half own three or more. The UHNW worldwide look to the U.S. as a safe haven, which means demand for ultra-properties will continue to be strong. All of which makes one wonder if maybe at some point there actually might be a $1 billion dollar Ultimate Home. UH

Ziff Estate Reportedly Seeking Close to $200 Million

A 16-acre estate in Manalapan, Florida, is being offered privately for nearly $200 million by the family of William B. Ziff Jr., according to an April report in the Wall Street Journal.

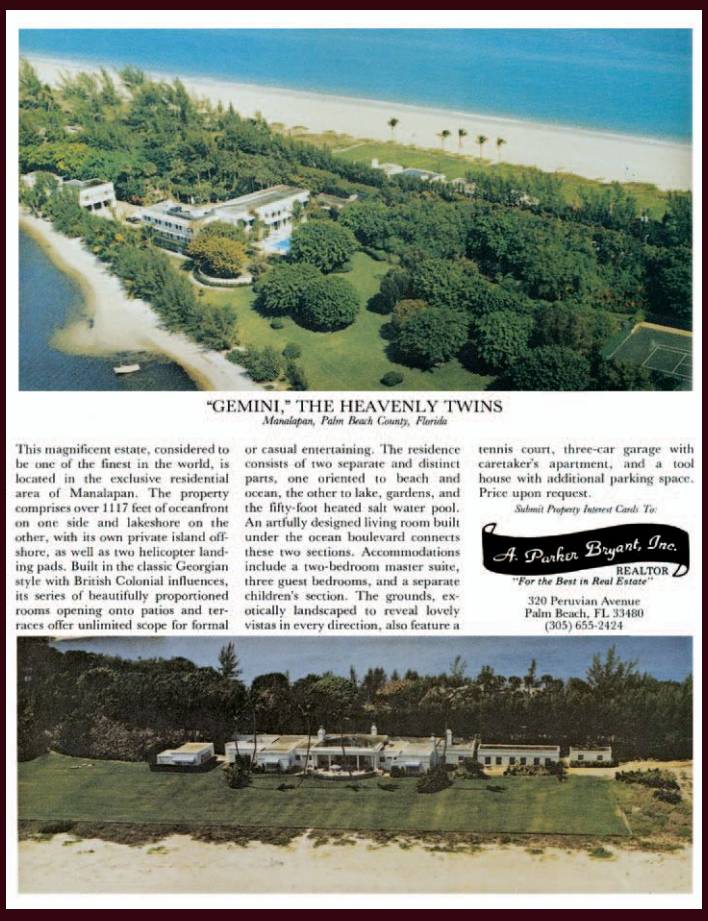
Gemini, an oceanfront compound spanning the width of a barrier island, has about 1,200 feet of frontage on the Atlantic Ocean and about 1,300 feet on the Intracoastal Waterway. The listing was announced just as the editors of Unique Homes were finalizing the Ultimate Homes list of the most expensive properties for sale in the U.S. No one was available to confirm the exact price, or to comment on the record about the listing; therefore, it was left off the list, but almost certainly would garner a top spot.

Reportedly, the estate is represented by Premier Estate Properties, an affiliate of Christie's International Real Estate.

Built in the 1940s, Gemini was the Palm Beach home of Gloria Guinness, a 20th century style icon and one of Truman Capote's famous 'Swans.' It was designed by well known architect Marion Sims Wyeth, who designed Mar-A-Lago for Marjorie Merriweather Post in Palm Beach and, in Honolulu, designed Shangri La for Doris Duke.

Unique Homes shares history with the Ziff family. From the late 1970s to the mid 1980s, Unique Homes was owned by the Ziff Davis Publishing Company. Known for publishing Popular Aviation in the 1920s, the company's stable of fiction and hobbyist magazines expanded into technology over the decades, including Popular Electronics and PC Magazine.

Gemini was featured for sale in the May/June 1982 issue of Unique Homes, "considered to be one of the finest in the world" at the time. Soon thereafter, it was purchased by Ziff — leaving one to wonder ... did he find the home in his own magazine?



"GEMINI," THE HEAVENLY TWINS

Manalapan, Palm Beach County, Florida

This magnificent estate, considered to be one of the finest in the world, is located in the exclusive residential area of Manalapan. The property comprises over 1117 feet of oceanfront on one side and lakeshore on the other, with its own private island offshore, as well as two helicopter landing pads. Built in the classic Georgian style with British Colonial influences, its series of beautifully proportioned rooms opening onto patios and terraces offer unlimited scope for formal or casual entertaining. The residence consists of two separate and distinct parts, one oriented to beach and ocean, the other to lake, gardens, and the fifty-foot heated salt water pool. An artfully designed living room built under the ocean boulevard connects these two sections. Accommodations include a two-bedroom master suite, three guest bedrooms, and a separate children's section. The grounds, exotically landscaped to reveal lovely vistas in every direction, also feature a tennis court, three-car garage with caretaker's apartment, and a tool house with additional parking space. Price upon request.

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Never has such a combination of iconic ranch, lakefront and forestland been offered at once in Lake Tahoe.
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sierrasothebysrealty.com

$85,000,000 Water Mill, N.Y.
Villa Maria, one of Long Island's most beautiful estates, is a 15-plus-acre retreat of solitude and beauty.
Sotheby's International Realty
sothebysrealty.com

$82,500,000 New York, N.Y.
The interiors feature solid oak flooring, soaring ceilings and expansive windows with Central Park views.
Douglas Elliman Real Estate
elliman.com

$82,000,000 New York, N.Y.
The only duplex at internationally recognized architect Cesar Pelli's Beacon Court has a 24-foot ceiling.
Sotheby's International Realty
sothebyshomes.com

$76,500,000 New York, N.Y.
A full-floor penthouse boasts north, south, east and west exposures with panoramic views of Central Park.
Douglas Elliman Real Estate
elliman.com

$75,000,000 New York, N.Y.
The South Tower penthouse at the San Remo has 7,000 interior square feet and wraparound terraces.
The Modlin Group
modlingroup.com

$75,000,000 San Clemente, Calif.
President Richard Nixon's former estate, referred to as the Western White House, offers history and luxury.
HŌM Sotheby's International Realty
homgroup.com

$75,000,000 Los Angeles, Calif.
This historic Holmby Hills property is one of the last designed by world-renowned architect Wallace Neff.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$75,000,000 New York, N.Y.
High atop The Residences at the Ritz-Carlton, create a truly unrivaled masterpiece duplex penthouse.
Dolly Lenz Real Estate LLC
dollylenz.com

$75,000,000 Mountain Home, Texas
The Legendary Y.O. Ranch's main lodge is a showplace with a 40-foot ceiling and thick walls of native stone.
Kuper Sotheby's International Realty
kuperrealty.com

$75,000,000 New York, N.Y.
The iconic Dome Penthouse at the legendary Plaza is a one-of-a-kind condominium rarely offered for sale.
The Corcoran Group
corcoran.com

$72,000,000 Beverly Hills, Calif.
On over 1.5 flat acres with 30-foot ceilings, servants' quarters, an indoor pool, gym, spa, sauna and theater.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com
Hilton & Hyland
hiltonhyland.com

$72,000,000 New York, N.Y.
One Madison Condominium Penthouse with 7,600± square feet of interior and terraced luxury elegance.
Dolly Lenz Real Estate LLC
dollylenz.com

$70,000,000 New York, N.Y.
This spectacular 16-room duplex apartment is high atop the prestigious Pierre Hotel on Fifth Avenue.
Sotheby's International Realty
sothebysrealty.com

$70,000,000 Upperville, Va.
Oak Spring Farm, Paul and Bunny Mellon's 2,000-acre property, is home to Kentucky Derby winner Sea Hero.
Washington Fine Properties
wfp.com

$69,800,000 Woodside, Calif.
Landmark property bordered on one side by Huddart Park, glorious land with rolling oak-studded hills.
Alain Pinel Realtors • apr.com

$69,000,000 Water Mill, N.Y.
Villa Maria is a magnificent waterfront estate with stately gardens and glorious views of Mecox Bay.
Sotheby's International Realty • sothebysrealty.com

$68,000,000 Naples, Fla.
Inside Front Cover
A magnificent Island-Colonial mansion brilliantly orchestrated to capture stunningly beautiful views.
Bill Earls, 239.777.6622
John R. Wood Properties
johnrwood.com

$65,000,000 Aspen, Colo.
Atop Red Mountain and overlooking Aspen and all four ski areas, the Summit House lives up to its name.
Aspen Snowmas Sotheby's International Realty
aspensnowmasssir.com

$65,000,000 Los Angeles, Calif.
Holmby Hills' finest estate, this majestic Georgian Traditional was featured in Architectural Digest.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$65,000,000 Coconut Grove, Fla.
La Brisa is a rare opportunity to own Miami history and travel back in time to a private, gated estate.
Coldwell Banker Residential Real Estate
coldwellbankerpreviews.com

$65,000,000 Greenwich, Conn.
On over 40 high, open acres with park-like rolling lawns and panoramic views of Long Island Sound.
David Ogilvy & Associates • davidogilvy.com

$65,000,000 Santa Barbara, Calif.
Rancho Dos Pueblos offers 2,190 acres of beauty, oceanfront and history.
Kerry Mormann & Associates
coastalranch.com

$63,000,000 New York, N.Y.
The penthouse apartment is a French chateau with a mansard roof atop the landmark Pierre Hotel.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$62,500,000 Hobe Sound, Fla.
Luxurious Bahamian-inspired estate designed and custom-built in 2010 by superstar Celine Dion.
Sotheby's International Realty Canada
sothebysrealty.ca

$62,000,000 New York, N.Y.
A park-front 24-room terraced duplex at The Beresford with light streaming in from 34 windows.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$62,000,000 Fairfield, Conn.
Pages 72-73
On Sasco Point is an exquisitely restored circa-1923 estate on 20 breathtakingly beautiful acres.
Victoria Fingelly, 203.610.0647
Nicholas H. Fingelly Real Estate
fingelly.com

$60,000,000 New York, N.Y.
This penthouse is on Columbus Circle and Central Park, affording over 120 feet of Central Park views.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$60,000,000 Malibu, Calif.
La Villa Contenta offers the most prime Malibu location with 6.5 acres of exquisitely landscaped gardens.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$60,000,000 New York, N.Y.
This full-floor penthouse is the crowning jewel of The Mark in the heart of Manhattan's Upper East Side.
The Corcoran Group
corcoran.com

$60,000,000 New York, N.Y.
Live brilliantly in the spectacular duplex penthouse atop the Baccarat Hotel & Residences New York.
The Corcoran Group
corcoran.com

$59,950,000 Carmel Valley, Calif.
Seven miles east of Carmel Valley Village, this 12-parcel historic ranch encompasses 14,000-plus acres.
Sotheby's International Realty
sothebysrealty.com

$59,356,000 Highland Park, Texas
Enjoy more than 6 acres and a 9,522 square feet home with 5 bedrooms and 5 baths.
Allie Beth Allman & Associates
alliebeth.com

$59,300,000 Aspen Colo.
Page 76
Three distinct residences on 60 acres with stunning views of Elk Mountain.
Brian Hazen, 970.925.7000
Coldwell Banker Mason Morse
brianhazen.com

$59,000,000 New York, N.Y.
The only triplex residence within The Plaza on the coveted corner of Fifth Avenue and Central Park South.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$59,000,000 Palm Beach, Fla.
An inviting main house and storybook guesthouse overlook the region's towering 14,000-foot peaks.
Brown Harris Stevens Residential Sales LLC
bhsusa.com
The Corcoran Group
corcoran.com

$59,000,000 Telluride, Colo.
Nestled deep within the rarest assemblage of rolling meadows and mature forest just 12 minutes from town.
Telluride Sotheby's International Realty
telluridesothebysrealty.com

$58,000,000 Naples, Fla.
La Capanna has Old World Italian renaissance ambiance and takes inspiration from its beachfront location.
John R. Wood Properties
johnrwood.com

$55,000,000 Bel Air, Calif.
Designed by renowned architect Paul McClean and completed in 2014, this is a modern masterpiece.
Hilton & Hyland
hiltonhyland.com

$55,000,000 Beverly Hills, Calif.
Magnificent Mediterranean estate with classical French and Italian style near the Beverly Hills Hotel.
The Agency
theagencyre.com

continued on page 75

It's hard to stand out in Aspen Real Estate…

Nestled in the Castle Creek Valley approximately 10 miles from downtown Aspen, Colorado lie The Elk Mountain Lodge Properties. Consisting of 4 separate and distinct parcels totaling 82.6 acres, there are a total of 13 buildings including the 14,987 square foot main lodge, additional single family homes, historic cabins, and recreation and maintenance facilities. The sophisticated creature comforts and the unmatched amenities combine to create the quintessential mountain compound. The homes and cabins feature a total of 28 bedrooms, 25 baths, 5 half baths, state-of-the-art life safety, security and home automation systems, recreation and entertainment hall, indoor sports court, walk-in temperature and humidity-controlled wine room, and multiple spas. Additionally, several aerated and trout-stocked ponds, breathtaking views, and extreme privacy create an awe-inspiring experience enveloped in rustic charm.

or perhaps not.



$100,000,000
For a private viewing, please call Craig Morris.

Aspen Snowmass | Sotheby's INTERNATIONAL REALTY



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970.379.9795 Cell
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CraigMorris.com

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THE MOST MAGNIFICENT WATERFRONT ESTATE



SASCO POINT — FAIRFIELD, CONNECTICUT

20 breathtakingly beautiful acres with 1,850 feet of spectacular water frontage

Circa-1923. Exquisitely restored and architecturally incomparable 17,000±-square-foot Elizabethan Renaissance brick mansion with a Tudor Gothic Revival wing discreetly providing every 21st-century amenity.

Quintessentially romantic, Tudor Gothic Revival boat house at the water's edge with a grotto-style stone staircase, leading to the sandy beach.

Carriage house with a 2-bedroom staff apartment and 6-car garage. Charming 6-bedroom Victorian gate house, 5-bedroom guesthouse and excellent post and beam recreational barn with stables and a garage, built in 2006.

Stunning pool and terrace, luxurious pool pavilion and tennis court.

Offered at $62,000,000

Victoria Fingelly

203.610.0647 | victoriafingelly@yahoo.com

NICHOLAS H. FINGELLY
REAL ESTATE

ON THE CONNECTICUT GOLD COAST













NICHOLAS H. FINGELLY
REAL ESTATE





ELEGANT HARBOR HOUSE

With an idyllic Southport location, this elegant 3,700-square-foot residence on .51 of an acre enjoys unsurpassed water views. Exquisite rock gardens enhance the gently sweeping lawn and property extending to the water's edge of Southport Harbor. A wonderful floor plan offers a beautiful living room with a fireplace, dining room and master bedroom suite, all opening onto a stunning and expansive, fully railed deck terrace; a pergola, dipping pool and spa with Badu swim-jet system. In addition to the first-floor family room with a fireplace, the second floor includes the great room with vaulted ceiling and sensational water views, a sitting area with fireplace, dining area, exercise room or bedroom and 2 additional, very spacious bedrooms.

Offered at $3,495,000 www.seetheproperty.com/149154





LA LANTERNE ON SASCO HILL

Circa-1937, classic French manor house exquisitely and expertly restored and renovated, displaying symmetrical perfection; replete with a deep-hip roof and brick facade. The house was designed in the 'La Lanterne' see-through style by eminent architect Louis Conrad Rosenberg using the ancient Greek rules of proportion and the Golden Ratio providing gracious, comfortable rooms flooded with light. On 1.6 sweeping acres overlooking Southport Village, Harbor and Long Island Sound, the property delights in an elegant, yet simplistic landscape design and a superb location.

Offered at $6,250,000 www.seetheproperty.com/109255





SASCO MANOR

This brick Georgian Revival house with a gabled roof, Tudor chimney pots and Palladian dormers was designed by noted architect Francis Hamilton in 1927 and enhanced by master playwright Noel Coward. The magnificent 2.9-acre property, graced with a broad southwestern exposure, enjoys full advantage of panoramic views of Long Island Sound and Southport Harbor. Thoughtful renovations include a splendid new kitchen and breakfast room with glorious views. A large stone terrace, English gardens, charming lily pond and lovely pool and pool house complete this outstanding estate.

Offered at $7,750,000 www.seetheproperty.com/19291

Victoria Fingelly

203.610.0647 | victoriafingelly@yahoo.com

continued from page 70

$55,000,000 Bridgehampton, N.Y.
Two Trees Farm, one of the finest world-class equestrian facilities, sprawls across 115 acres.
The Corcoran Group
corcoran.com

$54,900,000 Steamboat Springs, Colo.
Originally designed as a corporate retreat in 1999, this property is commonly used for family gatherings.
MIRR Ranch Group
mirrranchgroup.com

$54,000,000 Greenwich, Conn.
This magnificent Indian Harbor estate is poised on its own 6-acre peninsula rimmed by Long Island Sound.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$53,000,000 New York, N.Y.
A grand-scale, full-floor residence in Fifth Avenue's most prominent building with grand proportions.
Dolly Lenz Real Estate LLC
dollylenz.com

$53,000,000 Rolling Hills, Calif.
Artisan finishes are seen throughout this home, which was featured on the cover of the L.A. Times.
Hilton & Hyland
hiltonhyland.com

$51,175,000 Yemassee, S.C.
Buckfield Plantation is a private enclave of a size and configuration almost impossible to duplicate today.
Plantation Services
plantationservicesinc.com

$50,000,000 Southampton, N.Y.
Nearly 4 acres, this exceptional oceanfront estate parcel is available for the first time in over 55 years.
The Corcoran Group • corcoran.com

$49,750,000 Malibu, Calif.
This Frank Gehry-designed compound is the jewel of Broad Beach; one of the finest Malibu beach properties.
Pritchett-Rapf Realtors
pritchettrapf.com

$49,500,000 Simi Valley, Calif.
Hummingbird Nest Ranch, a world-class facility up a long driveway on 123 acres, was built in 2004.
Sotheby's International Realty
sothebysrealty.com

$49,500,000 Beverly Hills, Calif.
An entertainer's paradise with commercial-level systems; exceptional new construction on nearly two acres.
The Agency
theagencyre.com

$49,000,000 Alton, N.H.
Longview, sited at the tip of Clay Point, is aptly named for its views down the length of Lake Winnipesaukee.
LandVest
landvest.com

$49,000,000 Belvedere, Calif.
Completely upgraded in a monumental renovation, the home is secluded on the island's southeastern crest.
McGuire Real Estate
mcguire.com

$49,000,000 Sag Harbor, N.Y.
The magnificent Angel View waterfront estate is in a gated community comprising three separate lots.
Sotheby's International Realty
sothebysrealty.com

$49,000,000 Santa Barbara, Calif.
Solana features a magnificent 20,000-plus-square-foot newly rebuilt grand estate as its centerpiece.
Sotheby's International Realty
sothebysrealty.com
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$48,800,000 Monte Sereno, Calif.
The timeless Old World elegance of this home blends seamlessly with the meticulously designed grounds.
Alain Pinel Realtors
apr.com

$48,800,000 Bradbury, Calif.
Page 19
The Bradbury Estate is made almost entirely of French limestone exteriors and flooring.
Bob Hurwitz, 310.477.8865
Hurwitz James Company
hurwitzjamesco.com

$48,700,000 Jackson, Wyo.
The 1,848-acre Walton Ranch is a one-of-a-kind property operating as a cattle ranch with its own elk herd.
Ranch Marketing Associates
rmabrokers.com

$48,500,000 New York, N.Y.
The Charles Ogden Mansion is on a coveted Fifth Avenue block in the Upper East Side.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$48,500,000 New York, N.Y.
The Heritage at Trump Place at 240 Riverside Boulevard; Hudson River views from almost every window.
Douglas Elliman Real Estate
elliman.com

$48,000,000 Atlanta, Ga.
Page 77
Chestnut Hall is a vast estate set on more than 18 manicured acres across Buckhead and Sandy Springs.
Debbie Sonenshine, 404.250.5311
Coldwell Banker Residential Brokerage
sonenshineteam.com

$48,000,000 Greenwich, Conn.
Belle Haven on Long Island Sound is a classic Georgian mansion with details of museum quality.
Douglas Elliman Real Estate
elliman.com

$47,500,000 North Haven, N.Y.
On three separate lots with 6.30 acres, 300 feet of bay frontage, dock permits and room for tennis.
Douglas Elliman Real Estate
elliman.com

$47,000,000 Palm Beach, Fla.
Page 78
Rare example of Mediterranean-style architecture on one level with 203 feet of private ocean frontage.
Paulette Koch & Dana Koch, 561.346.8639
The Corcoran Group
kochpalmbeach.com

$46,500,000 New York, N.Y.
Designed by Shelton, Mindel & Associates, Penthouse East at The Marquand is an exquisite triplex.
Douglas Elliman Real Estate
elliman.com

$46,000,000 New York, N.Y.
This Wayne Turret-designed townhouse boasts superb light and views on a desirable Tribeca corner.
Douglas Elliman Real Estate
elliman.com

$46,000,000 Aspen, Colo.
Enjoy unobstructed and expansive views of Red Mountain, Continental Divide and Mt. Sopris.
Douglas Elliman Real Estate, Joshua & Co.
joshuaco.com

$45,000,000 Southampton Village, N.Y.
Fabulous Southampton Village Traditional on 10 acres was originally built in 1915 and has been renovated.
Douglas Elliman Real Estate
elliman.com

$45,000,000 Water Mill, N.Y.
Masterpiece mansion blends Old World elegance with modern convenience on 4 acres on Mecox Bay.
Douglas Elliman Real Estate
elliman.com

$45,000,000 Hobe Sound, Fla.
This majestic property sits atop one of the highest points on Jupiter Island, with stunning water views.
Engel & Völkers
engelvoelkers.com

$45,000,000 Newport, R.I.
This incomparable 45-acre oceanfront estate anchors the southern point of Newport's Ocean Drive.
Gustave White Sotheby's International Realty
gustavewhite.com

$45,000,000 Los Angeles, Calif.
Over 25,000 square feet of unparalleled luxury living in one of the world's most renowned locations.
John Aaroe Group
aaroe.com

$45,000,000 Hillsboro Beach, Fla.
Page 80
New, gated, ultra-modern, ocean-to-Intracoastal estate by renowned architect is on beach frontage.
D'Angelo/Liguori, 866.281.3884
Premier Estate Properties
premierestateproperties.com

$45,000,000 Woodstock, Conn.
This majestic castle features a moat, towers rising 126 feet into the sky and 18,777 square feet of luxury.
Randall Realtors Real Living
randallrealtors.com

$45,000,000 Santa Ynez, Calif.
Rancho Latigo features an equine landscape with fieldstone watering pools, paddocks and riding arenas.
Berkshire Hathaway HomeServices
California Properties
bhhscalifornia.com

$44,500,000 Flathead Lake, Mont.
Page 19
Majestic mountain aerie has 32,000 square feet of structures and 7,000 feet of prime lake frontage.
Bob Hurwitz, 310.477.8865
Hurwitz James Company
hurwitzjamesco.com

$44,500,000 New York, N.Y.
Nearly 18,000 square feet offers 3 terraces, amazing views and Chelsea's premier address: Walker Tower.
Douglas Elliman Real Estate
elliman.com

$43,000,000 Vashon, Wash.
Misty Isle Farms offers 525 acres, a helicopter landing pad, driving range, trails and so much more.
Realogics Sotheby's International Realty
bradvancour.rsir.com

$43,000,000 Houston, Texas
Serene, park-like 2.5 wooded acres hold this Neoclassical, 27,000-plus-square-foot chateau.
Martha Turner Sotheby's International Realty
marthaturner.com

$43,000,000 Bridgehampton, N.Y.
Modern 3-acre home with 358 feet on Sagg Pond, floor-to-ceiling glass walls and 1,800-bottle wine room.
Saunders & Associates
saunders-assoc.com
The Corcoran Group
corcoran.com

$42,500,000 Beverly Hills, Calif.
Beautiful, private 4-acre estate, minutes to the Beverly Hills Hotel, has 30,000 square feet and a pool.
Hilton & Hyland
hiltonhyland.com

$42,000,000 New York, N.Y.
684 Park Avenue is a neo-Federal townhouse by McKim, Mead & White in a row of landmarked buildings.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$42,000,000 Alamo, Calif.
Pages 16, 19
This estate includes a massive main house, pool cabana/guesthouse, panoramic views and a vineyard.
Bob Hurwitz, 310.477.8865
Hurwitz James Company
hurwitzjamesco.com

$42,000,000 New York, N.Y.
Stunning high-floor apartment offers opportunity to acquire one of the largest residences on Central Park.
Sotheby's International Realty
sothebysrealty.com

$40,500,000 New York, N.Y.
Light-filled 4,028-square-foot, 3-bedroom residence at 432 Park Avenue with views of Central Park.
Douglas Elliman Real Estate
elliman.com

$40,000,000 Miami Beach, Fla.
On exclusive Star Island, corner lot with 240' of waterfront and a grand Floridian Villa with open verandas.
Coldwell Banker Residential Real Estate
coldwellbankerpreviews.com

$40,000,000 New York, N.Y.
This 28-foot-wide, 6-story, red brick and limestone mansion is a superb example of Neo-Georgian style.
Sotheby's International Realty
sothebysrealty.com

$40,000,000 Brooklyn Heights, N.Y.
Nearly 18,000 square feet on a 9,000-square-foot lot, with one of the most coveted vistas in the world.
The Corcoran Group
corcoran.com

$39,995,000 Southampton Village, N.Y.
Ocean, pond and dune views enhance this Hamptons' Shingle-style home on 4.5 acres with 500' of beach.
Douglas Elliman Real Estate
elliman.com
The Corcoran Group
corcoran.com

$39,950,000 Palm Beach, Fla.
Windansea, by Maurice Fatio, is an oceanfront estate on nearly 2 acres with direct ocean frontage.
The Corcoran Group
corcoran.com

$39,900,000 New York, N.Y.
Beaux-Arts-style townhouse is made impressive by its columned limestone entry and 12,700 square feet.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$39,800,000 New York, N.Y.
This 3-story duplex with rooftop terrace is unrivaled as far as downtown Manhattan penthouse living.
Dolly Lenz Real Estate LLC
dollylenz.com

$39,750,000 Crystal Bay, Nev.
Set above Lake Tahoe, this glass and steel, 9,000-square-foot Crystal Bay home is an architectural wonder.
Coldwell Banker Select Real Estate
coldwellbankerpreviews.com
Sereno Group Real Estate
serenogroup.com

$39,500,000, New York, N.Y.
14,000-square-foot mansion on 7 levels with numerous amenities, including high ceilings and fireplaces.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

continued on page 86

Brian Hazen Presents

Once in a Lifetime in Aspen... The Compound at Little Woody Creek







- THREE RESIDENCES...ON CONTIGUOUS 20 ACRE PARCELS -





Aspen, Colorado | $59,300,000

With stunning views of the Elk Mountain Range, this unique 60-acre offering with **three distinct residences** is set high in the Rocky Mountains and only minutes to downtown Aspen, Colorado. Each home is unique, and together offers a sizable compound for those who value outdoor living, expansive spaces, local conveniences and Aspen's nearby cultural offerings. Each home is nestled on a 20-acre site, and range in diverse beauty and scale. The **Artistic Estate** is an architectural masterpiece with 12,000 square feet of sophisticated luxury, Japanese gardens, ponds and waterfalls, separate art studio and a caretaker's house and a barn. The seven-bedroom **Western Residence** highlights multiple decks, two master suites, incredible vistas, superior water rights and irrigated pastures. Lastly, the **Country Home** embraces charm and entertaining in style with five bedrooms plus a 10-bed bunkroom, wet bar, media room, outdoor heated pool, three-car garage and much, much more. Each luxury residence is also available separately.

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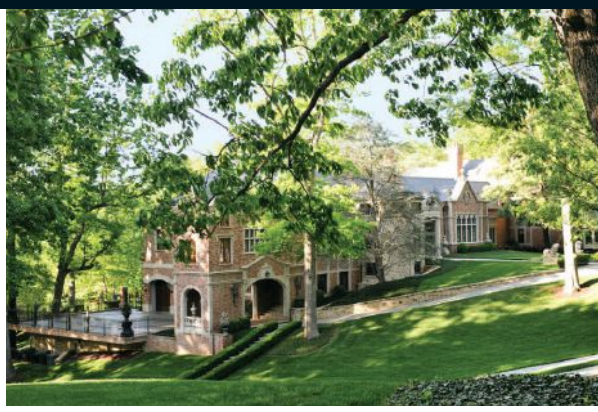
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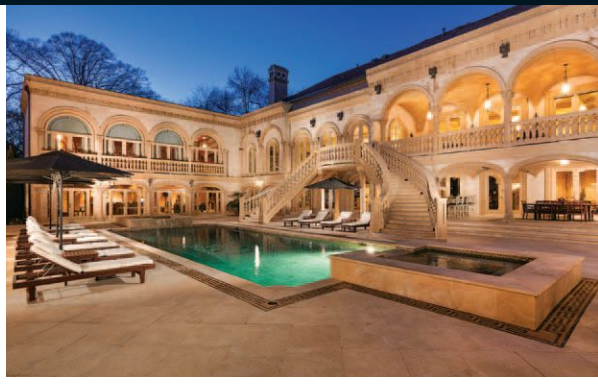




This one-of-a-kind estate on 18 acres is in Atlanta's prestigious Buckhead and Sandy Springs neighborhoods. It includes a 17,000-square-foot manor house, a 4-bedroom guesthouse and a pool house. Boasting the finest quality finishes from around the world, this home is furnished with museum-quality art and antiques.

Offered for $48,000,000







Buckhead's most palatial estate is on Atlanta's most prestigious street. Built with privacy and security in mind, this home is perfect for large-scale entertaining, featuring a ballroom, cigar room, theater, 2 gyms, 7 kitchens, a recording studio, nail/hair salon and outdoor living areas surrounded by a pool. Priced below market value.

Offered for $15,900,000

Debbie Sonenshine
Coldwell Banker Residential Brokerage
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Debbie@SonenshineTeam.com | www.SonenshineTeam.com

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Palm Beach. Custom designed 13,773 SF estate home by Jeffrey Smith on over 200' of direct oceanfront. Extraordinary ceiling heights with great scale and exceptional proportions. Prime location and rare opportunity. $47M **WEB# 3403660**





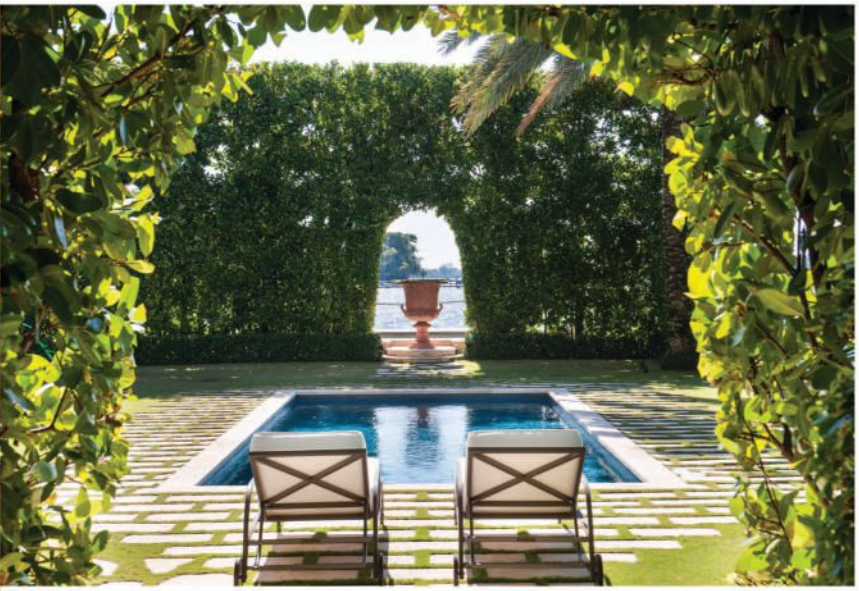


A TRUE TROPHY ON THE INTRACOASTAL

Palm Beach. Significant state-of-the-art 7 BR custom contemporary on 200' of deepwater North End lakefront with dock. Rare high 21' elevation. Stunning loggia/pool, elevator, wine cellar, spa, & more. $37.45M **WEB# 3401206**

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Over $210 Million Total Sales Volume in 2014.





THE ESTATE AT LAGOMAR - UNPARALLELED MANICURED LAWNS AND GARDENS ON THE LAKEFRONT

Palm Beach. One acre of rolling hill topography with high elevation leads to a magnificent 5 BR + guest house waterfront estate with dock. 2 garages for 5 cars. Many high quality amenities. Cul-de-sac privacy adjacent to Billionaire's Row. Deeded beachfront. $24M **WEB# 3401558**





PRIZED OCEANFRONT LIVING - TRUE PALM BEACH STYLE

Palm Beach. Enjoy this uniquely situated retreat with 3 main house bedrooms + 3 bedroom guest house plus staff and three car garage. An undisputed opportunity with numerous highest level custom features $28.75M **WEB# 3435054**



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DELRAY BEACH
FORT LAUDERDALE
VERO BEACH



ULTRA-MODERN OCEAN-TO-INTRACOASTAL ESTATE
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$45 MILLION
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$14.95 MILLION
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ESTATE SECTION
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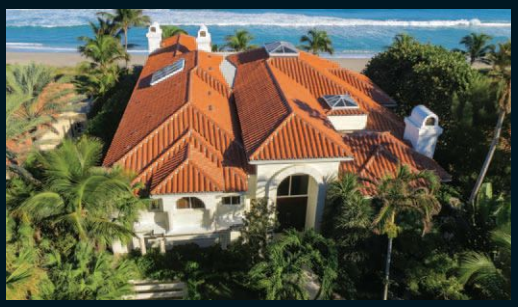
DISTINCTIVE OCEANFRONT ESTATE
GULF STREAM | FLORIDA
$18.9 MILLION
Web Ref: RX-10060014 I Pascal Liguori, 866.502.5441



TROPHY HARBOR BEACH POINT ESTATE
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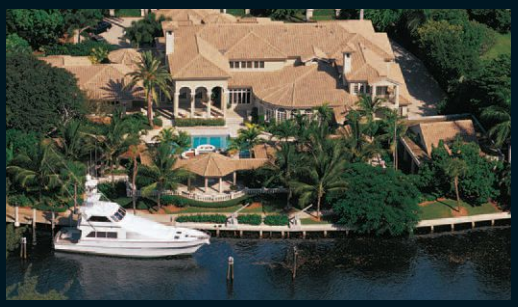
OCEAN-TO-INTRACOASTAL PALAZZO
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$16.99 MILLION
Web Ref: RX-3256251 I Pascal Liguori, 866.502.5441



GATED OCEANFRONT ESTATE
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Web Ref: RX-10088601 I Pascal Liguori, 866.502.5441



GATED LAKE BOCA RATON ESTATE
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$12.95 MILLION
Web Ref: RX-10073494 I D'Angelo/Liguori, 866.281.3884



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$12.495 MILLION
Web Ref: RX-3160881 I D'Angelo/Liguori, 866.281.3884



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Web Ref: F1265588 I Kevin Kreutzfeld, 866.221.3699

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2. Beachfront Estate
$11.9M

3. Prime Lot - 115' Waterfront
$17.5M

4. A Rare Opportunity
$39M

5. Estate Section Villa
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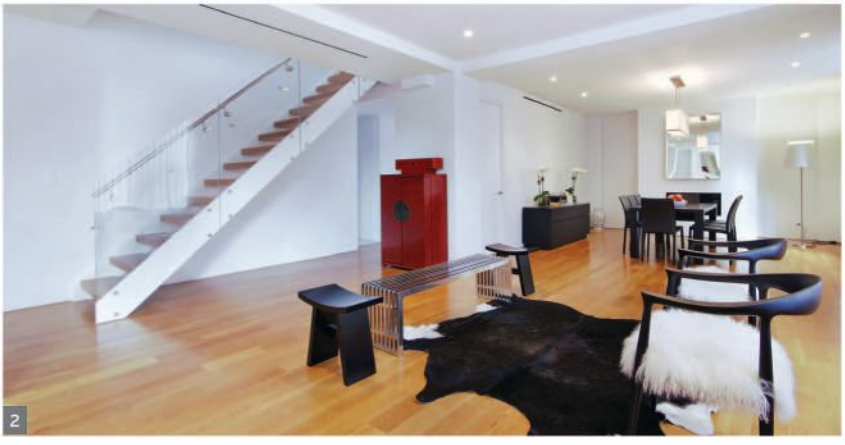
2 565 Park Ave, PHA
$8.8M WEB# 3385270

3 230 West 10th St
$12.75M WEB# 2962634

4 200 East 69th St, PHA
$16.5M WEB# 3433773

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$11.95M WEB# 3408668









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Legendary Lake Tahoe

Crayfish Cove, Brockway, California & Nevada

A Lake Tahoe treasure, "Crayfish Cove" straddles the Nevada and California state lines. Rebuilt in 2001, the former "Hills Brothers Estate" presents a magical 8.6-acre setting with 8 parcels -7 parcels in California and 1 parcel (lakefront) in Nevada. The 9,750 sq. ft. main residence offers 7 bedrooms, 8 1/2 bathrooms, 8 fireplaces, office, family room, 16-seat theatre, massage room, wine cellar, wet bar and gym. The 3,247 sq. ft. guesthouse has 6 bedrooms and 5 1/2 baths. A beach cabana offers full kitchen and half bath. Within this beautifully landscaped gated estate, pathways lead to a putting green and 618' of sandy beach, a crib pier with 4 boat slips and 3 buoys.

Offered at $34,500,000

Susan Lowe 775 690 1444 slowe@chaseinternational.com

CrayfishCove.com

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continued from page 75

$39,500,000 La Quinta, Calif.
Private resort-like home offers a private theater, driving range, waterfalls, a running stream, pool and spa.
Hideaway Properties
hideawayprop.com

$39,500,000 Del Mar, Calif.
This 8,000-square-foot oceanfront estate on .75 of an acre has 80 feet of direct sand frontage.
Pacific Sotheby's International Realty
pacificsothebysrealty.com

$39,500,000 East Hampton, N.Y.
Master-built estate on 2.8 acres with a pool, tennis, cabanas and 200 feet of direct oceanfront.
Sotheby's International Realty
sothebysrealty.com

$39,500,000 New York, N.Y.
6,000+ square-foot home offers 11 rooms, 4 bedrooms, fireplace and north/south/east/west exposures.
The Corcoran Group
corcoran.com

$39,000,000 Palm Beach, Fla.
Pages 82-83
A rare opportunity to live on Palm Beach with beautiful views and outdoor living areas.
Jim McCann, 561.296.8720
The Corcoran Group
corcoran.com

$39,000,000 Greenwich, Conn.
Petit Trianon Deux is a scaled down, though nearly identical, copy of the original French national treasure.
Brad Hvolbeck & Associates
bharealtors.com

$39,000,000 San Francisco, Calif.
Masterfully crafted manor sits at one of the highest elevation points in Pacific Heights with stunning views.
McGuire Real Estate
mcguire.com

$38,500,000 New York, N.Y.
A private elevator landing, 12+ foot ceilings and Central Park views enhance this Park Avenue residence.
Douglas Elliman Real Estate
elliman.com

$38,000,000 Los Angeles, Calif.
Contemporary, minutes from Rodeo Drive, has glass walls, gym, theater and subterranean garage.
Rodeo Realty
rodeore.com
Hilton & Hyland
hiltonhyland.com

$38,000,000 Princeville, Hawaii
The Point at Anini Vista is on a promontory of the coastal bluff of Kauai's North Shore with sweeping views.
Coldwell Banker Bali Hai Realty
balihai.com

$38,000,000 Las Vegas, Nev.
Founder's Penthouse — 27,000 square feet, furnished, with 1 Dali and 1 Picasso included. Outdoor theater.
Synergy Sotheby's International Realty
synergysir.com

$37,900,000 Palm Beach, Fla.
Pages 82-83
Brand-new designer-furnished lakefront home with dock, 130' of frontage and Georgian-style home.
Jim McCann, 561.296.8720
The Corcoran Group
corcoran.com

$37,500,000 Southampton, N.Y.
Ocean views, 2.7 acres, a tennis court, pool and oceanside gazebo enhance this elegant Gin Lane home.
Sotheby's International Realty
sothebysrealty.com



$37,500,000 Miami Beach, Fla.
European Contemporary estate with 200 feet on wide bayfront with Miami skyline views and sunsets.
EWM Realty International
ewm.com

$37,500,000 Carmel-by-the-Sea, Calif.
This iconic, one-of-a-kind stone estate sits on the largest beachfront parcel in Carmel-by-the-Sea.
Carmel Realty Company
carmelrealtycompany.com

$37,500,000 New York, N.Y.
The most exceptional duplex penthouse downtown hovers over all of SoHo with stunning, protected views.
Douglas Elliman Real Estate
elliman.com

$37,450,000 Palm Beach, Fla.
Page 78
Custom Contemporary on 200 feet of deepwater with a dock, pool, elevator, wine cellar ad spa.
Paulette Koch & Dana Koch, 561.346.8639
The Corcoran Group
kochpalmbeach.com

$37,000,000 Miami Beach, Fla.
Brand-new modern masterpiece on upper North Bay Road, on wide bay, with Miami skyline views.
Coldwell Banker Residential Real Estate
coldwellbankerpreviews.com

$37,000,000 New York, N.Y.
Triplex Greenwich Village penthouse has a loft-like great room, original details and a working fireplace.
Douglas Elliman Real Estate
elliman.com

$36,500,000 Holmby Hills, Calif.
European villa designed on a grand scale with an art-filled entry hall and one of the city's great living rooms.
Kathy Doyle Estates
kathydoyleestates.com

$36,000,000 Aspen, Colo.
14,000-square-foot Aspen Lakes East home with outdoor pool, indoor pool/spa, theater and cabana spaces.
Bowden Properties/BJ Adams & Co
bobbowden.com

$36,000,000 Golden Beach, Fla.
Oceanfront retreat with 3-level living green wall, garden paradise, 6,000 square feet of terrace and a spa.
Douglas Elliman Real Estate
elliman.com

$36,000,000 New York, N.Y.
Mint apartment in the historic home of the former Delmonico Hotel, now known as Trump Park Avenue.
The Corcoran Group
corcoran.com

$35,500,000 East Hampton South, N.Y.
Traditional home on nearly 5.5 acres with a pool, pond and guesthouse, just one block off of the Ocean.
Douglas Elliman Real Estate
elliman.com

$35,500,000 Los Angeles, Calif.
Spectacular Contemporary gated estate in Holmby Hills. Incredible scale, dramatic design and amenities.
Westside Estate Agency
weahomes.com

$35,495,000 New York, N.Y.
The residence opens onto a gallery leading to an expansive living room and dining room with terrace access.
The Corcoran Group • corcoran.com

$35,100,000 New York, N.Y.
Penthouse II is a newly completed condo atop the iconic Puck Building overlooking the Manhattan skyline.
Sotheby's International Realty
sothebysrealty.com

$35,000,000 Vero Beach, Fla.
Page 81
Oceanfront modern marvel with 200 feet of frontage, 18,000-square-foot home and so much more.
Kay Brown, 866.220.7912
Premier Estate Properties
premierestateproperties.com

$35,000,000 New York, N.Y.
The Arthur Sachs House is a 9,600-square-foot townhouse with a garden, pool and prime location.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$35,000,000 New York, N.Y.
Trophy Richard Meier Penthouse, one of Manhattan's icons, is offered for the first time since its conception.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$35,000,000 Santa Barbara, Calif.
Villa della Costa sits upon Santa Barbara's Gaviota Coast, with 360-degree views and a newly built.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$35,000,000 Beverly Hills, Calif.
Museum-quality, contemporary home with breathtaking city and ocean views, plus an infinity pool.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com
The Agency
theagencyre.com

$35,000,000 Boca Raton, Fla.
Set within gated Princeton Estates, Bell-Estate is an iconic and beautifully designed residential compound.
Douglas Elliman Real Estate
elliman.com

$35,000,000 Aspen, Colo.
One of Starwood's finest estates, Star Mountain Ranch is a blend of sophistication and alpine delight.
Douglas Elliman Real Estate, Joshua & Co.
joshuaco.com

$35,000,000 Coral Gables, Fla.
This 3-story residence sits on a total of 1.8 acres with open bay views, patios and 200 feet of dockage.
Engel & Völkers
engelvoelkers.com

$35,000,000 Nantucket, Mass.
This 56-acre estate on the water's edge of Polpis Harbor has a main house, cottage, studio and boathouse.
Great Point Properties
greatpointproperties.com

$35,000,000 Bel Air, Calif.
The Bellagio House, a 1.2-acre compound, has 20,000 square feet, 2 large motor courts and a sunlit pool.
Hilton & Hyland
hiltonhyland.com

$35,000,000 Beverly Hills, Calif.
This view property in Trousdale Estates is on a promontory with views from downtown to the Pacific Ocean.
Nourmand & Associates
nourmand.com

$35,000,000 Miami Beach, Fla.
Majestic main residence, 2 guesthouses, resort pool and dock on over 2 acres on guard-gated Star Island.
Ocean First Realty
oceanfirstrealty.com

$35,000,000 Water Mill, N.Y.
Oceanfront estate in Fowler Beach on 3.3 acres with 330 feet of direct waterfront and beach access.
Saunders & Associates
saunders-assoc.com

$35,000,000 Montecito, Calif.
Page 1
El Fureidis (tropical paradise), originally a botanic garden, is a 10-acre estate with stunning main house.
Emily McBride, 805.969.8900
Village Properties Realtors
villagesite.com

$34,950,000 North Haven, N.Y.
Enjoy wonderful sunset views across Noyac Bay from this 11,000-square-foot home on 5.4 acres.
Saunders & Associates
saunders-assoc.com

$34,900,000 Manalapan, Fla.
Brand-new direct ocean-to-Intracoastal residence on 2 acres with 21,350 magnificent square feet.
The Corcoran Group
corcoran.com

$34,900,000 New York, N.Y.
Page 84
The Carhart Mansion in Carnegie Hill is an extraordinary duplex home with 17 grand rooms.
Carrie Chiang Group, 212.836.1088
The Corcoran Group
corcoran.com

$34,700,000 East Hampton, N.Y.
Opportunity to own 3 homes on 3 adjacent lots with immediate ocean access in sought-after location.
Sotheby's International Realty
sothebysrealty.com

$34,500,000 Kings Beach, Calif.
Pages 1, 85
Crayfish Cove, a Lake Tahoe treasure, is 8.6 acres with a beach, crib pier, boat slips and putting green.
Susan Lowe, 775.690.1444
Chase International
chaseinternational.com

$34,500,000 New York, N.Y.
History, elegance and amenities converge in this home with awesome views from 26 windows.
Core
corenyc.com

$34,500,000 Beverly Hills, Calif.
The Hutton House Estate is one of the area's best offerings, featuring every elegance in a gated community.
Rodeo Realty
rodeore.com

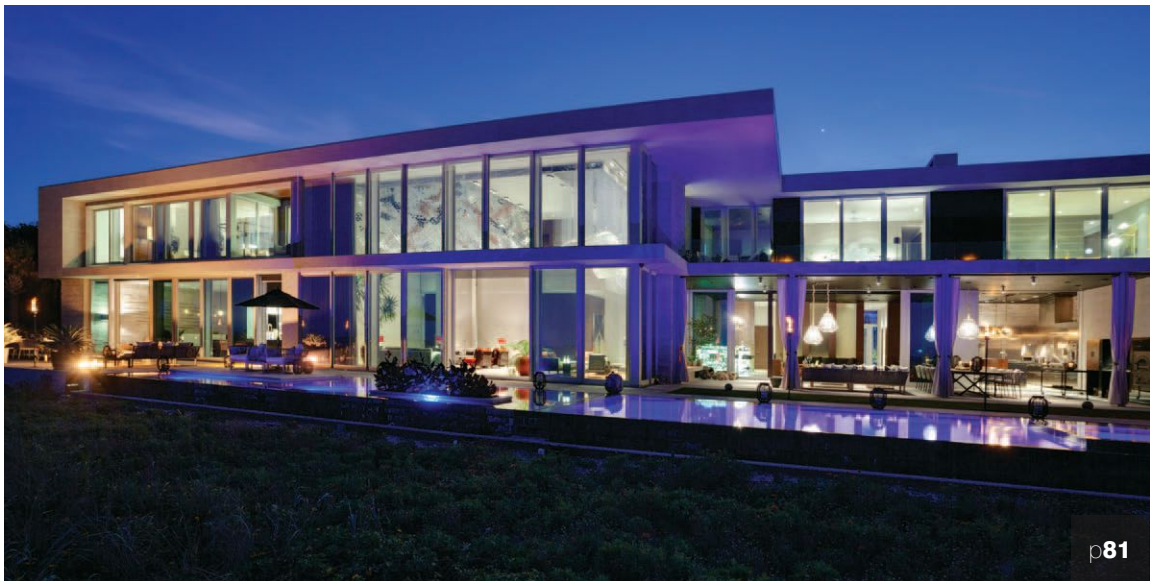
$34,500,000 New York, N.Y.
Full-floor penthouse in Tribeca with views from river to river, 2 terraces and direct elevator access.
The Corcoran Group
corcoran.com

$34,000,000 New York, N.Y.
Limestone mansion was created over decades by a designer who blended classicism with the best in design.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$33,900,000 Del Mar, Calif.
Enjoy 5.5 acres on the oceanfront, atop the bluffs, with 9 bedrooms, 10,000 square feet and amazing views.
The Guiltinan Group
theguiltinangroup.com

$33,500,000 Dallas, Texas
This premier estate by Robert A.M. Stern has hosted presidents and celebrities on its palatial grounds.
Allie Beth Allman & Associates
alliebeth.com

$33,000,000 New York, N.Y.
On the Upper East Side is an exquisitely renovated, 20-foot-wide, 5-story townhouse with elevator.
Douglas Elliman Real Estate
elliman.com



$32,900,000 Water Mill, N.Y.
Outstanding gated Georgian-style home with 500 feet of direct waterfront and a dock on Mecox Bay.
Sotheby's International Realty
sothebysrealty.com

$32,900,000 Water Mill, N.Y.
Six acres and 500 feet of water frontage make this one of the most important homes in the Hamptons.
The Corcoran Group • corcoran.com

$32,800,000 Bellevue, Wash.
Page 1
Bellalago at Shoreland Drive is a multi-generational residence on 2.5 acres of waterfront grounds.
Tere Foster & Moya Skillman, 425.455.9800
Windermere Real Estate
windermere.com

$32,250,000 New York, N.Y.
At 4,019 square feet, this 3-bedroom residence offers generous proportions and abundant light throughout.
Douglas Elliman Real Estate
elliman.com

$32,000,000 Beverly Hills, Calif.
Page 88
The Samuel Goldwyn Estate rests on nearly 2 acres surrounded by gorgeous grounds.
Joyce Rey & Stacy Gottula
310.285.7529 / 323.610.7191
Coldwell Banker Previews International
joycerey.com / stacygottula.com

$32,000,000 St. Joseph, Fla.
Black's Island is a private island in the heart of St. Joseph Bay, accessible by boat, seaplane or helicopter.
Coldwell Banker Residential Real Estate
coldwellbankerpreviews.com

$32,000,000 Fort Lauderdale, Fla.
Two-story estate on 3 lots (2 point lots) in private, guard-gated The Harborage. Infinity pool and docks.
Coldwell Banker Residential Real Estate
coldwellbankerpreviews.com

$32,000,000 Southampton Village, N.Y.
Exceptional, subdividable, 8-acre property is a private oasis with gardens, pool, tennis and guest cottages.
Douglas Elliman Real Estate
elliman.com

$32,000,000 Sunset Strip, Calif.
An architectural triumph with panoramic views, disappearing walls of glass and an infinity-edge pool.
Hilton & Hyland • hiltonhyland.com

$32,000,000 Fort Lauderdale, Fla.
This waterfront home in Rio Vista offers 20,000 square feet, water views and deep-water dockage.
ONE Sotheby's International Realty
onesothebysrealty.com

$32,000,000 Paicines, Calif.
10,000-acre Stone Canyon Ranch on the San Benito River is a premier equestrian ranch estate.
Pacific Union International • pacunion.com

$32,000,000 Scottsdale, Ariz.
Page 89
A true estate property on 17 acres in gated Silverleaf, with a backdrop of the McDowell Mountains.
Lisa Wadey, 480.229.3455
Russ Lyon Sotheby's International Realty
lisawadey.com

$32,000,000 Southampton, N.Y.
Possibilities for expansion and future development abound, with broad and wide Shinnecock Bay views.
The Corcoran Group • corcoran.com

$31,500,000 Greenwich, Conn.
An enduring country gentleman's estate, Old Mill Farm is set on 75 backcountry acres with a lake and trails.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$31,500,000 Snowmass Village, Colo.
In the prestigious Owl Creek Ranch subdivision, this property has 2 ponds, a swimming beach and views.
Douglas Elliman Real Estate
elliman.com
Joshua & Co.
joshuaco.com

$30,000,000 Paradise Valley, Ariz.
Set atop Mummy Mountain with north- and south-facing views and a 2,000-square-foot entertainment hall.
Berkshire Hathaway HomeServices
Arizona Properties
bhhsaz.com

$30,000,000 Palm Beach Gardens, Fla.
Palazzo Grande Mansion evokes the romance of a 16th-century Italian Renaissance villa.
Coldwell Banker Residential Real Estate
coldwellbankerpreviews.com

$30,000,000 New York, N.Y.
In iconic One57, this residence has floor-to-ceiling windows and views of Central Park and the skyline.
Douglas Elliman Real Estate
elliman.com

$30,000,000 Daniel, Wyo.
Near the Wyoming Mountain Range, find 4 homestead ranches and a private jet runway on 30,000± acres.
Jackson Hole Real Estate
jacksonholerr.com

$30,000,000 Naples, Fla.
Villa Vista overlooks Gordon Pass with walk-out beach access, a 73-foot pool, a guesthouse and gated entry.
John R. Wood Properties
johnrwood.com

$30,000,000 Pasadena, Calif.
This Mediterranean European villa with spectacular city views is perfect for large-scale entertaining.
Real Properties of America
homes.com

$30,000,000 Vail, Colo.
Mountain Living's 2010 Home of the Year offers ski in/ski out access just off Vail's Bear Tree run.
Slifer Smith & Frampton Real Estate
vailrealestate.com

$30,000,000 Laguna Beach, Calif.
This historic oceanfront estate, built by famous hotelier Frank Miller, has 120 feet of private beachfront.
Teles Properties
telesproperties.com

$29,999,000 Corona Del Mar, Calif.
Find 270-degree views of the ocean, Santa Catalina Island, harbor and beach from this seaside estate.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$29,995,000 New York, N.Y.
This exquisite, rare, penthouse atop the coveted 11 North Moore condominium features grand proportions.
Douglas Elliman Real Estate
elliman.com

$29,995,000 Laguna Beach, Calif.
This resort-style estate in Montage Resort has zero-transition indoor and outdoor living spaces.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$29,950,000 Water Mill South, N.Y.
Floor-to-ceiling glass walls disappear into the floors of this modern gem to maximize ocean views.
Douglas Elliman Real Estate
elliman.com

continued on page 90



Joyce Rey

STACY GOTTULA

PRESTIGIOUS SAMUEL GOLDWYN BEVERLY HILLS ESTATE

A superlative estate of impeccable design and magnificent detail, this prime Beverly Hills residence represents the epitome of cordial grace and distinguished heritage. A nearly two acre enclave surrounded by gorgeous landscaping on a quiet cul-de-sac just behind the Beverly Hills Hotel.

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unique

A true estate property on approximately 17 acres centrally located in the Upper Canyon of Scottsdale's esteemed Silverleaf.

Almost 30,000 SF with custom ironwork lighting and chandeliers, wood beamed ceilings as well as cross beamed ceilings with inlays, reclaimed wood plank, stone and tile flooring, Cantera stone accents, mantles, & fireplaces, real Venetian plaster, designer tiled bathrooms throughout.





Indoor sport/basketball court, archery/ gun range, 8 car main house garage, home theater, multiple safe rooms, wine cellar, private gate, private hiking trails & more.











7,500 SF Guest House. The pool house exhibits an arcade/ game room and pub room with full bar, billiards and lounge space. Additionally, the guard/ caretaker house has an open great room with fireplace. Located on the 7th fairway of the Silverleaf Golf Course. Take a virtual tour at TourFactory.com/1098268. Offered at $32,000,000.



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MILLION DOLLAR GUILD

continued from page 87

$29,900,000 New York, N.Y.
This residence in the Pierre Hotel has north, south, east and western exposures and Central Park views.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$29,900,000 New Canaan, Conn.
Find 2 freshwater lakes, a pond, trout stream, miles of horse trails and 2 guesthouses on 128 acres.
The Higgins Group
higgins-group.com

$29,850,000, Hanalei, Hawaii
Enjoy 213 feet of beachfront property on Hanalei Bay with a 7-bedroom home and 2 acres.
Hawaii Life Real Estate Brokers
nealnorman.com

$29,750,000 New York, N.Y.
This 4,019-square-foot residence has unobstructed eastern exposures and views of Central Park.
Douglas Elliman Real Estate
elliman.com

$29,500,000 Greenwich, Conn.
Direct waterfront estate on 3.28 acres with 440 feet of shoreline, a stone pier and deep-water mooring.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$29,500,000 Miami Beach, Fla.
Custom home built according to Feng Shui specifications with 170 feet of waterfrontage and stunning views.
Coldwell Banker Residential Real Estate
coldwellbankerpreviews.com

$29,500,000 New York, N.Y.
This 5,718-square-foot residence has an additional 4,298-square-foot, irrigated, landscaped terrace.
Douglas Elliman Real Estate
elliman.com
The Agency
theagencyre.com

$29,500,000 Manalapan, Fla.
Paradisio Del Mar has 2 ocean and 2 Intracoastal acres with a private beach and spectacular water views.
Nestler-Poletto Realty • npsir.com

$29,500,000 Woody Creek, Colo.
One of the last remaining original ranches in Aspen, Flying Dog Ranch is adjacent to National Forest land.
Sotheby's International Realty
sothebysrealty.com

$29,500,000 Woodside, Calif.
Luxury estate on nearly 4 acres with private entry to a 1,000-acre county park, wine cellar, gym and theater.
Sotheby's International Realty
sothebysrealty.com

$29,500,000 Southampton, N.Y.
Nearly 5 acres, bordering a 31-acre reserve, offer 300± feet of waterfront and views across Shinnecock Bay.
Sotheby's International Realty
sothebysrealty.com

$29,500,000 New York, N.Y.
The Carhart Mansion's penthouse duplex offers 7,140 square feet, plus 5,290 square feet of exterior space.
Sotheby's International Realty
sothebysrealty.com

$29,500,000 Park City, Utah
This 62-acre retreat has a 22,000-square-foot estate and planning permission for at least 14 more homes.
Summit Sotheby's International Realty
summitsothebysrealty.com

$29,500,000 Laguna Beach, Calif.
One of only 5 homes located on the sand in Orange County's exclusive Irvine Cove community.
Villa Real Estate
villarealestate.com


p92

$29,000,000 Los Gatos, Calif.
Silicon Valley estate constructed over a 7-year period using European artisans and materials.
Alain Pinel Realtors
apr.com

$29,000,000 Saratoga, Calif.
Beautiful views of vineyards and rolling hills and a total of 12.98 adjoining acres bordering open space.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$29,000,000 Malibu, Calif.
Rare opportunity to acquire a property in the coveted Malibu Colony beach outside the gates.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$29,000,000 New York, N.Y.
Remarkable townhouse with a 2-car garage, swimming pool, elevator and prime East Side location.
Sotheby's International Realty
sothebysrealty.com

$28,950,000 East Hampton, N.Y.
A 12,000±-square-foot home on 1.9 acres on Georgica Pond has 203 feet of direct waterfrontage.
Saunders & Associates
saunders-assoc.com

$28,900,000 Palm Beach, Fla.
Oceanfront residence on a 1.4-acre site that covers an entire block, providing the highest privacy possible.
Sotheby's International Realty
sothebysrealty.com

$28,888,000 Woodside, Calif.
Built for sophisticated country living, the 14,000-square-foot residence is set amidst 3.5± park-like acres.
Alain Pinel Realtors
apr.com

$28,800,000 Big Sur, Calif.
Page 92
Tuscan Italian farmhouse on a 95.73-acre ridge-top location overlooks the ocean and Big Sur coastline.
Olivia Hsu Decker, 415.435.1600
Decker Bullock Sotheby's International Realty
sanfranciscofinehomes.com

$28,800,000 Annapolis, Md.
Formerly a Capuchin monastery, this 23-acre estate overlooks the Severn River and is 40 minutes from D.C.
TTR Sotheby's International Realty
ttrsir.com

$28,750,000 Palm Beach, Fla.
Page 79
Oceanfront main home with 3-bedroom guesthouse, views and many custom features.
Paulette Koch & Dana Koch, 561.346.8639
The Corcoran Group
kochpalmbeach.com

$28,740,000 Osterville, Mass.
Over 26 acres of private, secure peninsula on Oyster Harbors offers nearly 1,000 feet of shoreline and views.
Sotheby's International Realty
sothebysrealty.com

$28,500,000 Malibu, Calif.
La Villa Contenta features Italian marble, a wine cellar, gym, movie theater, tennis courts and ocean views.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$28,500,000 East Hampton South, N.Y.
Shingle-clad, Sheffer-designed residence on 3.6 acres with a beachfront cottage perched in the dunes.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$28,500,000 Beverly Hills, Calif.
Originally built for Bert Lahr, the Wizard of Oz's Lion, this home was the backdrop for many commercials.
The Agency
theagencyre.com

$28,500,000 Bridgehampton, N.Y.
This unique 17.5-acre compound will appeal to buyers seeking exclusivity in the Hamptons.
The Corcoran Group
corcoran.com

$28,000,000 St. Helena, Calif.
Page 91
Resort living is found at this 7-bedroom stunner, fully furnished and accessorized.
Bill Bullock & Lydia Sarkissian
415.384.4000 / 415.517.7720
Decker Bullock Sotheby's International Realty
globalestates.com

$28,000,000 East End Quarter, St. Thomas, U.S.V.I.
The 62-acre compound, Estate at Spring Bay, sits on its own private bay with a pier and swimming beach.
Curreri & Company Realtors
currerirealtors.vi

$28,000,000 New York, N.Y.
Immaculate, never-occupied, triple-mint, 4-bedroom duplex exemplifies Manhattan luxury city living.
Douglas Elliman Real Estate
elliman.com

$28,000,000 McLean, Va.
The crown jewel of McLean, Chateau La Vie, offers 28,000 square feet of unparalleled luxury and excellence.
Long & Foster Real Estate, Inc.
longandfoster.com

$28,000,000 Atherton, Calif.
English Tudor on 2.87 acres was restored and expanded in the 90s with top-quality construction and decor.
Pacific Union International
pacunion.com

$28,000,000 Yountville/Napa Valley, Calif.
Complete privacy and panoramic views of Napa Valley abound from this home with a wine cave.
Pacific Union International
pacunion.com

$28,000,000 New York, N.Y.
Soaring above historic Soho, One Vandam's Penthouse A offers 3 levels, 4 bedrooms and rooftop living.
Stribling & Associates
stribling.com

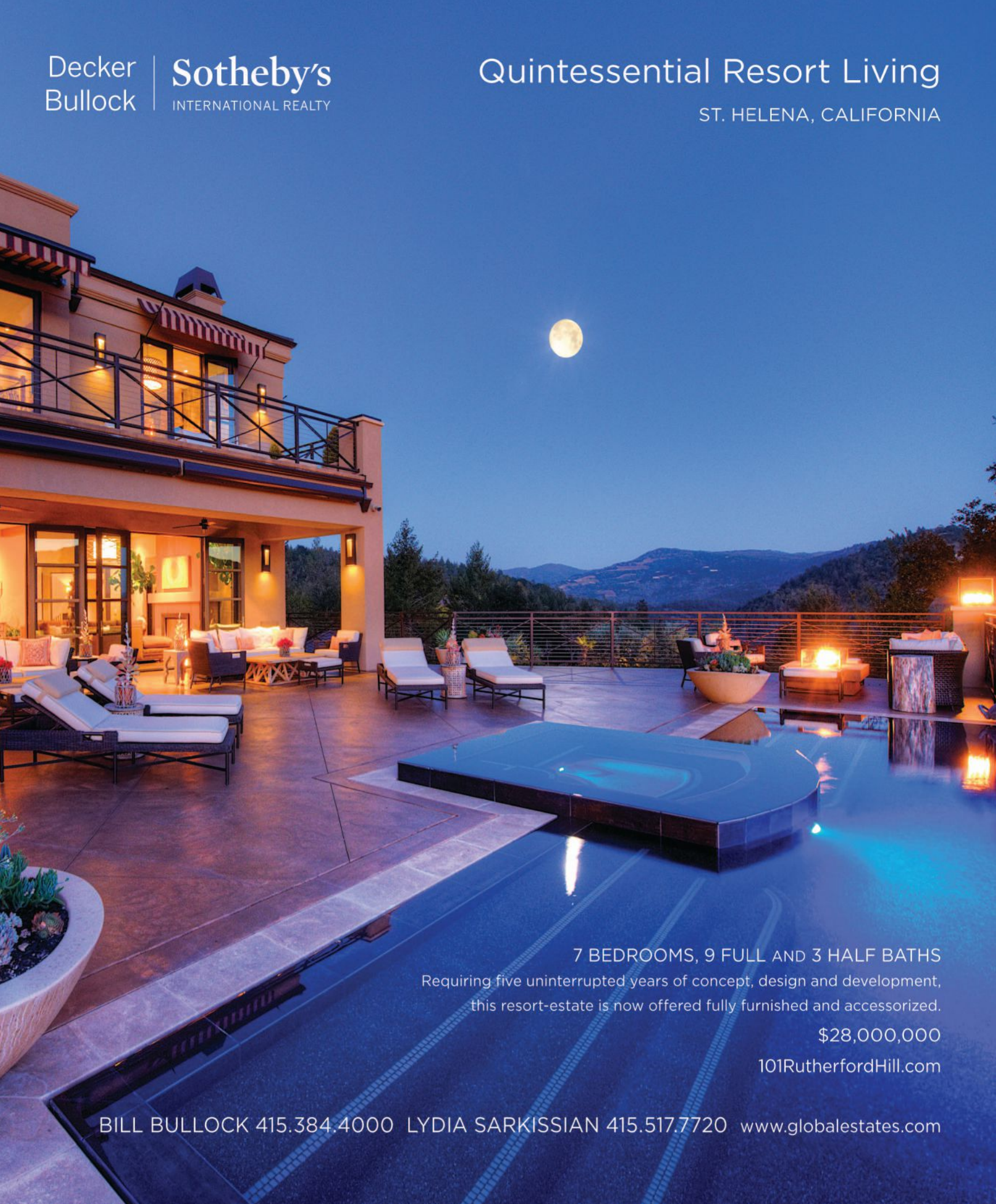
$28,000,000 New York, N.Y.
Pages 14-15
One of NYC's most legendary apartments, this penthouse is for sale for the first time in 25 years.
Leighton Candler, 212.937.6677
The Corcoran Group
corcoran.com

$28,000,000 Southampton, N.Y.
On 5 acres on the world-famous Meadow Lane, this oceanfront home has stunning views of Shinnecock Bay.
The Corcoran Group
corcoran.com

$28,000,000 Southampton, N.Y.
Elegant family residence features antique Belgian block courtyards, clay tennis court and bluestone terraces.
The Corcoran Group
corcoran.com

$28,000,000 New York, N.Y.
This home offers high ceilings, prewar grace and living areas that face into the galleries of The Met.
Warburg Realty Partnership
warburgrealty.com

continued on page 96


Decker Bullock | Sotheby's INTERNATIONAL REALTY
Quintessential Resort Living
ST. HELENA, CALIFORNIA
7 BEDROOMS, 9 FULL AND 3 HALF BATHS
Requiring five uninterrupted years of concept, design and development,
this resort-estate is now offered fully furnished and accessorized.
$28,000,000
101RutherfordHill.com
BILL BULLOCK 415.384.4000 LYDIA SARKISSIAN 415.517.7720 www.globalestates.com

Decker
Bullock

Sotheby's
INTERNATIONAL REALTY

California Coastal Beauty

95.7 Acre Big Sur Estate



Film/TV producer Paul Junger Witt's magnificent Tuscan-style estate with sweeping views of the California Big Sur coastline and Pacific Ocean. The main residence was designed by renowned architect Mickey Muenning—the architect of Big Sur's Post Ranch Inn—who artfully combined the contemporary sensibility and the Tuscan vernacular. Beautifully designed for indoor/outdoor living, the vast land offers a plethora of areas to entertain, lounge, hike and enjoy the magnificent views.

The Best of the California Coastal Living.

95 acres
5 bedroom, 5.5 bath
Vaulted ceilings
Stained concrete floors
Reclaimed Tuscan wood beams
Antique Italian roof tiles
Stone tower
864 sq ft caretaker house

$28,800,000

CoastRidgeBigSurEstate.com









OLIVIA HSU DECKER | 415.435.1600 | olivia@sanfranciscofinehomes.com | sanfranciscofinehomes.com

California Vineyard and Ranch

Magnificent 5,284 Acre Casey Flat Ranch

Decker Bullock

Sotheby's INTERNATIONAL REALTY



Pour yourself a glass of Casey Flat Ranch Estate Red Wine and congratulate yourself on finding one of the finest remaining vast estates that represents California lifestyle in heritage and nature.

Casey Flat Ranch is a working ranch and vineyard, producing profound wines and superior beef in a landscape that will break your heart with its beauty and grandeur. It is also a home that thoroughly celebrates California's good life, embracing the comforts and luxuries of the 21st century.

The Best of Both Worlds, in Your Hands.

5,284 acres
24 acres of vineyards with expansion ability for additional 80 acres
Appx. 5,000 sq ft main house
3 guest cottages and manager's house
Accommodations for up to 30 guests
95 pairs of Texas Longhorn cattle
6 water wells
Full time vineyard manager
Full time ranch manager
90 minutes from San Francisco

$14,500,000

NorthernCaliforniaRanch.com









OLIVIA HSU DECKER | 415.435.1600 | olivia@sanfranciscofinehomes.com | sanfranciscofinehomes.com



Crystal Pines







Magical Lake Tahoe

Crystal Pines, Lake Tahoe, Nevada

Embraced by 9 +/- acres, this private gated lakefront estate boasts over 600 feet of shoreline. Surrounded by giant Ponderosa pines and majestic boulders on the East shore of Lake Tahoe, this sensational contemporary masterpiece features unique architecture, twenty-one principal rooms, massive window walls and soaring ceilings – all designed with precious materials collected from around the world. A private park creates a synthesis of nature and mankind with privacy and magnificent views of Lake Tahoe and the distant Sierra. A private sanctuary, this international-style residence welcomes family, friends and business associates alike to experience the true essence of Lake Tahoe. ***One to a world. Once in a lifetime.***

Offered at $27,500,000

Shari Chase 866 233 7111 sharichase@chaseinternational.com

CrystalPinesAtLakeTahoe.com LakeTahoeBestProperties.com

Office locations

Zephyr Cove | South Lake | Squaw Valley | London
Glenbrook | Tahoe City | Carson Valley
Incline Village | Truckee | Reno

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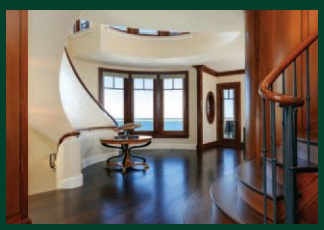
938 Main Street
Chatham, MA
www.pineacresrealty.com

Majestic Seaside Estate











Perfectly poised on the breathtaking Chatham shoreline, this classic shingle-clad estate features open spaces and dramatic terraces that give idyllic vantage points over the Atlantic Ocean, Monomoy Islands and Nantucket Sound, and stands as a testament to tranquility.

Palatial Living: On approach, a grand circular drive gives the ultimate preview to the sculptural design and unique circular elements conceived by Nicholaeff Architecture. Boasting an expansive 10,974 square feet, the interior of the home is introduced with an enchanting foyer, which leads to the many living areas of the home, including a great room, chef's kitchen, banquet-sized dining room and formal living room. Located on the lower level are two of six bedrooms, as well as an intimate 11-seat cinema and an opulent wine cave fitted with 409 redwood bottle slots, cabinet and cold storage, and ornate trompe l'oeil painted ceilings. The home has been given the luxury treatment, surrounding guests with a feeling of pure elegance with custom fittings and attention to detail in all facets of the home, from the flooring to the doorknobs.

Private Spaces: A wraparound stairway provides the captivating center to the home, whisking guests to a second lavish floor—also accessed by elevator—containing the private spaces of the home, including three more bedrooms, each with an en suite bathroom for a total of six full and four half bathrooms throughout. An office lined with bird's eye and tiger maple is a feature of the floor, as is the master suite with spa-like bathroom and his and hers walk-in closets. Entrancing views are captured throughout the home, and residents may take in the bucolic landscape from any point within or surrounding the estate. The entire home is kept safe with a Crestron smart home system, which ensures security, electronic gate, lighting, audio, video, drapery, and even driveway heat and pool and spa functions are controlled with the touch of a button.

Enveloping Landscape: An exterior circular carriage house sits proudly at the front of the home and contains the sixth bedroom, while exterior areas are simply breathtaking with multiple decks and dining terraces overlooking manicured grounds and the glorious pool pavilion—with stone pergola and fireplace—infinity pool and ocean. Beyond the estate, the town of Chatham is a charming seaside village situated 90 miles from Boston and featuring summer concerts, boutique shopping and first-class dining.

$25,000,000

- 10,974-square-foot home on 1.9 acres of land
- Six bedrooms, six full bathrooms and four half baths
- Great room, banquet-sized dining room, chef's kitchen and 11-seat theater
- Wine cave with 409-bottle redwood wine cellar
- Multiple terraces & patios overlooking the infinity pool & Atlantic Ocean
- Circular one-bedroom carriage house for staff or guests

EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

continued from page 90

$27,995,000 Los Angeles, Calif.
The Century's full-floor penthouse has wraparound terraces, 9,343± square feet, 2 elevators and fireplaces.
Westside Estate Agency
weahomes.com

$27,700,000 Lakewood, Conn.
European-inspired, 26-room manor on 122 acres with mountain views, a lake, beach, stables and a pool.
LIV Sotheby's International Realty
livsothebysrealty.com

$27,600,000 New York, N.Y.
Magnificent corner 16-room duplex in one of Park Avenue's most distinctive prewar cooperatives.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$27,500,000 Dallas, Texas
On 6.45 acres with over 300 trees, find a main house, media house, tennis court and 2 gated entrances.
Allie Beth Allman & Associates
alliebeth.com

$27,500,000 East Hampton, N.Y.
Circa-1929 Tudor residence with pool, tennis court, 4 fireplaces and a 3-car garage/barn with an apartment.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$27,500,000 Lake Tahoe, Nev.
Page 94
Gated Crystal Pines lakefront estate with 600 feet of shoreline, shared pier and buoy and 9± acres.
Shari Chase, 866.233.7111
Chase International
chaseinternational.com

$27,500,000 Aspen, Colo.
Back Cover
Adjacent to the Buttermilk ski area with 12,674 square feet, 7 bedrooms and breathtaking views.
Carrie Wells, 970.948.6750
Coldwell Banker Mason Morse Real Estate
carriewells.com

$27,500,000 Malibu, Calif.
Stunning beachfront home features a large, glass-enclosed entry hallway that leads to the living/dining area.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$27,500,000 Miami Beach, Fla.
Triplex penthouse with floor-to-ceiling glass, rooftop pool, summer kitchen and a $1 million staircase.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$27,000,000 Marble Falls, Texas
1,924 pristine acres, 45 minutes from Austin. It's the northern portion of Richard Rodgers, Jr.'s Sunset Ranch.
Kuper Sotheby's International Realty
kuperrealty.com

$27,000,000 Bal Harbour, Fla.
The Ritz-Carlton Bal Harbour's most luxurious, private penthouse with panoramic views of Miami Beach.
Century 21 Continental Realty
century21.com

$27,000,000 New York, N.Y.
Modern home in the south tower of the Time Warner Center with Central Park and Hudson River views.
The Corcoran Group • corcoran.com

$26,985,000 Newport Coast, Calif.
On a west-facing double lot in Pelican Hill, this 7-bedroom home has unimpeded and expansive views.
Surterre Properties • surterreproperties.com

$26,950,000 La Jolla, Calif.
This oceanfront estate is on a double lot in the exclusive Lower Hermosa area with about 9,862 square feet.
Teles Properties • telesproperties.com

$26,900,000 New York, N.Y.
Open exposures provide waterfront views of the East River in this 4,000-square-foot penthouse.
The Corcoran Group
corcoran.com

$26,800,000 Mercer Island, Wash.
The grounds of this estate feature stunning gardens, orchards, a full sports pavilion, tennis court and spa.
Bain Real Estate • bainrealestate.com

$26,500,000 Wainscott South, N.Y.
Stunning waterfront location offers 315 feet of oceanfrontage and unobstructed views of Wainscott Pond.
Douglas Elliman Real Estate
elliman.com

$26,500,000 Laguna Beach, Calif.
The last remaining Emerald Bay oceanfront cottage with private beach, tennis courts, a clubhouse and parks.
HÔM Sotheby's International Realty
homgroup.com

$26,500,000 Malibu, Calif.
Prime beach bluff home has breathtaking views, landscaped courtyard, organic garden and tennis court.
Pritchett-Rapf Realtors
pritchettrapf.com
Sotheby's International Realty
sothebysrealty.com

$26,000,000 New York, N.Y.
This condo boasts 11-foot ceilings, spacious rooms and huge windows that frame Central Park views.
The Corcoran Group
corcoran.com

$26,000,000 Wellington, Fla.
World-class Grand Prix Village boasts the largest parcel of land and stables available for purchase.
Keller Williams Realty
kwluxuryhomes.com

$26,000,000 Southampton, N.Y.
Quintessential Jaffe Contemporary in one of the best locations on Meadow Lane on 2.3 landscaped acres.
Sotheby's International Realty
sothebysrealty.com

$26,000,000 Bel Air, Calif.
A private estate on a prime lot of nearly 4 acres was designed by Leslie Lippich.
The Agency • theagencyre.com

$25,950,000 Malibu, Calif.
A bridge and waterfall lead to the stately entry of this beachfront home with floor-to-ceiling glass and views.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com
Hilton & Hyland
hiltonhyland.com

$25,900,000 Sonoma, Calif.
Villa Sorriso sits atop the Mayacamas Mountains between Napa and Sonoma valleys on 653± acres.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$25,800,000 Southampton, N.Y.
Premier estate on 3.4 acres with 10 fireplaces, imported French mantels and an amazing master suite.
The Corcoran Group • corcoran.com

$25,500,000 New York, N.Y.
On the 63rd floor of Trump Tower, find 28 windows that capture the sweeping views of all of Manhattan.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$25,500,000 New York, N.Y.
Perched on Central Park and completely park facing, this 2-level residence is in the Plaza Residences.
The Corcoran Group
corcoran.com

$25,000,000 Beverly Hills, Calif.
Estate set on 1.23 acres of Italian gardens and a stunning home plus pool, loggias, balconies and more.
The Agency
theagencyre.com

$25,000,000 Paradise Val, Ariz.
Impressive 5-acre Mediterranean estate has a private theater, free-standing fitness facility and tennis court.
Berkshire Hathaway HomeServices
Arizona Properties
bhhsaz.com

$25,000,000 La Jolla, Calif.
An 8-acre, sea-view estate crowns the country club neighborhood of Foxhill.
Berkshire Hathaway HomeServices
California Properties
bhhscalifornia.com

$25,000,000 New York, N.Y.
This 8-story, 14-room, renovated townhouse off Park Avenue was built circa-1930.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$25,000,000 East Hampton, N.Y.
A Sheffer-designed home on 3.6 oceanfront acres also has a 2-bedroom beach cottage.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$25,000,000 Incline Village, Nev.
Gated 4-acre estate of 5 parcels with 330 feet of lake frontage, 2 piers, 2 buoys and beach.
Chase International
chaseinternational.com

$25,000,000 Bridgehampton North, N.Y.
A 65-acre equestrian and polo facility that hosted the Mercedes Benz Polo Challenge.
Douglas Elliman Real Estate
elliman.com

$25,000,000 New York, N.Y.
A 15-room distinguished mansion evokes the grandeur of Gilded Age architecture.
Douglas Elliman Real Estate
elliman.com

$25,000,000 Pacific Palisades, Calif.
The largest residential property south of Sunset Blvd. is on 33 acres with ocean frontage.
Hilton & Hyland
hiltonhyland.com

$25,000,000 Alton, N.H.
With 733 feet of shoreline and 9.48 ± acres, this home is offered with 142 Hopewell Rd.
LandVest
landvest.com

$25,000,000 Fort Washington, Pa.
Designed by Rafael Vinoly, this 37,000-square-foot home on 70 acres enjoys views.
Long & Foster Real Estate, Inc.
longandfoster.com

$25,000,000 Miami Beach, Fla.
A chic penthouse with a rooftop deck, spa and 270-degree views of the ocean and beach.
ONE Sotheby's International Realty
onesothebysrealty.com

$25,000,000 Chatham, Mass.
Page 95
Seaside estate overlooks the Atlantic, Monomoy Islands and the Nantucket Sound.
Chris Rhinesmith, 508.945.1186, ext. 12
Pine Acres Realty
pineacresrealty.com

$25,000,000 Dartmouth, Mass.
Robert A.M. Stern-designed home that was featured on the cover of Architectural Digest.
Robert Paul Properties
robertpaul.com

$25,000,000 Miami Beach, Fla.
The largest single floor plan unit in Continuum North Tower comes with 5 parking spaces.
South Pointe Drive Realty
southpointedriverealty.com

$25,000,000 Los Angeles, Calif.
Front row, ocean-view estate on 8.4 acres has 12,300 square feet and spectacular grounds.
The Agency
theagencyre.com

$25,000,000 New York, N.Y.
On the Gold Coast of Park Ave., this 6,163-square-foot condominium has been transformed.
The Corcoran Group
corcoran.com

$25,000,000 New York, N.Y.
Windows overlook Central Park, Columbus Circle, the Hudson and the Statue of Liberty.
The Corcoran Group
corcoran.com

$25,000,000 New York, N.Y.
This townhouse, built in 1873 by J.G. and R.B. Lynd retains period details, plus an elevator.
The Corcoran Group
corcoran.com

$25,000,000 New York, N.Y.
An Upper East Side row home built in 1882-84 by THÔM & Wilson has 32 feet of frontage.
The Corcoran Group
corcoran.com

$25,000,000 Jamesport , N.Y.
Big E Farms boasts 200 acres, 17 buildings, Wine Club gallery, an event gallery and more.
The Corcoran Group
corcoran.com

$24,999,000 Palm Springs, Calif.
The Hope Estate, designed by John Lautner, is viewed as an iconic piece of architecture.
Windermere Real Estate • windermere.com

$24,995,000 Aspen, Colo.
A Contemporary home with expansive views on Red Mountain and high-quality finishes.
Coldwell Banker Mason Morse Real Estate
masonmorse.com

$24,995,000 Malibu, Calif.
With views from Santa Monica to Point Dume, this home is reminiscent of a European Villa.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$24,995,000 Dana Point, Calif.
A Cape Cod on Strand Beach was designed by Chris Light and brings the outdoors in.
HÔM Sotheby's International Realty
homgroup.com

$24,995,000 Water Mill, N.Y.
A 3.7-acre oceanfront estate on one of the top 5 famous streets in the world.
The Corcoran Group
corcoran.com

$24,950,000 Water Mill, N.Y.
This 12,000-square-foot custom mansion on a 3±-acre parcel is just 200 yards from water.
Brown Harris Stevens Residential Sales LLC
bhsusa.com
The Corcoran Group
corcoran.com

continued on page 100



Spectacular Multimillion-Dollar View Development Opportunity

Approximately 11 acres of Land in 90210

This hilltop developer's opportunity was previously held for over 40 years by a well-known movie star and never marketed. The approximately 11-acre lot is only minutes from downtown Beverly Hills. Build 2 homes, 1 with approximately 40,000 square feet of living space and the other with approximately 20,000 square feet. Surrounded by estates ranging from $2 million to over $100 million, this asset could be developed into an exclusive gated community like the nearby Beverly Park and Bella Vista. $22,500,000.



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9696 Wilshire Boulevard, Beverly Hills, CA 90210
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www.endrebarath.com | http://m.beverlybellevue.website







Resembling a 5-point star, this unique home designed by Frank Lloyd Wright, Jr. in 1952 is one of the most impressive Wright homes ever built. Set on over 388 private acres and surrounded by gardens, this estate enjoys tranquil views of the lake and your own private island. Past a gated entry and winding, tree-lined country lane, enter a quarter moon-shaped courtyard. A corridor, which runs the full length of the home, begins in the foyer and serves 4 bedrooms, the family wing, living and dining rooms, library and chef's kitchen, which features top-of-the-line appliances and finishes. The main level also includes a separate guest wing with 2 bedrooms and 1 bath.

Wright's modern approach features natural stone, including limestone quarried in Arizona, onyx and marble; indoor and outdoor waterfalls; floor-to-ceiling walls of glass that optimize the picturesque views; and wide, overhanging copper eaves. An elevator provides access to the lower level of this sprawling, 7,912-square-foot home, which was built into the contour of the hillside. This









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Luxury Collection Specialist
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Starck Real Estate
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jpetty@starckrealtors.com
www.seehomesez.com

level features a family room, office, wet bar, shooting range, pool changing rooms and indoor greenhouse.

Outdoors, find a handicap-accessible infinity pool. The estate also includes a detached garage, 2 fully functional farms with farmhouses, barns, pastures, an apple orchard and additional greenhouses. A 10-foot-high fence around most of the property adds to the privacy of the location, and diverse wildlife can be enjoyed on the property as well, including buffalo, white elk, white fallow deer and peacocks. There are 9 PIN numbers, and the property is dividable. This majestic estate is situated at one of the highest points in the area and is being offered for $20 million.

continued from page 96

$24,950,000 Kailua, Hawaii
Find a main house and guesthouse right on the beach with 65,000 square feet of grounds.
Hilton & Hyland
hiltonhyland.com

$24,950,000 New York, N.Y.
A prewar penthouse offers indoor/outdoor entertaining areas and Old World details.
Douglas Elliman Real Estate
elliman.com

$24,950,000 Laguna Beach, Calif.
Three Arch Bay was used in early feature films and has a lighthouse and a private beach.
HÔM Sotheby's International Realty
homgroup.com

$24,950,000 New York, N.Y.
A boutique condo offers a collection of 4 residences re-envisioned by Alta Indelman.
The Corcoran Group
corcoran.com

$24,950,000 Quogue, N.Y
On 3.25 oceanfront acres, offering tennis and a dock on the bay is on the market for the 1st time.
The Corcoran Group
corcoran.com

$24,950,000 Southampton Village, N.Y.
A Traditional home on 3.7 acres with a gunite pool, Har-Tru tennis and water views.
The Corcoran Group
corcoran.com

$24,900,000 East Hampton, N.Y.
Built in 1929, Tudor mansion on 5.17 acres has a 6,000-square-foot main home and cottage.
Sotheby's International Realty
sothebysrealty.com

$24,750,000 Snowmass, Colo.
On 200 acres, enjoy 360-degree views of Roaring Fork Valley and just minutes to town.
Douglas Elliman Real Estate, Joshua & Co.
joshuaco.com
BJ Adams & Co
aspensnowmassproperties.com

$24,750,000 Jackson Hole, Wyo.
This 72-acre property has 2 creeks, Snake River frontage, pond and Teton Mt. views.
Jackson Hole Sotheby's International Realty
jhsir.com

$24,750,000 East Hampton, N.Y.
On 3.05 acres with 408 feet of direct oceanfront, find a main home and an apartment.
Sotheby's International Realty
sothebysrealty.com

$24,700,000 Corona del Mar, Calif.
In the bluffs, find an ocean-close Contemporary home situated around a courtyard pool.
HÔM Sotheby's International Realty
homgroup.com

$24,600,000 Park City, Utah
An extraordinary ski home in the Rockies is ready for your family's enjoyment.
Keller Williams Realty • kwluxuryhomes.com

$24,500,000 Aspen, Colo.
Pitkin Green is composed of 8,710 square feet and 2,960 square feet of patios and decks.
Snowmas Sotheby's International Realty
aspensnowmasssir.com

$24,500,000 Scottsdale, Ariz.
A 20,000-square-foot estate on 2 lots is on the 6th hole, with golf, city and mountain views.
The Moen Group
themoengroup.com



$24,500,000 New York, N.Y.
The Barbara Rutherford Hatch house is a Spanish Colonial-style home with courtyard.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$24,500,000 New York, N.Y
Penthouse C and Residence 6E are offered together, totaling 6,609 square feet with parking.
Douglas Elliman Real Estate
elliman.com

$24,500,000 Darien, Conn.
A waterfront estate on 3.7 acres enjoys views, 380 feet of shoreline and Sound views.
Halstead Property
halstead.com

$24,500,000 Palm Desert, Calif.
Casbah Cove has 360-views of Coachella Valley, mountains and foothills, plus a guesthouse.
John Aaroe Group
aaroe.com
Bighorn Properties Inc.
bighorngolf.com

$24,500,000 Magnolia, Texas
Emerald Lake Estate is on 185 acres and has a lake with 10 islands, gardens and a helipad.
Kuper Sotheby's International Realty
kuperrealty.com

$24,500,000 Bokeelia, Fla.
A private island locale offers over 100 acres and a Spanish-style estate with a guest wing.
Michael Saunders & Company
michaelsaunders.com

$24,500,000 Shelter Island, N.Y.
Enjoy views of Coecles Harbor from this 7.5-acre, waterfront home with beach and dock.
Sotheby's International Realty
sothebysrealty.com

$24,250,000 Steamboat Springs, Colo.
Elk River Ranch on 800 acres with multiple buildings has water rights and river frontage.
Steamboat Sotheby's International Realty
steamboatsir.com

$24,000,000 New York, N.Y
Off Park Avenue, a newly renovated townhome boasts a garden, 2 terraces and an elevator.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$24,000,000 Orono, Minn.
Steeped in history and restored, this 13-acre estate has near-360-degree water views.
Coldwell Banker Burnet
cbburnet.com

$24,000,000 Englewood, N.J.
The Gloria Crest Estate was the home of Gloria Swanson and built by heir to Polish throne.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$24,000,000 Alton, N.H.
On Lake Winnipesaukee with 861 feet of lakefrontage and offered with 144 Hopewell.
LandVest
landvest.com

$24,000,000 New York, N.Y.
This 5-story, 11-unit townhouse built in 1910 can be converted to a single-family residence.
Nest Seekers International
nestseekers.com

$24,000,000 Paradise Valley, Ariz.
Gated, 25,000-square-foot home overlooks Camelback Mountain and has a guesthouse.
Russ Lyon Sotheby's International Realty
russlyon.com

$24,000,000 Palm Beach, Fla.
Page 79
The Estate at Lagomar enjoys amazing lakefront lawns and gardens and deeded beachfront.
Paulette Koch & Dana Koch, 561.346.8639
The Corcoran Group
kochpalmbeach.com

$24,000,000 Southampton, N.Y.
Whitecaps offers 3.7 oceanfront acres, 167 feet of beach and a 7,500-square-foot home.
Halstead Property
halstead.com

$24,000,000 New York, N.Y.
Duplex penthouse with 3,396 square feet and 190-square-foot terrace has downtown views.
The Corcoran Group
corcoran.com

$23,995,000 Sunset Strip, Calif.
A trophy in the "Bird Streets" on a cul-de-sac, enjoy views from downtown to the ocean.
Hilton & Hyland
hiltonhyland.com

$23,950,000 Lahaina, Hawaii
Beachfront estate within the world-renowned Kapalua Resort enjoys ocean views.
Coldwell Banker Island Properties
islandproperties.com
The Boutique Real Estate Group
theboutiquere.com

$23,950,000 Beverly Hills, Calif.
The Steel Compound is on 10+ acres with city views and is zoned equestrian, rare for this area.
John Aaroe Group
aaroe.com
Westside Estate Agency
weahomes.com

$23,950,000 Hume, Va.
The Cove is self sustaining with a carriage house, 6-bay garage, tenant quarters and 3 ponds.
Washington Fine Properties • wfp.com

$23,900,000 North Palm Beach, Fla.
Turtle Cay, a 1.3-acre, 3-level oceanfront home on a cul-de-sac enjoys privacy and koi pond.
Lost Tree Realty
losttreerealty.com

$23,777,000 Beaufort, S.C.
This 4,860-square-foot private island within Sea Island boasts white-sand beaches.
Plantation Services
plantationservicesinc.com

$23,750,000 Malibu, Calif.
On over an acre on Point Dume Bluff, enjoy views of Santa Monica Bay and beyond.
Sotheby's International Realty
sothebysrealty.com

$23,500,000 New York, N.Y.
This residence in The Dakota offers 9 rooms with 5 sitting directly on Central Park, and sweeping views.
Warburg Realty Partnership
warburgrealty.com

$23,500,000 Wainscott South, N.Y.
An oceanfront home on 2.3 acres with 315 feet of beachfront, and can be expanded.
Douglas Elliman Real Estate
elliman.com
Halstead Property
halstead.com
Town & Country Real Estate
1townandcountry.com
Brown Harris Stevens Residential Sales LLC
bhusa.com

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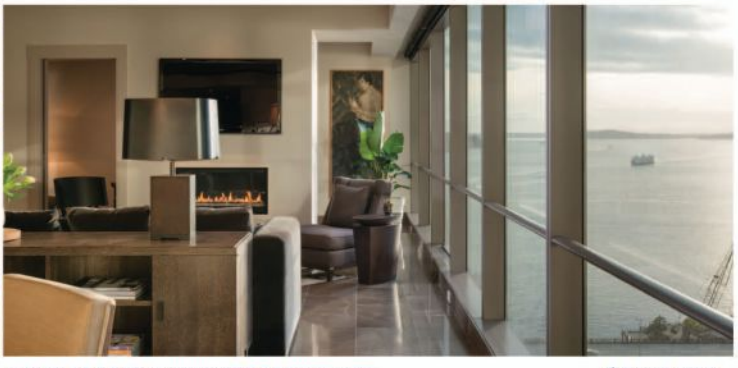




ANACORTES, WA 168+ ACRE ESTATE **$19,000,000**



LOPEZ ISLAND WATERFRONT COMPOUND **$1,399,000**



FOUR SEASONS PRIVATE RESIDENCE **$3,150,000**

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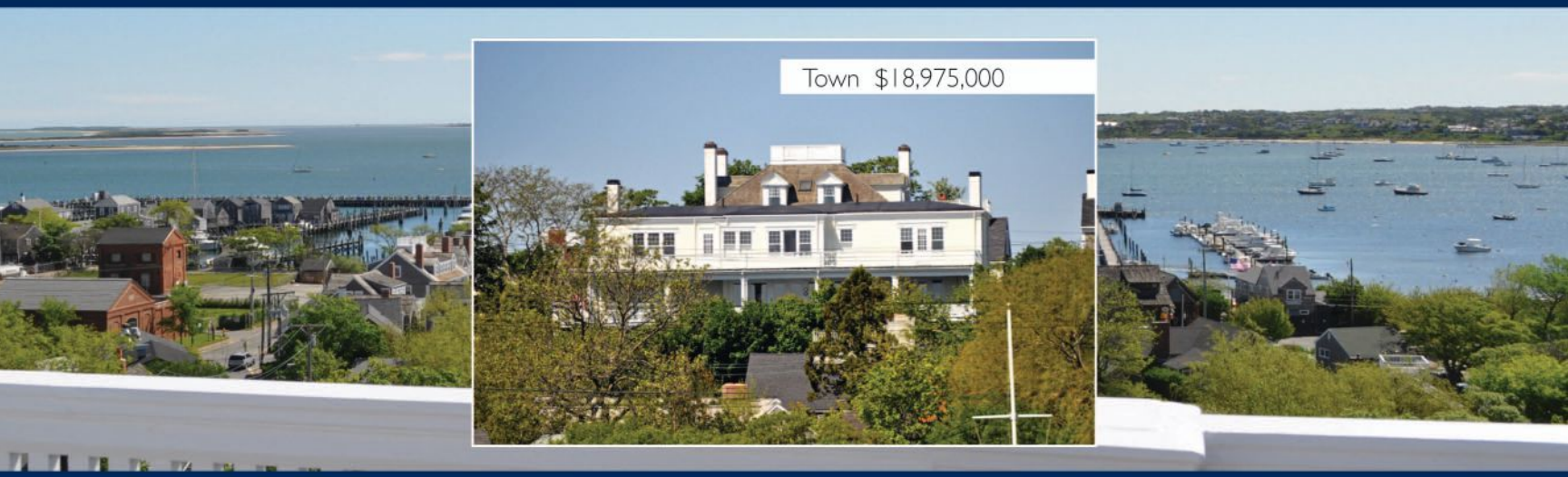
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508.330.3069

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LANIKAI HILLSIDE ESTATE

LANIKAI, OAHU HAWAII







This stunning new estate sits high above Lanikai in a private, gated enclave with unsurpassed ocean and Mokulua Island views. This luxurious 5-bedroom, 6.5-bath residence offers modern design and architecture. Exquisite imported materials include Agape bathrooms, a SieMatic kitchen and Achenbach windows and doors. Enjoy a poolside dining pavilion, gym with a sauna, guest/entertainment suite, an infinity pool, sun deck/lounge with a Jacuzzi and a 3-car garage.

www.LanikaiHillsideEstate.com

Offered for $18,500,000 fee simple.

Tracy Allen, RA
Coldwell Banker Pacific Properties
808.593.6415
tracy@cbpacific.com
tracyallenhawaii.com
LanikaiHillsideEstate.com

COLDWELL BANKER PREVIEWS INTERNATIONAL







This unique and remarkable Martha's Vineyard retreat is one of the Island's finest private compounds, on 22 acres of beautifully landscaped and natural grounds. The home, designed by noted architecture firm Robert A.M. Stern, includes over 11,000 square feet of exquisite living areas, sweeping decks and porches.

As you enter the property, you immediately get a sense of just how unique it is. The winding drive passes 2 idyllic ponds and acres of trees and pastures.

The house features a grand entry hall with beamed ceilings and a curved staircase. There is an expansive great room with 10-foot windows and a fireplace that reaches up to the 20-foot cathedral ceiling. Every interior space is appointed with the highest level of detail and craftsmanship. The staircase leads up to the private and luxurious master suite, which includes an entrance foyer with a skylight, a beautifully appointed cathedral ceiling bedroom, a private covered deck overlooking the grounds and his and hers private bathrooms with walk-in closets.

There are an additional 6 bedrooms, with 5 full and 3 half bathrooms in the main house, each with its own graceful style.

The interior design is impeccable, with stonework and murals by celebrated Vineyard artists Lew French and Margot Datz, and the highest level of millwork, tiles, and architectural detail. Systems are state of the art, including A/V, wireless Internet and Lutron lighting. The electrical system is backed up by a stand-by generator on the property.

The gourmet kitchen is large and exquisitely outfitted. The octagonal dining room has a fireplace, and provides a 270-degree view of the expansive and manicured rear gardens and pool. There is an exceptional library with a fireplace, a private office with a fireplace, large decks off the kitchen for exterior dining and a grill area. Additionally, there is a finished lower level with a children's playroom, temperature-controlled wine room, recreation area, laundry room and ample storage closets. The heated garage accommodates 2 cars, plus a storage area. There is ample additional parking for guests.

There is not another property on the island that offers such privacy, along with these amenities and level of finished detail. As the property consists of 2 lots together, it would be possible to add additional structures, if the owner wishes. The exclusive Boldwater Association provides tennis courts, open conservation areas, convenient private access to Edgartown Great Pond for small boating (including kayaks and sailboats), and a private south-shore beach.

Exclusively offered for $18,000,000.











Gerret Conover
508.627.1617
gcc@mvlandvest.com

Thomas LeClair
508.627.0177
tel@mvlandvest.com

LandVest®
MVLANDVEST.COM

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$23,500,000 Beverly Hills, Calif.
Contemporary home is 2015 winner of Beverly Hills Single Family Residential Design Award.
Hilton & Hyland
hiltonhyland.com

$23,500,000 Greenwich, Conn.
This home is the center of a 13-acre working horse farm, designed using green technology.
Sotheby's International Realty
sothebysrealty.com

$23,500,000 Montecito, Calif.
Designed by Robert Webb, Prima Luca has panoramic ocean and Montecito Valley views.
Sotheby's International Realty
sothebysrealty.com

$23,500,000 Beverly Hills, Calif.
In Beverly Park, this renovated Italian villa has hand-painted murals and Old World charm.
The Agency
theagencyre.com
Nourmand & Associates
nourmand.com

$23,450,000 New York, N.Y.
Combine 2 penthouses for about 6,000 square feet and 2,300 exterior square feet.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$23,000,000 Pebble Beach, Calif.
Featured in Architectural Digest, Casa Ladera has undergone an amazing transformation.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$23,000,000 New York, N.Y.
This 15,000-square-foot home offers 5 stories and was built around a central interior courtyard in 1912.
Douglas Elliman Real Estate
elliman.com

$23,000,000 New York, N.Y.
Details include South African wood floors, leather flooring in the master suite and an all-teak cinema room.
Douglas Elliman Real Estate
elliman.com

$23,000,000 Santa Monica, Calif.
This home features a state-of-the-art theater and a climate-controlled bar with space for 800 bottles of wine.
Douglas Elliman Real Estate
elliman.com
The Agency
theagencyre.com

$23,000,000 Beverly Hills, Calif.
This 2-home compound offers a screening room and music room that seats 80 people for live performances.
Hilton & Hyland
hiltonhyland.com

$23,000,000 Toluca Lake, Calif.
The Hope Estate, built in 1939 for beloved comedian Bob Hope, offers a 1-hole golf course and motorcourts.
John Aaroe group
aaroe.com

$23,000,000 Goleta, Calif.
Located at picturesque Bulito Point, the estate has spectacular white water ocean views to the south.
Hollister Ranch Realty
hollister-ranch.com

$23,000,000 Santa Barbara, Calif.
Colorful seascapes, rhythmic waves, captivating westerly sunsets, migrating whales and playful dolphins.
Properties Realtors
villagesite.com

$22,950,000 Miami Beach, Fla.
This turnkey estate with stunning furnishings offers unparalleled luxury on guarded La Gorce Island.
EWM Realty International • ewm.com

$22,900,000 Naples, Fla.
A short distance to the Gulf of Mexico on 1.5 lots with huge views facing south and 195 feet on waterfront.
Berkshire Hathaway HomeServices
Florida Realty
bhhsfloridarealty.com

$22,900,000 Holmby Hills, Calif.
On sought-after Delfern Drive, this classic estate is on almost 3 acres of rolling lawns and lush gardens.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$22,900,000 Boca Raton, Fla.
Page 80
Italian Renaissance-style trophy, double point estate with expansive shoreline and yacht dockage.
D'Angelo/Liguori, 866.281.3884
Premier Estate Properties
premierestateproperties.com

$22,750,000 New York, N.Y.
This duplex penthouse has a private terrace encompassing the entire Central Park West frontage.
The Corcoran Group
corcoran.com

$22,500,000 Southhampton, N.Y.
On over 4 acres, features rose gardens, specimen plantings, a gunite pool and an outdoor dining pavilion.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$22,500,000 Los Angeles, Calif.
Grand Mediterranean estate sprawls across 1.6 acres overlooking the Bel Air Country Club golf course.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$22,500,000 New York, N.Y.
Tribeca living awaits in this fashionably reimagined 4-bedroom, 5-bath, 2-powder room penthouse loft.
Douglas Elliman Real Estate
elliman.com

$22,500,000 Coral Gables, Fla.
This magnificent Mediterranean hacienda was inspired by the Vanderbilt mansion on Fisher Island.
EWM Realty International
ewm.com

$22,500,000 Miami Beach, Fla.
This home in The Setai offers 2 master bedrooms, billiards, direct ocean views and wraparound balconies.
Keller Williams New York City
kwnyc.com

$22,500,000 Santa Ynez, Calif.
Gracious Southern Plantation on large acreage functional for equestrians, aspiring cattle barons or vintners.
Kathy Doyle Estates
kathydoyleestates.com

$22,500,000 La Jolla, Calif.
A rare classic old La Jolla oceanfront home has the feel of the roaring 1920s and The Great Gatsby era.
Willis Allen Real Estate
willisallen.com

$22,500,000 Newport Coast, Calif.
Perfectly framing the Pacific Ocean and Catalina Island, the open floor plan offers beautiful water views.
Surterre Properties
surterreproperties.com

$22,500,000 Brentwood, Calif.
Sited on .75 of an acre, interior and exterior spaces merge seamlessly creating the ultimate California lifestyle.
The Agency • theagencyre.com

$22,350,000 Bridgehampton, N.Y.
Traditional residence on 6 acres with infinity-edge pool, open vistas of Sagg Pond and the Atlantic Ocean.
The Corcoran Group
corcoran.com

$22,200,000 Cohasset, Mass.
Renovated Georgian Revival mansion with panoramic water views and comfortable family living spaces.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$22,000,000 New York, N.Y.
Unobstructed eastern/northern views of Central Park from this gracious 3-bedroom residence in Midtown.
Douglas Elliman Real Estate
elliman.com

$22,000,000 New York, N.Y.
High ceilings, original crown moldings, and beautiful wood panels and doors in landmarked co-op building.
Citi Habitats
citi-habitats.com

$22,000,000 Honolulu, Hawaii
This home on an estate-sized lot has a wonderful floor plan, with private verandas overlooking beach.
Coldwell Banker Pacific Properties
cbpacific.com

$22,000,000 Washington, D.C.
Two buildings with a garage/former chauffer's residence spanning from South Street to Decatur Place.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$22,000,000 Longboat Key, Fla.
Ohana, a breathtaking tropical hideaway, is a rare retreat enclave of organic structures that meet the Gulf.
Michael Saunders & Company
michaelsaunders.com

$22,000,000 East Hampton, N.Y.
Multiple balconies overlook the lush grounds, limestone terrace, outdoor entertaining areas, pool and spa.
Sotheby's International Realty
sothebysrealty.com

$22,000,000 New York, N.Y.
Updated for gracious 21st-century living, the open layouts harmonize modern loft and prewar aesthetics.
Sotheby's International Realty
sothebysrealty.com

$22,000,000 Telluride, Colo.
The Victoria Drive Compound totals 4.96 acres and offers 2 residences with ski-in/ski-out access.
Telluride Sotheby's International Realty
telluridesothebysrealty.com

$22,000,000 Whitefish, Mont.
Swift Eagle Ranch is a unique 35-acre property with a beautifully appointed, lakefront log home.
Trails West Real Estate
trailswestrealestate.com

$22,000,000 Malibu, Calif.
Beachfront bungalow with gourmet kitchen, original tea house, detached guesthouse and whitewater views.
Westside Estate Agency
weahomes.com

$22,000,000 Westport, Conn.
Largest, single waterfront parcel on Beachside Avenue and unsurpassed in terms of privacy and elegance.
William Raveis Real Estate
raveis.com

$21,995,000 Southampton, N.Y.
This new home offers reclaimed 18th century stone flooring from England, fir wood ceilings, glass walls.
The Corcoran Group
corcoran.com

$21,950,000 Los Angeles, Calif.
Private 10-bedroom, 12-bath European villa with 2 lagoon-style pools, a water slide and grotto-style spa.
Hilton & Hyland
hiltonhyland.com

$21,950,000 Water Mill, N.Y.
Estate offers 7 bedrooms, 7.5 baths, 12 fireplaces, professional-grade kitchen and a recreational pavilion.
Saunders & Associates
saunders-assoc.com

$21,950,000 Avon, Colo.
Inside Front Cover
This 6-bedroom estate features majestic mountain views with integrated indoor and outdoor living spaces.
David McHugh, 970.845.2000
Slifer Smith & Frampton Real Estate
vailrealestate.com

$21,900,000 Water Mill South, N.Y.
Features a rooftop tennis court of classic turf, water frontage with a dock, infinity pool and wine room.
Douglas Elliman Real Estate
elliman.com

$21,900,000 Park City, Utah
The home offers a brilliant design, inspiring panoramic mountain and lake views and direct ski access.
Resorts West Real Estate LLC
resortswest.com

$21,900,000 Newport Beach, Calif.
The home is surrounded by lawn and water on all three sides, as its sits out into the middle of the harbor.
The Agency
theagencyre.com

$21,750,000 Woody Creek, Colo.
Features include a state-of-the-art horse barn, outdoor paddocks, irrigated pastures and tranquil ponds.
Coldwell Banker Mason Morse Real Estate
masonmorse.com

$21,750,000 Durango, Colo.
Home would make a great cattle or horse ranch offering several ponds for fishery and hay meadows.
Legacy Properties Sotheby's International Realty
legacysir.com

$21,525,000 Beverly Hills, Calif.
Build an estate of grand proportions with tennis court, guesthouses, exceptional gardens and pool.
Hilton & Hyland • hiltonhyland.com

$21,500,000 East Hampton, N.Y.
Windswept is a rare 6-bedroom, 7-bath home on 2.5 acres with breathtaking views from almost every room.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$21,500,000 East Hampton, N.Y.
Compound includes a main home designed in the French pavilion style, 2 guest cottages and a pool house.
Brown Harris Stevens Residential Sales LLC
bhsusa.com

$21,500,000 Los Olivos, Calif.
Quality and style on over 250 acres among Santa Ynez Valley's famous wineries and cattle ranches.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$21,500,000 Beverly Hills, Calif.
Designed in the Mediterranean tradition with tennis court, billiards room and a wet bar with a wine room.
Nourmand & Associates
nourmand.com

$21,500,000 Key Biscayne, Fla.
Breathtaking views of Biscayne Bay to downtown Miami in this tropical vernacular home on a private street.
Sotheby's International Realty
sothebysrealty.com

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Nixon Mansion







Historic Reno Estate

The Nixon Mansion, Reno, Nevada

Rich in history, this stunning 17,964 sq. ft. mansion overlooking the Truckee River has been fully restored with a quality reminiscent of Old World Craftsmanship. The gated estate sits on 2.03 acres and is walking distance to Reno's downtown lifestyle. Features include 8 bedrooms, 9 full and 5 half baths, 9 fireplaces, a grand ballroom, abundant natural sunlight and expansive terraces capturing the city views. A beautiful new kitchen with butler's pantry serves a dining room to seat 60 and entertainment spaces to host many - indoors or out. The master suite offers his and hers dressing/bathrooms and has an adjoining river-view office with fireplace. Business renaissance is bringing off-the-chart investment to Reno, only a short drive to Lake Tahoe and fabulous winter/summer sports. This is truly the crown jewel of the world's "Biggest Little City" in a state with impressive tax advantages.

Offered at $16,400,000

Trinkie Watson 800 783 0722 dspear@chaseinternational.com

NixonMansion.com

Office locations

Zephyr Cove	South Lake	Squaw Valley	London
Glenbrook	Tahoe City	Carson Valley	
Incline Village	Truckee	Reno	

WHO'S WHO IN LUXURY REAL ESTATE

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CHASE INTERNATIONAL

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chaseinternational.com













Private Hidden Jewel Estate

RANCHO SANTA FE CALIFORNIA

Enjoying the perfect year-round climate of Rancho Santa Fe and located at the end of a long, private drive, you will find the entrance of this 6.33-acre hidden jewel estate. Through the secure gate and up the hill, you will pass the horse pasture, vineyard and exotic vegetation. At the top of the hill sits this newly custom-built, 10,600-square-foot home with magnificent views, mature landscaping and a resort-style pool with a waterfall-covered swim-up bar and grotto. Classic and elegantly designed utilizing 17th-century fireplaces, reclaimed timbers, large marble and wide-plank French oak floors, this one-of-a-kind estate hearkens back to an era 100 years ago. Antiqued Habersham custom cabinets and handmade Tabarka tile are further evidence of the timeless quality of this estate. Timeless indeed, but possessing all of the high-tech features that a newly built (May 2014) custom home can offer. Covered patios with indoor/outdoor living design and perfect weather create additional living space and provide panoramic views all the way to the ocean. A horse property with private horse trail easement leads to over 40 miles of trails in the Covenant of Rancho Santa Fe. The Bridges and Rancho Santa Fe Golf Clubs and the Village are just a short drive away.

$15,900,000



K. Ann Brizolis
Pacific Sotheby's International Realty
858.756.4328 | ann@kabrizolis.com
www.kabrizolis.com
CAL BRE# 00751535

Sotheby's
INTERNATIONAL REALTY

All information deemed reliable but not guaranteed. Value Range Marketing (VRM): Seller will entertain offers within listed range.

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$21,500,000 Ketchum, Idaho
Gated estate offers entertainment barn, authentic antique Irish pub, tennis court and vegetable garden.
Sun Valley Real Estate
sunvalleyrealestate.com

$21,000,000 Montecito, Calif.
Estate includes best materials and craftsmanship, terraces, exquisite gardens and spectacular views.
Coldwell Banker Residential Brokerage
coldwellbankerpreviews.com

$21,000,000 Beverly Hills, Calif.
The Alden Schwimmer Residence is a modern hilltop castle on a 4.33-acre site above Benedict Canyon.
Berkshire Hathaway HomeServices
California Properties
bhhscalifornia.com

$21,000,000 Beverly Hills, Calif.
Majestic French Manor with vast terraces and gardens, wood-paneled library, gourmet kitchen and pool.
Hilton & Hyland
hiltonhyland.com

$21,000,000 East Hampton, N.Y.
Traditional house with a heated pool, country kitchen with fireplace, circular conservatory and library.
The Corcoran Group
corcoran.com

$20,995,000 Newport Coast, Calif.
Perfect for entertaining, Crystal Cove estate offers seamless indoor-outdoor terraces, pool, spa and gardens.
Villa Real Estate
villarealestate.com

$20,880,000 Lahaina, Hawaii
Exclusive beachfront home with 120 linear feet of beach frontage near championship golf courses.
Choi International
choi-realty.com

$20,500,000 Del Mar, Calif.
Exquisite beachfront estate with unobstructed vistas incorporating ocean views throughout the interior.
Berkshire Hathaway HomeServices
California Properties
bhhscalifornia.com

$20,138,000 Kailua, Hawaii
Beachfront living with a desirable floor plan, resort-size pool with waterfall and cutting edge sustainability.
Choi International
choi-realty.com

$20,000,000 Northern Illinois
Pages 98-99
Unique Frank Lloyd Wright, Jr.-designed home on 388 private acres overlooking a lake.
Jayne Petty, 847.494.4663
Berkshire Hathaway HomeServices
Starck Real Estate
seehomesez.com

$20,000,000 Woody Creek, Colo.
Spectacular outdoor spaces are complemented by gracious indoor spaces that are luxuriously furnished.
Aspen Snowmass Sotheby's
International Realty
aspensnowmasssir.com

$20,000,000 Naples, Fla.
Custom-designed house with marble pool, theater room, private beach access and a rooftop lookout tower.
Berkshire Hathaway HomeServices
Florida Realty
bhhsfloridarealty.com

$20,000,000 Lahaina, Hawaii
Designed to resemble 19th-century Hawaiian architecture and bordered by 200 feet of West Maui shoreline.
Berkshire Hathaway HomeServices Maui Properties
berkshirehathawayhs.com

$20,000,000 Sag Harbor, N.Y.
Offers a unique and private retreat setting in one of the most sought after addresses in the Hamptons.
The Corcoran Group
corcoran.com

$20,000,000 Naples, Fla.
Beautiful property consists of main house and guesthouse with the best long water views in Port Royal.
Campbell & Prebish, LLC
campbellprebish.com

$20,000,000 Greenwich, Conn.
Renovated Victorian masterpiece with a luxurious master suite, country kitchen, solarium and pool house.
David Ogilvy & Associates
davidogilvy.com

$20,000,000 New York, N.Y.
Prestigious light-filled, pre-war condos with Park Avenue views in a premier Upper East Side location.
Douglas Elliman Real Estate
elliman.com

$20,000,000 Naples, Fla.
Villa Santorini estate offers 150 feet of beachfront, Gulf of Mexico vistas and 7,700-square-feet of living area.
John R. Wood Properties
johnrwood.com

$20,000,000 Dutchess County, N.Y.
This equestrian estate offers 3 barns, wash stalls, surgery room with recovery stalls and manager's house.
Siano & Company
sianoco.com

$20,000,000 Ketchum, Idaho
Serenity Lodge boasts 360-degree mountain views and 2 waterfalls that flow on either side of the residence.
Sun Valley Real Estate
sunvalleyrealestate.com

$20,000,000 East Hampton, N.Y.
Hamptons-style estate offers deeded ocean access, heated gunite pool, spa, tennis court and gym.
The Corcoran Group
corcoran.com

The Ultimate Homes Section also includes these stunning offerings:

$22,500,000 Beverly Hills, Calif.
Page 97
Spectacular multimillion-dollar view development opportunity to build 2 homes.
Endre Barath, Jr., 310.486.1002
Berkshire Hathaway HomeServices
California Properties
endrebarath.com

$19,900,000 Vero Beach, Fla.
Page 80
15 beautiful acres hold this 22,200-square-foot waterfront masterpiece with boat pier.
O'Dare/French, 866.220.8184
Premier Estate Properties
premierestateproperties.com

$19,500,000 Highland Beach, Fla.
Page 80
One of only 4 ocean-to-Intracoastal estates in Highland Beach sits on 2.4 lush acres.
D'Angelo/Liguori, 866.281.3884
Premier Estate Properties
premierestateproperties.com



$19,000,000 Anacortes, Wash.
Page 101
One-of-a-kind retreat offers 168+ acres, a stunning main home, chapel, stables and more.
Moira Kelly, 206.660.4787
Realogics Sotheby's International Realty
moiraonline.com

$18,975,000, Nantucket, Mass.
Page 102
Long Hill has panoramic harbor/town views, beautiful grounds and an 8-bedroom home.
Gary Winn, 503.330.3069
Maury People Sotheby's International Realty
maurypeople.com

$18,900,000 Gulf Stream, Fla.
Page 81
Bermuda-inspired residence with ocean views, and stunning details and finishes.
Pascal Liguori, 866.502.5441
Premier Estate Properties
premierestateproperties.com

$18,500,000 Oahu, Hawaii
Page 103
This new estate in Lanikai is in a gated enclave and enjoys Mokulua Island views.
Tracy Allen, 808.593.6415
Coldwell Banker Pacific Properties
tracyallenhawaii.com

$18,000,000, Edgartown, Mass.
Pages 104-105
22-acre Martha's Vineyard compound has 11,000-square-foot home, decks and porches.
Gerry Conover/Thomas LeClair, 508.627.1617
LandVest • mvlandvest.com

$17,500,000 Palm Beach, Fla.
Pages 82-83
In-town and on the Intracoastal Waterway is this offering of prime land with 115' of frontage.
Jim McCann, 561.296.8720
The Corcoran Group • corcoran.com

$17,500,000 Fort Lauderdale, Fla.
Page 81
Trophy point estate with 366 feet of shoreline on Lake Sylvan, just off the Intracoastal.
Vanucchi/Wright, 866.221.3722
Premier Estate Properties
premierestateproperties.com

$16,990,000 Manalapan, Fla.
Page 81
Ocean-to-Intracoastal home has breathtaking views, Old World design, yacht dockage and pool.
Pascal Liguori, 866.502.5441
Premier Estate Properties
premierestateproperties.com

$16,500,000 New York, N.Y.
Page 84
48th-floor penthouse at Trump Palace has stunning Manhattan views and terraces.
The Carrie Chiang Group, 212.836.1088
The Corcoran Group • corcoran.com

$16,400,000 Reno, Nev.
Page 107
The fully restored Nixon Mansion rests on 2+ acres overlooking the Truckee River.
Trinkie Watson, 800.783.0722
Chase International • chaseinternational.com

$15,995,000 Vero Beach, Fla.
Page 80
This seaside paradise graces one of the largest oceanfront properties of John's Island.
O'Dare/French, 866.220.8184
Premier Estate Properties
premierestateproperties.com

$15,900,000 Rancho Santa Fe, Calif.
Pages 108-109
A 6.33-acre jewel with 10,600-square-foot home, magnificent views and a resort-style pool.
K. Ann Brizolis, 858.756.4328
Pacific Sotheby's International Realty
kabrizolis.com

$15,900,000 Buckhead, Ga.
Page 77
This palatial estate has a ballroom, theater, 2 gyms and a recording studio.
Debbie Sonenshine, 404.250.5311
Coldwell Banker Residential Brokerage
sonenshineteam.com

$14,950,000 Boca Raton, Fla.
Page 80
Multi-yacht dockage, 350 feet of deepwater and a 1+ acre site define this Lake Boca Raton home.
D'Angelo/Liguori, 866.281.3884
Premier Estate Properties
premierestateproperties.com

$14,900,000 Vero Beach, Fla.
Page 80
Custom-built, island-inspired, waterfront residence includes a beautiful main house and guesthouse.
O'Dare/French, 866.220.8184
Premier Estate Properties
premierestateproperties.com

$14,500,000 Capay Valley, Calif.
Page 93
Casey Flat Ranch Estate Red Wine combines luxury, ranch facilities and a vineyard.
Olivia Hsu Decker, 415.435.1600
Decker Bullock Sotheby's International Realty
sanfranciscofinehomes.com

continued on page 113







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$13,900,000 - $10,000,000

continued from page 110

$13,900,000 Tampa, Fla.
Page 123
The largest residential property on Tampa Bay's famous Bayshore Boulevard is on 2.6 acres.
Jennifer Zales, 813.758.3443
Coldwell Banker Residential Real Estate
coldwellbankerpreviews.com

$12,995,000 Gulf Stream, Fla.
Page 81
Direct oceanfront estate with 8 bedrooms, nearly 16,000 square feet, views and a pool .
Pascal Liguori, 866.502.5441
Premier Estate Properties
premierestateproperties.com

$12,950,000 Boca Raton, Fla.
Page 81
Por la Mar compound has stunning views of Lake Boca Raton plus every amenity.
D'Angelo/Liguori, 866.281.3884
Premier Estate Properties
premierestateproperties.com

$12,750,000 New York, N.Y.
Page 84
West Village townhouse merges modern and classical architecture amid its 3 floors.
The Carrie Chiang Group, 212.836.1088
The Corcoran Group • corcoran.com

$12,495,000 Boca Raton, Fla.
Page 81
Royal Palm Yacht & Country Club estate with 16,000 total square feet, walled and gated.
D'Angelo/Liguori, 866.281.3884
Premier Estate Properties
premierestateproperties.com

$12,000,000 Rancho Palos Verdes, Calif.
Page 111
Villa La Barba is a true work of art with 180-degree ocean views and a merlot vineyard.
Leonard Rabinowitz, 310.552.8200
The Agency
theagencyre.com

$11,950,000 New York, N.Y.
Page 84
Floor-to-ceiling windows create an airy, loft-like feel for this 4-bedroom condo.
The Carrie Chiang Team, 212.836.1088
The Corcoran Group
corcoran.com

$11,900,000 Palm Beach, Fla.
Pages 82-83
Monterey Colonial home with 5 bedrooms, deeded beach parcel with shower and ocean access.
Jim McCann, 561.296.8720
The Corcoran Group
corcoran.com

$11,888,000 Santa Monica, Calif.
Page 16
Bali Paradise Estate is a 2-home compound featuring 500-year-old gates and is only 1 block from the beach.
Bob Hurwitz, 310.477.8865
The Hurwitz James Company
hurwitzjamesco.com

$11,500,000 Vero Beach, Fla.
Page 80
Enjoy 120-foot expanse of oceanfront from this newly renovated home, perfect for beachfront living.
O'Dare/French, 866.220.8184
Premier Estate Properties
premierestateproperties.com

$11,500,000 Lake Arrowhead, Calif.
Page 120
This lakefront property combines mountain lodge ambiance and contemporary styling.
Vicki Smith, 909.499.9639
Coldwell Banker Sky Ridge Realty
coldwellbankerpreviews.com

$10,950,000 Palm Beach, Fla.
Pages 82-83
Spectacular condominium apartment at Parc Regent with lake views, cabanas and 4 garage spaces.
Jim McCann, 561.296.8720
The Corcoran Group
corcoran.com

$10,950,000 Boca Raton, Fla.
Page 80
Stunning waterfront home on a double property with 208 feet of deepwater and dockage.
D'Angelo/Liguori, 866.281.3884
Premier Estate Properties
premierestateproperties.com

$10,500,000 Highland Beach, Fla.
Page 80
Tropical oasis fronts 100 feet directly on the ocean with dune-walk over to beach.
D'Angelo/Liguori, 866.281.3884
Premier Estate Properties
premierestateproperties.com

$10,000,000, Atlanta, Ga.
Page 112
A custom new residence where Old World elegance meets modern luxury in Tuxedo Park.
Debra Johnston, 404.312.1959
Berkshire Hathaway HomeServices
Georgia Properties
debraajohnston.com

$10,000,000 Ninole, Hawaii
Page 113
Waterfalling estate sits on a bluff over the Pacific with pool, waterfalls and golf course.
Kelly H. Moran, 808.938.5757
Hilo Brokers Ltd.
hilo-brokers.com



The exterior of this Cape Cod home follows the architectural lineage of the Shingle-style homes that once populated coastal New England.

©PAUL ROCHELEAU, COURTESY PALHEMUS SAVERY DASILVA ARCHITECTS BUILDERS

One Man's Mansion is Another's Bungalow

continued from page 58

quality of life. "The ability to exercise, work and relax all in one location is key. Therefore, workout facilities, office space, well appointed bedrooms and baths, ample garage space and exceptional indoor and outdoor entertaining spaces for family and friends are highly desirable," she explains.

Even more than during the Gilded Age, today's mansions are designed to be a refuge. For example, Palazzo Di Amore, which Rey has listed for $195 million, goes beyond the typical amenities of pool, spa and tennis courts with a discotheque/ballroom that includes a state-of-the-art laser light system and a revolving dance floor located in a dramatic, separate 15,000-square-foot entertainment complex. The theater seats more than 50 people. And for live stage shows, there is a dressing room. A vineyard on the property produces 400 to 500 cases a year of the estate's private label. Even parking is supersized with space for 150 cars.

What's missing from today's estate homes are extensive spaces for staff, which used to be an essential for any estate. It's also another reason why "mansion" might seem a little bit last century. "Mansion implies upkeep and maintenance and today's lifestyle is much less staff intensive," observes Boomsma. Instead of a large staff, one might have a household manager who ensures the various tasks are done, but it is much less labor intensive than it used to be.

A recently constructed New World mansion, Le Palais Royal, located in Hillsboro Beach, Florida, integrates a high level of technology, so many tasks that formerly would have been completely performed by staff are automatic. Computers manage the pool, fountains, even a 1,300-gallon aquarium in the family room and also run daily checks on the systems. Pierce says everything at Le Palais Royal was designed with maintenance in mind. The property also illustrates the level of detail that goes into a modern-day estate. For example, a music producer was consulted on the design of the audio system, while the FBI was a resource for security.

The architecture of estate homes today is also undergoing subtle change. "There is a cleansing going on, where the interiors become simpler," shares Landry.

"Contemporary architecture has become popular here, which is an interesting trend. Ten to 15 years ago you could not sell a contemporary house," says Rey.

"We do a lot more contemporary work than we did in the past. Now we are seeing very large, high-quality contemporary homes being built for very high value with very high-quality details," says Landry.

In the past, consumers found comfort in the timeless appeal of traditional architecture rooted in history. Now Landry and other architects report that even when they do traditional homes, the clients want more contemporary interiors. "So more and more we are mixing the two, which means they can still have walls of rubble stone on the exterior but have modern detailing inside," observes Landry.

"People often want more traditional character to the exterior of their homes. In this case, it is our goal to design something that is unique, but also participates in historic lineage. This desire for both unique and familiar requires a more subtle design scenario that accepts historic patterns as opposed to revolutionary break," says John DaSilva, design principal at Polhemus Savery DaSilva Architects and Builders in Chatham, Massachusetts. He notes that changes in architectural solutions to lifestyle need to happen over generations, not over years. He uses the example of open plan living versus closed, contained rooms. "That's something that started 100 years ago or more. It's not what everyone wants, but that's what most of our clients want."

Another change in the world of mansions comes from consumers who are more knowledgeable about design and architecture. And once people educate themselves to good architecture, they seek out better architects, says Landry. In the end, this builds even greater appreciation for the architecture itself, making the semantics somewhat superfluous. UH



©ERHARD PFEIFFER, COURTESY LANDRY DESIGN

THE HIGH END FOR RENT?

When it came to estates, a man's home really was his castle. At least it used to be. Today, many of those castles can be leased. The rents are high, often ranging from $200,000 to as much as $700,000 per month.

This is true in Beverly Hills and also in some resort locales, although the dollar figures may be less than in California. Some who take advantage of this option in Beverly Hills might be in the area for a length of time, but not long enough to justify a purchase. Others might opt for this alternative because they just can't find the right property.

No matter the specifics, just having these one-of-kind estates available for lease is a huge shift in the ultra high end. Many owners have multiple homes, so this is often not a situation of opening the doors to a sacrosanct abode. It also reflects ways in which attitudes regarding real estate have changed, which means that increasingly, ultra-high-net-worth individuals place a great value on the investment potential of residential real estate.

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BY CAMILLA MCLAUGHLIN

ON LOCATION

MAYAKOBA

PLAYA DEL CARMEN, RIVIERA MAYA, MEXICO



HERONS AND EGRETS TOOK FLIGHT ahead as our small electric craft plied along the crystal clear waterways that snake through the mangroves at **Mayakoba**, a 593-acre, eco-inspired resort in Mexico's Riviera Maya. Disney couldn't have orchestrated a better display. Mayakoba might occupy prime coastline along the Caribbean, offer three luxury resorts and a PGA golf club, but what captivates is nature.

Honoring nature is also integral to the newest addition to Mayakoba — Fairmont Heritage Place, a private enclave of 30, three- and four-bedroom residences sold in 1/12 interests. Even among luxury properties, they are exceptional and the setting, especially at night when soft lights glisten in the three cascading pools, is almost magical. Arranged in a small grouping, the residences assure privacy. Step inside and the sense of peace is palpable. A panorama of green forms a backdrop for the main living area and disappearing window walls extend the living area to the terrace and lanai. Each residence has a private plunge pool, so sounds of water hum very softly in the background.



SB Architects also have done a wonderful job apportioning space. Unlike many open floor plans, main gathering areas are spacious and do not seem like an afterthought, and the kitchen with a solid granite backsplash is everything you would expect and more. Each bedroom has a private patio. A second master suite is a comfortable getaway for visitors. Trundle beds in another bedroom welcome children or grandchildren. No matter how many visitors you might entertain here, the master suite, with a private patio and access to the plunge pool, always will feel like a refuge.

Just like Mayakoba itself, the longer you stay here, the more you appreciate even the smallest details. The staff is genuinely anxious to ensure an exceptional stay. The beautifully appointed clubhouse includes an owner's lounge and bar. Coffee, fruit and pastries overlooking pools and gardens are a morning ritual. There is also a well-equipped gym, yoga studio and separate teen hangout. One of the three pools is just for little children. Transportation butlers are on hand to take residents to the beach, restaurants or the spa at the nearby Fairmont Resort.

Still, nothing tells the story of Mayakoba more than the birds. Today there are more species than before the resort was developed. And the resort's best promotion has become a coffee table book, "Birds of Mayakoba."

El Camaleón Golf Course designed by Greg Norman hosts the only PGA tour event in Mexico. The club's innovative Koba restaurant celebrates local inspired cuisine.

Residents can enjoy restaurants and spas at **Mayakoba**'s three resorts: Rosewood, Banyan Tree and Fairmont. Listen to the surf and watch the moon rise over dinner at Las Brisas.

The 3,875-square-foot and 6,544-square-foot **Fairmont Heritage Place** residences debuted March 20. Shares begin at $179,000. Interests can be sold, willed, deeded or placed in a trust.

GOING GLOBAL HISTORIC VILLA REALE DI MARLIA SELLS IN ITALY

Listed for 65 million euros, **Villa Reale Di Marlia** in Lucca recently sold to a couple with plans to turn the historic estate into a luxury dream hotel.

The villa is one of the Monumental Villas of Lucca, built in the 15th century.

It was previously home to the Bonvisi family; Olivieri and Lelio Orsetti; Elisa Bonaparte, sister of Napoleon; the Duchess of Parma; the Asburgo Lorena family; the first king of Italy, Victory Emanuel II of Savoy; and Prince Carlo, Prince of Bourbon.

Listed by Lionard Luxury Real Estate, Villa Reale di Marlia was bought in 1806 by Elisa Bonaparte and combined with the nearby Villa del Vescovo to create a single property.

Surrounded by a 19-hectare, English-style park with some of the original garden from the 1600s, the famed estate also boasts the Green Theatre, which entertained performances from violinist Niccolo Paganini. Renovated by Bonaparte in a neoclassical style, the 18,000-square-meter villa "has no rivals for the sense of majesty and luxuriousness which exudes from it. [It is] a simply stunning Italian Renaissance villa and is representative of the best Italian real estate," shares Ian Heath of Lionard Luxury Real Estate.

Villa Reale di Marlia is one of 70 historic villas and estates in the Lucca area that Lionard Luxury Real Estate has in its portfolio.

— Kirsten Niper



FABULOUS FINDS

VEGAS' VEER TOWERS CELEBRATES $100 MILLION IN SALES



More than 225 units, worth over $100 million, have been sold at **Veer Towers** in Las Vegas. Pordes Residential Sales and Marketing took over sales in early 2013, and the company has realized steady success since.

"We analyzed the community and market from a broad perspective and realized we needed to reintroduce the product to the market," shares Mark Pordes, CEO of Pordes Residential.

At approximately 60-percent sold, available residences range from $250,000 to over $2.3 million with studio, one-, two- and three-bedroom condominiums for purchase. Eighteen fully furnished, designer, model units are also available.

The two, 37-story towers offer residents views of the city from their homes, and easy access to The Shops at Crystals, the Gallery Row Shops, ARIA Resort & Casino, Vdara Hotel & Spa and Mandarin Oriental, Las Vegas.

One of the popular amenities is the rooftop entertainment deck, which features infinity-edged pools, hot tubs, sundecks and summer kitchens, plus astounding views of the mountains and the Strip.

"There is a lot for people to do who live in Veer Towers. Everything is very close, and new growth is happening right now. For outdoors life, there is hiking, skiing on Mt. Charleston, great golf and tennis, plus the best restaurants in the world," explains Pordes.

— Kirsten Niper

Lucca was founded by the Etruscans and predates Roman civilization, and is the largest medieval city in Italy with its original defensive walls intact. For more on Villa Reale Di Marlia, visit **lionard.com**

For more information on Veer Towers, visit **veertowers.com**

BY CHRISTINE AEBISCHER

$70 MILLION HOME

SELLS IN BEVERLY HILLS, CALIFORNIA



A contemporary mansion in Beverly Hills sold for $70 million, making it the most expensive estate sold in Beverly Hills recorded history. The home, known as **The Top of Hillcrest**, is in the Trousdale Estates neighborhood and was completed in September 2014.

The 23,000-square-foot, single-family home, which was listed by Ben Bacal of Rodeo Realty and Brandon Williams of Hilton & Hyland, features panoramic views that span from downtown Los Angeles to the shores of Malibu.

"[This home] was special because it was located at the end of a cul de sac and therefore situated on a promontory with the entire 180-degree city views," says Bacal. "The house had the widest radius doors and a massive open room that opened directly to that jaw-dropping view."

The estate was first purchased by Bruce Makowsky, QVC purse tycoon, in August 2010 and was fully refurnished and enhanced with luxurious amenities. The home features 15 bathrooms with $5,600 Toto Nerorent toilets, eight bedrooms, a $200,000 candy room, an 18-foot onyx dining room with seats designed by Roberto Cavalli, an 18-seat screening room and a subterranean car showroom that can accommodate up to 16 luxury vehicles.

Additional features include apartment-sized closets, a 2,500-bottle wine collection and room, and tranquil fountains that can be controlled by an iPad. An automated 54-foot, curved-glass door opens to the expansive pool, which overlooks Los Angeles.

Bel Air's Liongate Estate Sells for $46.25 Million



The impressive **Liongate Estate** in Bel Air, which was originally built by world-renowned architect Paul Williams, sold for $46.25 million. The home is located on nearly two acres of completely private land in prime lower Bel Air.

The estate is on a rare street-to-street lot with formal entrances on each street, Nimes and St. Pierre, two of the most exclusive streets in Bel Air. This sought-after location is just one of the many unique features of the home, according to listing agent Mia Trudeau of Hilton & Hyland. "[The area] has a lot of history, and the home is primely situated between the Beverly Hills Hotel and the Bel Air Hotel. It's a very established neighborhood," says Trudeau.

Additional unique features of the 11-bedroom, 17-bath home are custom marble fireplace mantels hand-selected and imported from Italy, beautiful walnut parquet-patterned floors that were recreated to match what would have been done in the '30s, 22-karat gold fixtures in the bathrooms and a unique outdoor living area with a bar and bath house, adds Trudeau.

The estate also boasts a state-of-the-art movie theater, a ballroom, professional-grade gym with a spa room, an approximately 3,000-square-foot master suite, multiple terraces, a temperature-controlled wine room with direct access to the signature Paul Williams' pool, a 2-bedroom guesthouse, tournament-grade tennis court and stunning views.

For more information on The Top of Hillcrest, visit **1181hillcrest.com** or **benbacal.com**

All of the furnishings for the Liongate Estate were handcrafted and developed exclusively for the home. For more information, visit **estatesofla.com**

PRECIOUS GEMS

Diamonds are forever, and for some, there can never be too many within arm's reach. So here are three ways to bring more diamonds into the home, from Maison Valentina's Diamond Bathroom Collection, courtesy of the creative minds at Covet Lounge.



Unwind

Diamond bathtub: Why not bathe in a diamond? Made of the hardest metal in the world, this opulent, black bathtub has an upscale presence that complements bathrooms of any style. At about 6 feet long and 2 feet high, this tub likely will be the largest diamond you can add to your estate. Yet despite its unique size and appeal, this bathtub has an unmistakably classic look as a result of its aged brushed brass and iron. This means it can admirably serve as a focal point around which to build a bathroom, but — even if you're only looking to apply the finishing touches on an already existing room — it always works. Every bathroom gets richer with this one-of-a-kind diamond. $51,670



Keep the Time

Diamond safe and watch winder: Protect your most treasured possessions with yet another treasured possession, in the form of the diamond safe and watch winder. This compact piece — 7.9 inches high and 10.2 inches wide — exudes the ritzy aura of diamonds, but it also draws inspiration from the quality care given to luxury watches. In addition to being well lapidated, this piece is sculpted from "the finest materials in order to offer the perfect ambiance to the most valued collector watches." It comes in three different colors. $2,760



On the Side

Diamond emerald casegoods/sideboard: Built as part of Covet Lounge's limited edition set, this emerald sideboard feels dateless, but also contemporary, an exclusive piece of décor from a classy era which also fits right in with more modern amenities. At 71 inches long and 33 inches tall, the diamond sideboard also can store plenty of everyday items, such as the diamond safe and watch winder. Just be prepared to have some help if you install it — this particular sideboard weighs in at 143 pounds! $33,120

Covet Lounge was formed as a collaboration of four cutting-edge design brands in Portugal. For more "curated design," visit **covetlounge.net**

For more innovative designs from Maison Valentina Luxury Bathrooms, visit **maisonvalentina.net**



Photos by Johnny Whieldon









Lake Arrowhead's Finest Lakefront Lodge

The exclusive mountain community of Lake Arrowhead is centrally located in the heart of Southern California's mountain resorts, just a short drive from Los Angeles, Orange County and Palm Desert. This truly magnificent estate, set on 1.5 acres of premier lakefront property, combines mountain lodge ambience with contemporary styling. With 8 bedroom suites and multiple entertainment areas, this very special residence is perfect for family gatherings or as a corporate retreat. The ultimate Lake Arrowhead experience. $11,500,000

Vicki Smith

909.499.9639

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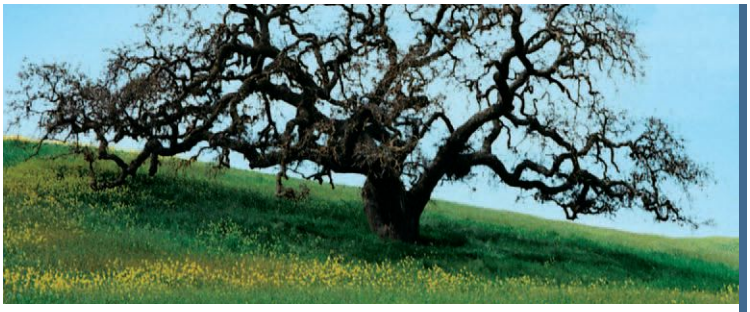
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El Rancho Escondido | Hollister, California

$11,888,888

El Rancho Escondido is 1,200 acres of Central California ranch within 50 minutes of Carmel and San Jose. Huge potential and great income, just minutes from town.



The Ratto Ranch | Morgan Hill, California

$2,499,994

This exceptional 5,000-square-foot gated executive home that was designed for cutting horses offers a guesthouse, pool, manicured grounds, a new barn, arena, hot walker and more.



The Robba Farm | San Martin, California

$1,999,000

The Robba Farm is on 46 acres of Class I soil with good water, 2 homes and miscellaneous outbuildings. Adjacent to Highway 101 for visibility and about 30 minutes south of San Jose, this farm is in a great location.



The B and T Ranch | Gilroy, California

$1,724,942

The B and T Ranch is a 12-acre equestrian facility with 3 dwellings, a beautiful 20-stall barn and a dressage arena with mirrors and lights. You have to see it to appreciate.



The Santos Farm | Gilroy, California

$1,599,000

The Santos Farm is 18 acres of Class I soil with 2 exceptional updated homes, 2 good wells and 3 character dairy barns. You can grow most any vegetable, grapes, olives or lavender, just 5 minutes east of Gilroy.



The Bod Fish Creek Ranch | Gilroy, California

$1,499,994

The Bod Fish Creek Ranch is an 11-acre horse property with 2 homes. There is a beautiful executive home with gardens, perfect for weddings. It is just 40 minutes to San Jose or Monterey.



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Experience Is The Difference



Bluebird Lane | Paradise Valley, Arizona

5 bedrooms, 5.5 baths | $3,750,000

Unsurpassed architectural detailing and exceptional style abound in this 2008 masterpiece that includes a 662-square-foot detached guesthouse. Features include a gourmet chef's kitchen, custom ceiling finishes, intricate stonework, wood and stone floors, a luxurious master suite, game room, media room, exercise room and a separate office. Lushly landscaped grounds, a pool and spa, ramada, covered patios and a 5-car garage complete this Santa Barbara-style estate.



North 71st Street | Scottsdale, Arizona

3 bedrooms, 3 baths | $2,600,000

This home offers vertical living at its finest with spectacular sunsets and views of the Kierland golf course, mountains and city lights. Three expansive patios surround this rare, custom penthouse that includes soaring ceilings, luxurious finishes, a chef's kitchen with premium appliances, media room, library, den, 2 offices and 3 parking spaces. Walk to world-class restaurants or shopping and enjoy the amenities of a full concierge service, a community pool, clubhouse and gym while living a maintenance-free lifestyle.



North 25th Street | Phoenix, Arizona

4 bedrooms, 4.5 baths | $2,195,000

Stunning sunset views are yours from this private, soft contemporary retreat by Swaback Partners, nestled beneath the Wrigley Mansion in a guard-gated community. The home has been remodeled extensively with soaring ceilings, walls of glass, bamboo and limestone floors, a Studio Becker kitchen with state-of-the-art appliances, an office, art niches, a sparkling pool and spa, covered patios and a 3-car garage. Enjoy al-fresco dining in a backyard oasis of lush plantings and gardens.

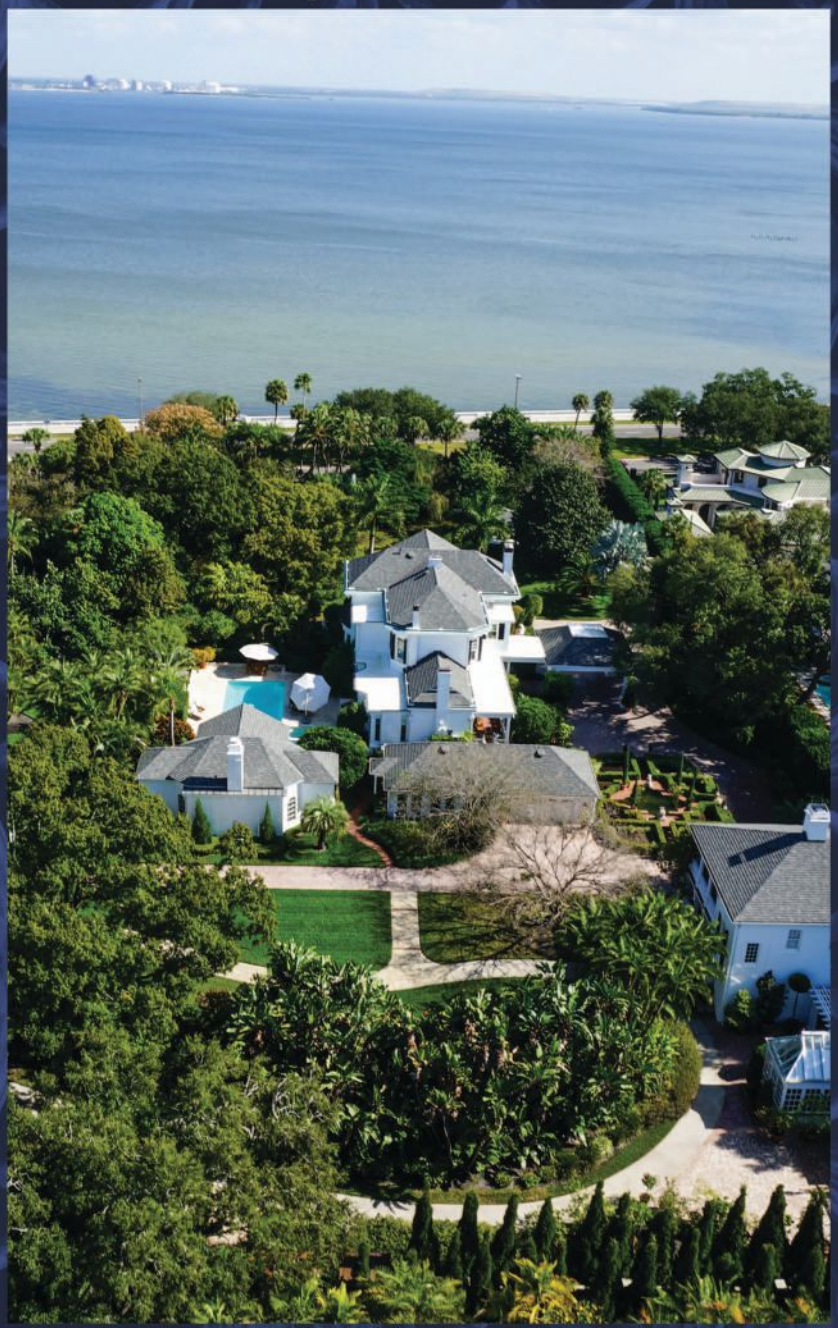


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COLDWELL BANKER PREVIEWS INTERNATIONAL







580 WEST POINT DRIVE, SUGARLOAF KEY

This premier 20,100-square-foot, south-facing peninsula offers 2 bedrooms and 3 baths with soaring cedar ceilings and 270-degree, open-water views from all rooms. Both the master suite and guest bedroom enjoy private verandas overlooking the water. Enjoy a glass of wine and a book under your waterfront gazebo or wraparound deck. The property features 383 feet of prime waterfront and includes 224 feet of concrete dock with 122 feet on a protected canal and ramp. $1,549,000.

245 SOUTH POINT DRIVE, SUGARLOAF KEY

This gorgeous concrete, open-water pool home in prestigious South Point features an open floor plan and boasts picturesque open-water views through sliding walls of glass from all living areas and the master suite. The resort-style, 60-foot lagoon pool is surrounded by majestic palms and lots of decking. A dock with a boat lift, an elevator and lush designer landscaping is also included. This property could also provide excellent rental income! $1,299,000.







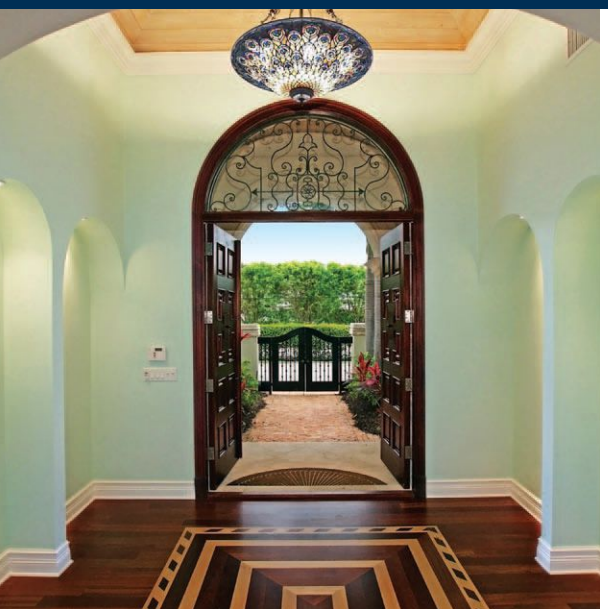






482 BROWN DRIVE, RAMROD

This architecturally stunning, open-water home offers 2,000 square feet, 3 bedrooms, 2 baths and a study, and boasts soaring ceilings, bamboo floors and a granite kitchen. Sunrise to sunset bay views are enjoyed from the kitchen, dining and living rooms through 2-story walls of glass. The master suite with a private porch offers water views from every angle. The home also features 4 porches, a bay-side hammock, a dock and a boat ramp for small skiffs, kayaks and paddleboards. $1,100,000.





Hidden Harbour

Gulf Stream . Florida

This gated luxury retreat is nestled in a private, tree-lined enclave between the Atlantic Ocean and Intracoastal Waterway. Boasting over 220 feet of water frontage with room for a large yacht, the property features a heated pool with a spa, a summer kitchen with a covered dining area and deeded private beach access. The interior shines with impact windows and doors, a full-home generator, gourmet kitchen, library, game room, office, 4 bedrooms, 5 full and 2 half baths and cherry hardwood floors throughout. Enjoy waterfront living at its best. $4,500,000.





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Experience Is The Difference





Greystone Farms | Milton, GA

6 bedrooms, 6 full and 3 half baths | $1,795,000

Enjoy a backyard paradise and fabulous amenities at this gorgeous, gated estate located in exclusive Greystone Farms. Highlights include a superb master suite on the main level, a gentleman's study, 5 fireplaces and elaborate millwork. The terrace level offers a media room, wine cellar and recreation room. The backyard boasts a saltwater pool, waterfall, outdoor kitchen, fire pit and a courtyard with a brick fireplace. For more information, visit www.GreystoneFarmsHomesforsale.com.





Old Surrey Place | Roswell, GA

9 bedrooms, 10 full and 1 half baths | $2,000,000

A stunning Roswell estate situated on over 3 gated acres is graced with fabulous amenities. The main house features 8 bedrooms, 8 full and 1 half baths, a theater, library, 7-car garage, lighted sports court, saltwater pool and spa, pool house, an outdoor kitchen with a pavilion and fireplace, 2 gentleman's horse stalls and full guest quarters with all the comforts of the main home. This elegant estate provides the perfect place to relax, play and entertain. For more information, visit www.OldSurreyPlace.com.



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Victoria Harbour, Nova Scotia

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

This oceanfront estate has a 6,318-square-foot home, 3.6-acre grounds, Bay of Fundy views and 259 feet of direct oceanfrontage.



Chester Grant, Nova Scotia

4 bedrooms, 3 full and 1 half baths | $1,690,000 CDN

This stunning home on Millet Lake has a custom kitchen, huge wet bar, Michael Phelps swim spa, huge garages and more.



Oakland, Nova Scotia

3 bedrooms, 5 full and 1 half baths | $1,955,000 CDN

This custom home on 4.7 acres has panoramic ocean views of Indian Point, 91 feet of oceanfrontage and deep-water mooring.



Prospect, Nova Scotia

4 bedrooms, 3 full and 1 half baths | $935,000 CDN

This oceanfront estate includes a deep-water dock, boat slip, a pool, outdoor entertaining areas and panoramic views.



Halls Harbour, Nova Scotia

1 bedroom, 1 full and 1 half baths | $1,495,000 CDN

Perched on the cliffs of the Bay of Fundy, this home offers views from every angle, a slate foyer and exposed-beam ceilings.



Halls Harbour, Nova Scotia

4 bedrooms, 2 full and 1 half baths | $1,650,000 CDN

This 4,000±-square-foot home offers complete privacy, 216± acres,1,558± feet of waterfrontage and gorgeous views.



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Experience Is The Difference







Artisan Home | Hot Springs, Arkansas

5 bedrooms, 5 full baths and 3 half baths | $2,950,000

This spectacular artisan home with a European flair is breathtaking. There is no compromising in this incomparable, 10,000-plus-square-foot home on 3 acres, with landscaped and manicured gardens. In addition, the property includes a swimming pool, hot tub, 2 outdoor dressing rooms with facilities, grape arbors, as well as gathering places and quiet meditation areas.

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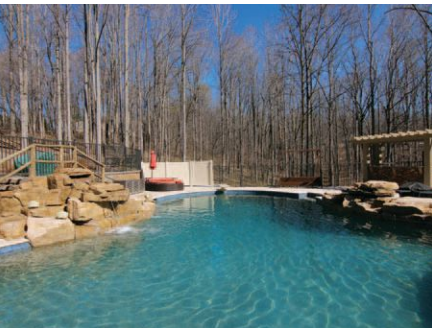
524 North Arden Drive | Beverly Hills, CA

4 bedrooms, 4 baths | $5,150,000

This gracious home offers a formal entry with a grand circular staircase; a beautiful picture window and a fireplace in the living room; a family room with built-ins, a fireplace and access to the patio; and a formal dining room with an adjoining butler's pantry. The kitchen features a laundry room and separate maid's quarters and bath, and the breakfast room opens to a private patio, pool and backyard. Upstairs are 3 generous en suite bedrooms, a master bedroom with walk-in closets and an amazing "in the round" original tile bath. A guesthouse over the garage offers a living room, bedroom, bath and kitchen.







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Peaceful Setting

Bedford County . Virginia

Open house: May 31, 2-4 pm. On 13 fenced acres, this home enjoys an in-ground pool, an orchard and decking. The outdoor kitchen has granite counters, a pizza oven and a grill. The lower level boasts a wet bar, gas fireplace, slate counters, a game room and a second 2-car garage. MLS# 289762. $674,900.

For more details and a full tour of this property, go to **www.dawsonfordgarbee.com**

Mary & Tim Wynkoop

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Custom Lakefront Home

Lakewood Ranch . Florida

This elegant home on a lakefront lot was custom built in 2008. The 4,469 square feet offer 3-4 bedrooms, 3.5 baths, with an office/study and theater rooms. A "BuildSmart Health Home," it is designed to focus on indoor air quality and energy efficiency. In the gated, Tuscan-inspired community of The Lake Club, enjoy model-like quality throughout. $1,899,990.

For more details about this property, go to **http://tours.toneimagestours.com/315488**

KYLE HENSON
Coldwell Banker Residential Real Estate
941.320.0887 | Team.henson@gmail.com



LONGWOOD, FLORIDA
ALAQUA GOLF FRONT
5 BEDROOMS, 4.5 BATHS

This exquisite custom-built home with 24-hour guard-gated entry in beautiful Alaqua offers over 5,800 square feet under air, numerous entertaining spaces for family and friends, extensive crown molding, a gas fireplace, office, media room and a wet bar with a wine cooler. The kitchen comes complete with a Sub-Zero refrigerator, a 6-burner gas cooktop, double ovens and a walk-in pantry. A 22-foot lanai overlooks the pool and summer kitchen. The floor plan was well designed by one of the top builders on this golf course lot with a water view. $1,299,000.





FLORIDA . TEXAS



Magnificent Oceanfront Home

Ponte Vedra Beach . Florida

Enjoy panoramic Atlantic Ocean views from this magnificent home, set high on the dunes with 150 feet of beach. The private, gated estate, built in 2009, features 9,563 square feet under roof, marble and hardwood floors, 2 ocean-front master suites, a screened lanai and a heated pool. $6,500,000.

For more details and a full tour of this property, go to **https://vimeo.com/97148220**

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Fairway Vista Luxury Home

Las Colinas . Texas

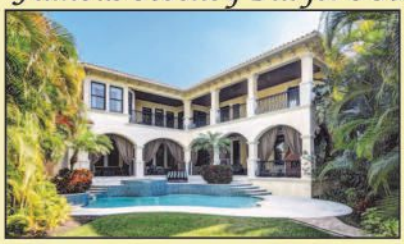
Unparalleled in elegance, this home is in one of Las Colinas' gated and guarded communities. Adjacent to The Four Seasons Resort and Club, partial views of the 17th fairway can be enjoyed from the balcony of this Tuscan estate. Enjoy 4,746 square feet, 4 bedrooms, 3 living areas and a 3-car garage. $1,325,000.

For more details and a full tour of this property, go to **www.RenzulliRealty.com**

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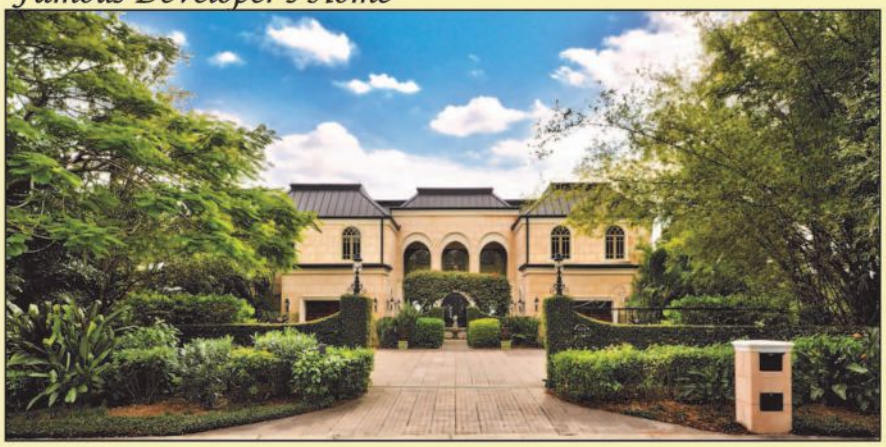






68 Bahama Circle $4,450,000 Beautiful Davis Islands waterfront by Don Hughes! Breathtaking open bay view! Details abound, handcrafted weathered-oak front door creating an old world style. 8 FT. solid core interior doors with extensive casings. Intricate metal works, beautiful granite countertops and marble floors throughout. This luxurious home offers a floor plan that is open & efficient & includes a large acclimatized wine room, pre wired home theater, formal living room & dining room. Outdoor living area is ideal for entertaining; with a sparkling pool/hot tub, outdoor kitchen/ bar, cabana, dock with lift, extended covered sitting area, extensive terraces perfect for outdoor waterfront entertaining. Memorabilia an added bonus. Minutes to entertaining, sports venues, shopping and more. **Allan Mezrah 813-918-2954**

Famous Developer's Home









4934 Saint Croix Dr. $4,850,000 New re-construction, taken down to the studs in 2005, with 5 full bedrooms and 5 full and 3 half baths, master bath & closets to die for. This home is a tremendous family and/or entertaining home, with its open Bay waters, in a gated community. Owners have boated, paddle boarded, jet skied and swam from their dock. Former owners have docked a large yacht behind home. Almost every room has a water view. There is a gallery entrance, a chef's gourmet kitchen indoors & outdoors, 4 major entertaining areas and 2 outdoor living rooms, all glass and totally light and airy feeling, which flows from the limestone outdoor entry courtyard with fountain. Minutes to entertaining, sports venues, shopping and more.

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Harbour View — Ponte Vedra Beach, FL This spectacular 4-bedroom, 4-bath home truly shows like a model home with custom finishes and master bedroom, plus 2 spacious suites on the main floor, a large media/entertainment center with a bar and private balcony and a 4th bedroom suite on the 2nd floor. A 50-foot dock slip in the main basin is included. $1,650,000



Willow Cove — Ponte Vedra Beach, FL Gorgeous 4-bedroom, 3-bath home on an 80-foot Preserve-view lot looks brand new and includes the golf cart! The David Weekley Sablewind floor plan includes stainless steel appliances in the kitchen, a summer kitchen with travertine and granite, a bonus space and a 3-car garage. $499,000

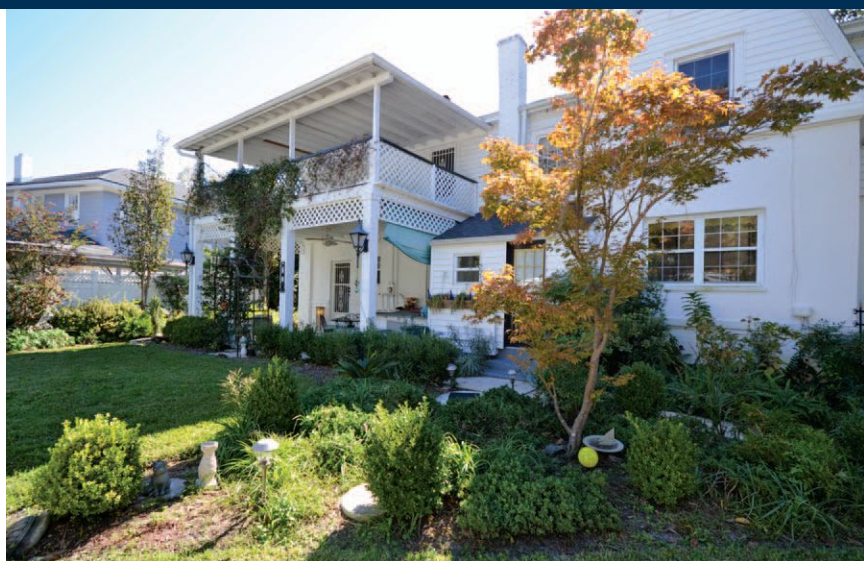


Oceanfront — Ponte Vedra Beach, FL Enjoy stunning ocean views from this exceptional custom home on a high bluff with 5 bedrooms and 6 full and 3 half baths. The chef's kitchen includes two 36-inch Sub-Zero refrigerator/freezers, 2 Viking gas ranges and custom cabinetry. $5,750,000



Glen Kernan Country Club — Jacksonville, FL This magnificent, custom, 5-bedroom, 6.5-bath home with spectacular golf views is in the prestigious Glen Kernan Golf & Country Club. Features include a new pool, open patio with a fire pit and large screened lanai with a summer kitchen, a paver driveway and a 3-car garage. $1,795,000





Historic Avondale Area

Jacksonville . Florida

This beautiful home boasts gleaming hardwood floors, an updated kitchen, formal living and dining rooms, 2 rear porches and a 2-car detached garage. A new roof was added in the past 3 years and there is the option for an upstairs or downstairs master. The upstairs offers a separate family room with access to a sitting porch overlooking flower gardens. Close to Avondale, Riverside, NAS Jacksonville and downtown.









Claire Autrey
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Waterfront Living

Jacksonville . Florida

In the highly sought-after Queens Harbour in the Jacksonville area, this beautiful open-concept home is on a prime lot close to the lock. Enjoy 120 feet of waterfront, including a 60-foot dock with 2 inside slips, deep water and navigable. The split-floor-plan home offers new hardwood floors, a 40-foot-long pool, screened patio with retractable awning and screens, and 3 gas fireplaces.

For more details and a full tour of these properties, go to **www.clairesellsjax.com**

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Siesta Key, Florida—Direct Gulf Views On Siesta Key! Azure tides lap the white, sugar-sand beaches of Siesta Key, providing the perfect milieu for this upgraded and spacious end residence. In an active 55+ designated community with amenities! Offered at $650,000



Sarasota, Florida—Downtown San Marco! This spacious residence offers an extended terrace and bonus features. It overlooks city views and a distant peek of the bay. In a secure building with amenities in the heart of the cultural district! Offered at $550,000



Bradenton, Florida—Estate Manor On Nearly 4 Acres! This one-of-a-kind gated and walled Northwest Bradenton home boasts a 6,022-square-foot main residence with a 2nd separate guesthouse of 1,572 square feet. Enjoy custom built-ins and a well-known location! Offered at $1,595,000



Lido Key, Florida—Direct Gulf Views! Smell the salt in the air and feel the sand in your toes from this updated residence that is perfectly suited to a beach lifestyle with a wraparound balcony. In a popular and secure building with resort-style amenities! Offered at $725,000



Sarasota, Florida—Updated 3-Bedroom In Bay Plaza! This exceptional, remodeled residence offers 2,000-plus square feet with 3 bedrooms, a den/office and 4 private balconies, all in a secure downtown building with full-service amenities! Offered at $760,000



Longboat Key, Florida—Brand-New Penthouse With Direct Gulf Views! This spectacular residence is brand new and in move-in perfection. It pleasantly overlooks the azure tides directly along the Gulf of Mexico! Offered at $1,950,000

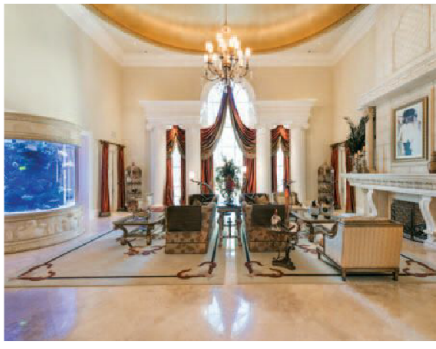




11235 Stroup Road

Roswell, Georgia

Designed by Bill Harrison & Associates, this estate has timeless appeal, boasting 6 bedrooms and 8 full and 2 half baths. The great room boasts gold-leaf and hand-painted ceilings, and the dining room features customized water walls. The grounds feature patios, loggias, a courtyard, waterfalls, fountains and a pool. Also find a 6-car motor court, a chef's kitchen, elevator and a 1,300-gallon aquarium. $4,999,000.









360 Cameron Ridge Drive

Atlanta, Georgia

This one-of-a-kind opportunity offers privacy in a cul-de-sac location. The main estate features 2 master suites, floor-to-ceiling windows, 9 bedrooms, 10 full and 4 half baths and a kitchen with Viking appliances. The guesthouse boasts a full kitchen, au pair suite with a laundry room, 2 more bedrooms and baths and a pool shower for guests. Outdoors, enjoy a hot tub, covered patio and a gas grill. $1,999,000.

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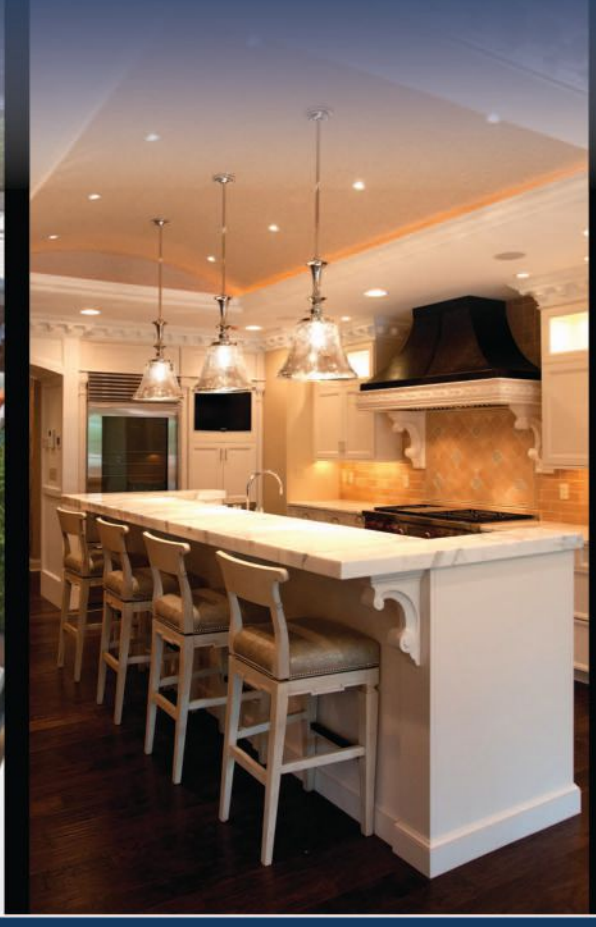
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Classic Tuscan Retreat

16-Room Colonial On 10.23 Acres







Explore Litchfield/New Haven County vineyards and the Connecticut countryside. Drive along Tranquility Road, by Lake Quassapaug, past old stone walls and pastures. Park in the circular cobblestone driveway by the sparkling 4-tier limestone fountain, in front of this **custom-built, 8,500-square-foot Tuscan/Mediterranean-style estate**. Walk through the front door surrounded by some of many Palladian windows, into the 2-story foyer with a crystal chandelier and Brazilian cherrywood staircase.

Built in 2004, this palatial 4-bedroom, 5.3-bath home is an architectural masterpiece. Custom designer features include ceilings over 15 feet high (some with domes); large windows allowing plenty of light; faux stone and Venetian plaster finishes. Spacious, epicurean gourmet kitchen with butler's pantry has adjacent breakfast room with domed ceiling and chandelier.

First floor master bedroom suite with marble bath, steam shower/Jacuzzi, fireplace and private office. Open floor plan is great for entertaining and offers views of formal living and dining rooms, wine tasting room with perimeter wine racks, wood-paneled library/office and comfortable family room. Burn calories in the exercise/massage room with steam shower. A 2nd "summer kitchen" room enables relaxed indoor cooking, outdoor barbecues and summer fun by in-ground gunite pool. Feel the wonderful flow of all the rooms, most of which lead out to the pool and surrounding deck with fountain/landscape pond and trellised gardens.

Watch sports in the restaurant-quality, mahogany-paneled pub/bar room with fireplace or, relax overlooking the pool on one of several limestone balconies. Screen latest movies in multi-tiered, 8-seat theater room with state-of-the art audio, video and lighting. Drive through an arch into the large, open cobblestone car court offering ample parking. Protect cars in 1 of 5 extra-long, heated, custom garage bays with oak stained wood floors.

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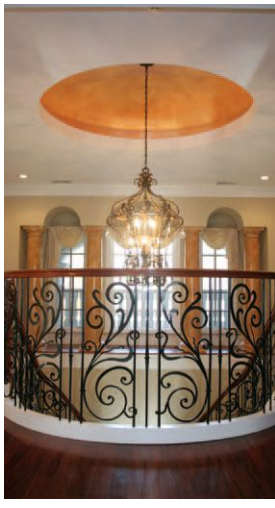












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TRURO **$2,095,000**

Two-dwelling young custom-built compound on the Pamet River. Modern chef style kitchen equipped with Viking stove, Sub-Zero refrigerator, granite countertops, Wood Mode cabinets. Reclaimed chestnut wood floors.

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PROVINCETOWN **$1,795,000**

Sweeping views of Long Point and Cape Cod Bay from this custom-built Timberpeg Post and Beam on a large, private lot in the West End. Cathedral ceilings and 2-story windows. Gourmet cook's kitchen plus an outdoor kitchen.

Brewster Office **508.896.7000**



WEST DENNIS **$1,750,000**

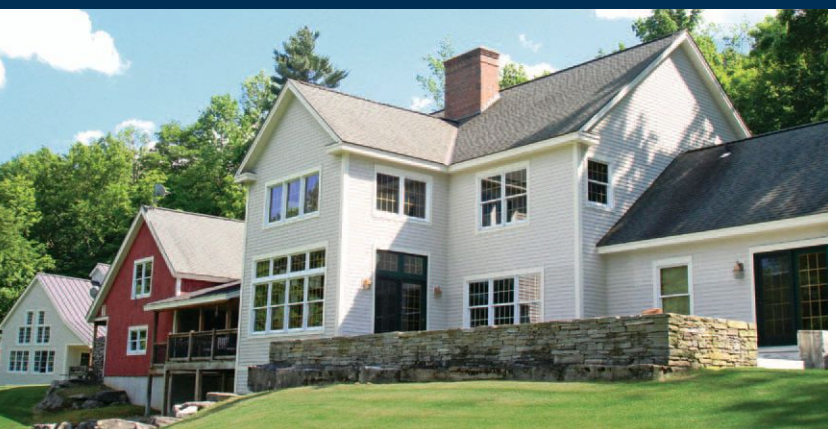
Private setting off Cove Road. 4 bedroom 4.5 bath riverfront Cape features first floor master with office/den and direct access to rear deck. Also includes a living room with fireplace & cathedral ceilings facing the Bass River.

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Dorset . Vermont

This private family compound on 11.4 acres consists of 2 timber-frame homes, including a 2,768-square-foot guesthouse. The main house offers open living with a gourmet kitchen, main-level master, loft space and radiant heat. Enjoy mountain views from the deck or marble patio. $1,395,000.



Manchester Village . Vermont

The meticulously restored, circa-1774 "Weller Tavern" has 4 period fireplaces, plank flooring and natural rich finishes. The main level offers a luxurious suite with 3 additional bedrooms and a 1-bedroom apartment upstairs. Enjoy history coupled with modern comforts and Mt. Equinox views. $995,000.



Arlington . Vermont

Feel on top of the world in this 4-bedroom, custom home with 180-degree views and privacy. The main-level en suite allows you to take in the breath-taking mountain views from your Jacuzzi soaking tub, and the brick wine cellar with columns and coffered ceiling has a true Tuscan feel. $939,000.



Wells . Vermont

One of Lake St. Catherine's original homes, this property has 147 feet of prime lake frontage. Find grace and craftsmanship throughout with a brick fireplace, original light fixtures and 5 bedrooms. Pull up a chair and enjoy front-row seats to the lake view from your screened-in porch. $565,000.



Dorset . Vermont

With 6.6 acres located just moments from the idyllic village town green, this classic 3-bedroom New England Cape with a screened porch is set high on a knoll reaching down to a brook. A unique architectural silo offers the perfect space, light and views for an artist's studio or private office. $499,000.



Shaftsbury . Vermont

Originally a Blacksmith's shop, this historic mill is now a distinctive and comfortable home with a fireplace, wood stove, massive hand-hewn beams, 3-foot-thick walls and a screened porch. A waterfall on this unique 8-acre property could make hydroelectric power a reality! $399,000.

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For more property details, go to
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Magnificent Ski In/Ski Out Property Featured on HGTV

Quechee . Vermont

Once in a rare while, a home such as this will appear on the market. From the long, private, tree-canopied drive with mature maples and oaks, this 4-bedroom, 6-bath home is situated on one of the choicest mountain sites in Vermont. Four big-view acres are bounded on one side by the Quechee Ski Hill and by the 18th fairway of the Highland Golf Course and a lovely apple orchard on the other side. Magnificent in design and scale, this 10-room alpine log-and-stone home is the perfect place to entertain a few friends, or 50. With more than 8,000 square feet of living space, you find large, ruggedly elegant rooms. There are 2 impressive, soaring, fieldstone fireplaces in the living room and the family room, with 2 more in the bedrooms. Two home offices, loads of storage space, a wine cellar, a sunroom and decks across the entire view-sides of the house, as well as a new built-in hot tub, add to the function and luxury you will enjoy. From the house you overlook 2 states, 2 premier championship golf courses, lakes and mountains. $2,950,000.

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For more details and a full tour of this property, go to **www.quecheeassociates.com**









3 Edgewood Road

Ladue . Missouri

A classic Study and Farrar-designed home on almost 2 acres is beautifully updated for today's lifestyle. Enjoy gorgeous landscaping and outdoor space with a very private rear yard that features a Pebble Tec pool and a slate terrace. Indoors, find dramatic formal rooms with antique paneling, exceptional millwork, casework and hardware. The splendid, updated kitchen boasts a center island; Asko, Sub-Zero and Wolf appliances; an adjoining breakfast room; and a 28-by-19-foot family room that overlooks the terrace, pool and rear yard. An atrium wet bar connects the living and family rooms, with access to a private terrace. The master bedroom has 2 baths. A 3-car garage, zoned HVAC and an emergency generator round out this home with tremendous curb appeal and a stunning interior. $2,750,000.

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For more details and a full tour of this property, go to **www.theryantradition.com**





Blame Her Ranch

Santa Fe . New Mexico

Just outside of Santa Fe, bordering the Santa Fe National Forest, this is arguably the best luxury ranch in New Mexico, featuring 9,000 square feet, 9 bedrooms, 9.5 baths, a home theater, gym, lap pool, guesthouse, barn/stables, 120 acres and 70 mile views. $2,799,000 (50% ownership), $4,850,000 (whole ownership).

To fully appreciate the ranch and see an aerial video, go to **www.blameherranch.com**

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Custom Home on a Wooded Lot

Silver City . New Mexico

This 3,400-square-foot home and 5,000-square-foot commercial building are situated on 11 wooded and private acres just on the edge of the city limits. Amenities include 2 master suites; log-beamed ceilings; 2 fireplaces; a chef's kitchen with a 6-burner Viking range and Sub-Zero refrigerator; and a 3-car garage. $1,375,000.

For more details about this property, go to **www.realestatesilvercitynm.com**

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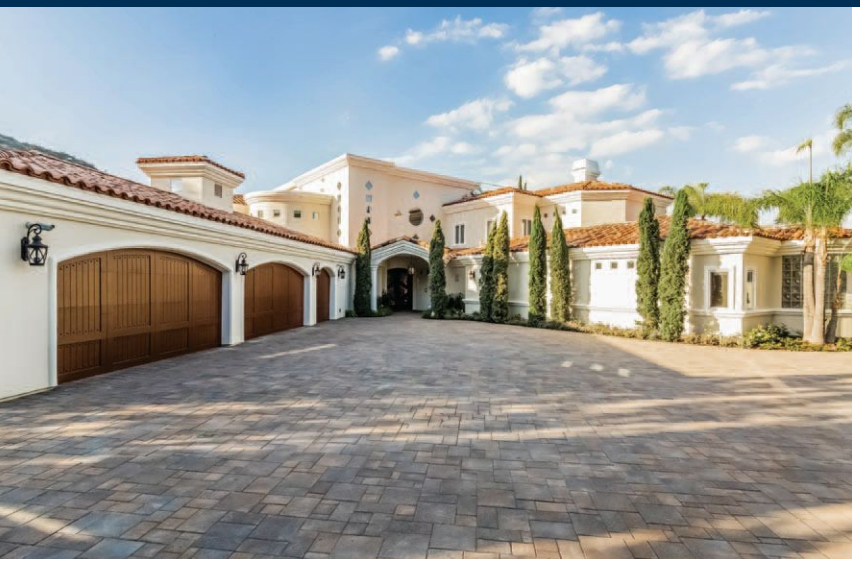
Castle Rock Lake House

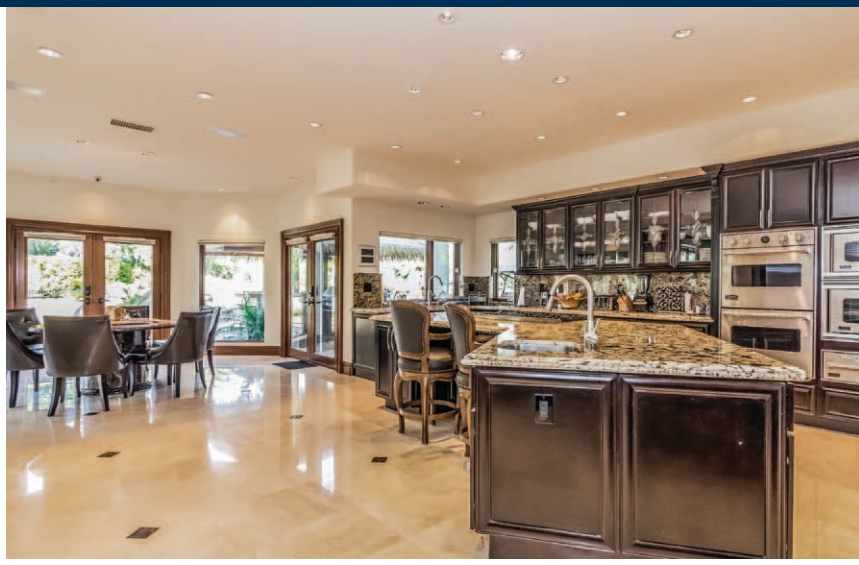
Mauston . Wisconsin

This luxury 5,338-square-foot vacation home offers incredible views from every window and 5 en suite bedrooms. The true chef's kitchen features commercial appliances and restaurant-grade refrigeration. Castle Rock Lake offers almost 13,000 acres of water recreation and is only 3 hours from Chicago. $1,199,000.

For more details about this property, go to **www.kevinlkempproperties.com**

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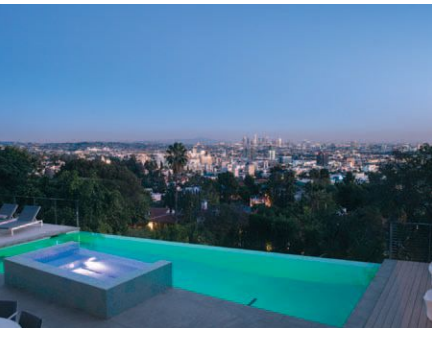
Murrieta . California

This gorgeous 6-bedroom, 7.5-bath "smart house" features 15 tablets throughout the home that control the lighting, state-of-the-art sound and security systems. The backyard offers a pool and waterfall spa, a lounge area, palapa-shaded barbecue and an outdoor living room perfect for relaxing. Price upon request.

For more details and a full tour of this property, go to **www.sothebysrealty.com**







MARISA ROKSTAD
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Modern Luxury With City Views

Los Angeles . California

This sleek and sexy 4-bedroom, 4-bath private oasis boasts unobstructed panoramic city views, an open floor plan, chef's kitchen and a master suite with a private terrace and fireplace. Fleetwood pocket doors allow for exceptional indoor/outdoor living, and there is also an infinity-edge pool. $6,888,888.

For more details and a full tour of this property, go to **www.7044lostilos.com**

BY STACEY STAUM

3 FOR THE PREWAR ERA

AMAZING MANHATTAN PREWAR RENOVATIONS

This penthouse, offering 360-degree views of Central Park and Manhattan from the tallest prewar cooperative apartment in Manhattan, is listed for **$63 million**. The property is located at the top of the Pierre Hotel, which underwent a $100 million renovation in 2005. The home offers five-plus bedrooms, five fireplaces, a paneled library, terraces and an interior elevator. Residents of the cooperative enjoy amenities that include a dedicated two-person staff, 24-hour room service and concierge service.

Source: Mary K. Rutherfurd and Leslie R. Coleman, Brown Harris Stevens Residential Sales



The Carhart Mansion, located adjacent to Central Park, offers seventeen rooms in over 10,350 square feet. Designed in the French neo-classical style by renowned architect Horace Trumbauer, the **$34.9 million** home combines prewar details with modern upgrades. The home features a grand salon, library, breakfast room, exercise room and staff quarters. The mansion won the internationally coveted Palladio Award for Classic Architecture in 2007, and has been awarded for its contribution to local architectural history.

Source: Carrie Chiang, Corcoran Group Real Estate



This 16-room duplex apartment, located in a Park Avenue white-glove prewar building designed by renowned architect Rosario Candela, offers city views and outstanding natural light. Renovated by acclaimed architect Alan Wanzenberg, the **$27.6 million** home offers an expansive corner master suite, 3 bedroom en suites, a library, wood-paneled living room, wood-burning fireplace with a marble mantle, terraces and staff quarters. The gourmet kitchen features Viking and Sub-Zero appliances, custom cabinetry and a wine storage area.

Source: John Burger, Brown Harris Stevens Residential Sales



CELEBRITY ESTATES

Renowned Modernist architect John Lautner designed this 23,000-square-foot home for **Bob Hope**'s family in 1973. Overlooking the Coachella Valley, panoramic views abound from the walls of glass throughout,



BY BRIAN THOMAS JONES

and the property is a harmonious blend of concrete, steel and glass designed to mirror the slopes of the neighboring mountains. The home is perhaps most well known for the oculus at the center of the roof that opens to the sky. The $24,999,000 Palm Springs estate features seven bedrooms, indoor and outdoor pools, a hot tub, bar, tennis court, separate staff quarters and a covered terrace that can accommodate 300 guests.

Source: Stewart Smith, Patrick Stewart Properties

This magnificent estate in the private, gated Bear Creek community was once owned by baseball legend **Barry Bonds**. The six-bedroom home recently underwent a $2 million renovation, which included transforming



the home into a "smart house," granting residents the ability to control lighting, sound and security using 15 tablets placed throughout the home. The chef's kitchen features new Viking appliances, a Sub-Zero refrigerator and granite countertops. The $4,499,000 house also offers a formal dining room, an office with an onyx desk and conference table, and a home gym. The entertainer's backyard has a pool, waterfall spa and a custom palapa-shaded barbecue.

Source: Tricia Clarke, Pacific Sotheby's International Realty

— Stacey Staum









Beachfront On Nottingham Drive

Cambria . California

At the gateway to the Central Coast wine country and Big Sur, this is a unique opportunity to own the most magnificent view on the Central Coast. The beachfront location is one of a few on renowned Moonstone Beach, with private steps to the sand on a triple-lot parcel. Cathedral ceilings showcase the year-round sunsets and amazing views to the Hearst Castle, San Simeon Cove and Piedras Blancas lighthouse. Walk to the world-famous boardwalk and charming Cambria village with art galleries, wine tasting and gourmet dining. This over 2,800-square-foot, 4-bedroom, 3-bath home offers superlative views from nearly all rooms. The open great room encompasses 2 stories with floor-to-ceiling windows, a curved staircase and an open upper promenade. Also find a gourmet kitchen, master suite with an enormous walk-in closet, fireplace and bath, security alarm, spa, an oversized garage and patios in the front and rear. $3,876,500.

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258 Discovery Drive

A perfect vacation home in the mountains! This turnkey, 3-bedroom Sawtooth Chalet has a wrap-around deck, outdoor fireplace, a hot tub and ski access. Good rental opportunities. $539,000

14 Clearwater Ridge Court

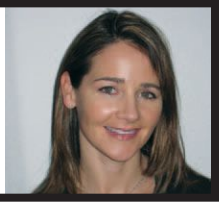
A beautifully appointed, turnkey custom home. The large master suite with a private deck features lake views. Enjoy outdoor living space and an open concept great room for entertaining. $1,190,000

391 Discovery Drive

Enjoy direct access to Nordic skiing, mountain biking, hiking and close proximity to the Osprey Meadows Golf Course and downhill skiing. Features include a chef's kitchen, 2 master suites and Australian Cypress wood floors. $1,999,500

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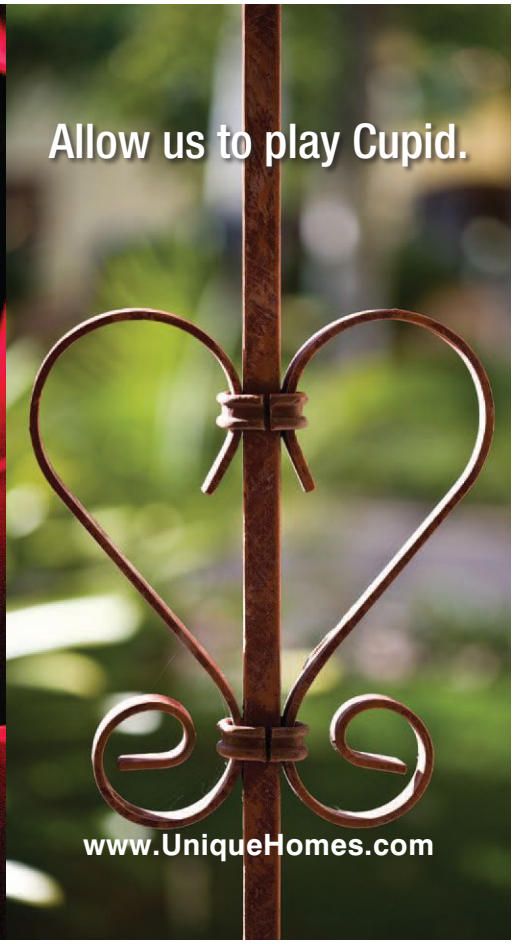
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Nantucket-Style Craftsman

Cambria . California

Serenity, style and grace are found on this .5-plus-acre property in Leimert Estates, with panoramic ocean views from the home, garden and decks. Constructed of the finest materials, this 3,140±-square-foot home features an entry-level family room with a guest bedroom and bath, sauna and finished wine cellar. Upstairs, find a great room, guest bedroom and bath, ocean-view master suite and a den/office with a window seat and built-ins. There are oak floors and quartz counters throughout, vaulted wood ceilings, custom lighting and 2 Adelaide stone fireplaces. The gourmet kitchen has a commercial Wolf range, Miele dishwasher and a built-in refrigerator. Also find sheltered ocean-view decks, 2 garages, water-efficient landscaping with a water cachement and storage system and a greenhouse. $1,575,000.

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Enchanting Estate

Prestigious Piney Woods Lake

LaGrange, Georgia







Welcome to an exclusive enclave of lakefront estates near Highland Country Club, in a cultural city south of Atlanta. This Williamsburg-style masterpiece on the water was once a 1950s cottage designed by Lewis Edmund Crook. Lovingly restored and enhanced in size, it is now a 5,000-square-foot, 2-story home on 1.9 acres. Breathtaking lake vistas greet you in the grand foyer and from almost every room in this exquisite property. Landscape design by J. Sargent features a winding waterfall to the lake and dock. $1,375,000.



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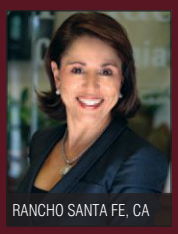
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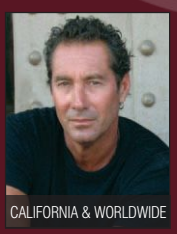
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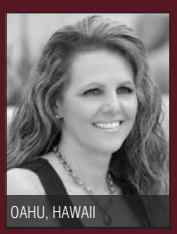
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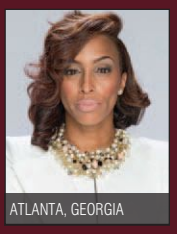
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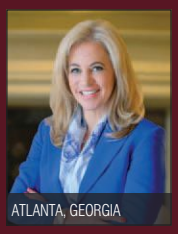
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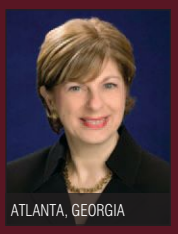
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By Roger Grody

AGENT NO. 1

Despite deploying 87,000 real estate agents around the world, Budge Huskey still adheres to the principles of a tight-knit family business.

As President & CEO of Coldwell Banker Real Estate LLC, Budge Huskey oversees a global organization encompassing 3,000 offices in 43 countries. But as the number of brokers and agents continues to multiply, he consistently instills a culture founded on the value of one-on-one relationships.

After earning an MBA from Wake Forest University, where he was heading toward a career in the international insurance industry, Huskey instead returned home to the Orlando, Florida area to join Huskey Realty, founded by his late father. "He practiced real estate for 60 years and was the greatest salesperson I ever met," says Huskey, a powerful endorsement from someone who personally deploys an army of agents around the globe. "I matured, he mellowed and we began talking to each other," jokes Huskey of his arrival at the family business, where he worked 14 years. "Throughout my career, I've always attempted to emulate his better qualities," adds a grateful son.

In 1998, Huskey joined Coldwell Banker, working his way up from branch manager to chief executive of the entire organization. "In some respects the real estate industry is a very complex business—due to matters such as regulatory compliance and technology, for instance—but first and foremost, it's very simple… it's a business of trust," says Huskey.

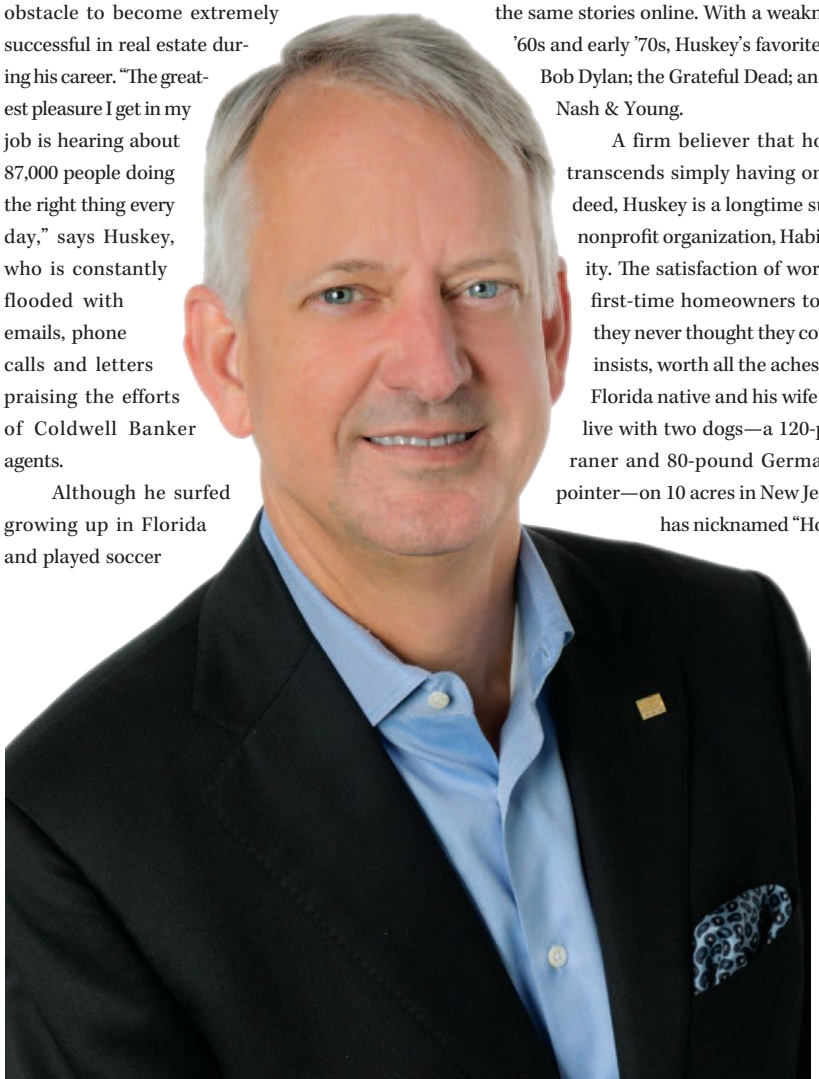
"Whether I was running an office, a region or a multinational corporation, I learned that effective leadership demands you surround yourself with people who share your values, and to create a culture of high expectations," says Huskey. He is confident every Coldwell Banker associate knows the company is committed to those shared values, because management makes it abundantly clear in every corporate communication.

"We're incredibly proud of the brokers and sales professionals who make our brand so successful, but the most important party to any transaction is not us, but the individual or family being served," maintains Huskey. And while the face-to-face transactional role of the real estate business is something he misses, the chief executive is pleased to report, "I still enjoy that experience vicariously through the stories shared with me from our agents in the field."

Huskey believes that real estate is one of those rare industries in which a diverse group of people can succeed, simply through a strong work ethic and a commitment to building relationships. He notes that his father was one of those individuals who overcame every obstacle to become extremely successful in real estate during his career. "The greatest pleasure I get in my job is hearing about 87,000 people doing the right thing every day," says Huskey, who is constantly flooded with emails, phone calls and letters praising the efforts of Coldwell Banker agents.

Although he surfed growing up in Florida and played soccer through college, the 55-year-old executive reports that music is his life's most enduring passion outside the office. "I worked in record stores in college and have always been a music fanatic," says Huskey, who has built a personal collection of nearly 6,000 recordings. "I love the convenience of a CD, but there's nothing quite like picking out an old vinyl album on a Sunday afternoon," says Huskey, who equates the experience to unfolding a traditional newspaper rather than reading the same stories online. With a weakness for the late '60s and early '70s, Huskey's favorite artists include Bob Dylan; the Grateful Dead; and Crosby, Stills, Nash & Young.

A firm believer that homeownership transcends simply having one's name on a deed, Huskey is a longtime supporter of the nonprofit organization, Habitat for Humanity. The satisfaction of working alongside first-time homeowners to build a house they never thought they could afford is, he insists, worth all the aches and pains. The Florida native and his wife of 25 years, Jill, live with two dogs—a 120-pound Weimaraner and 80-pound German shorthaired pointer—on 10 acres in New Jersey the couple has nicknamed "Hound Hill." UH



BUDGE HUSKEY





Cary Point, one of New England's landmark oceanfront estates, juts majestically into the Atlantic with 2 private beaches and deep-water moorings. Built in the Gatsby years as a graceful stucco summer cottage, Cary Point has been rebuilt to a unique 5-bedroom home with a gazebo perfect for cocktails and sunsets. $9,750,000.

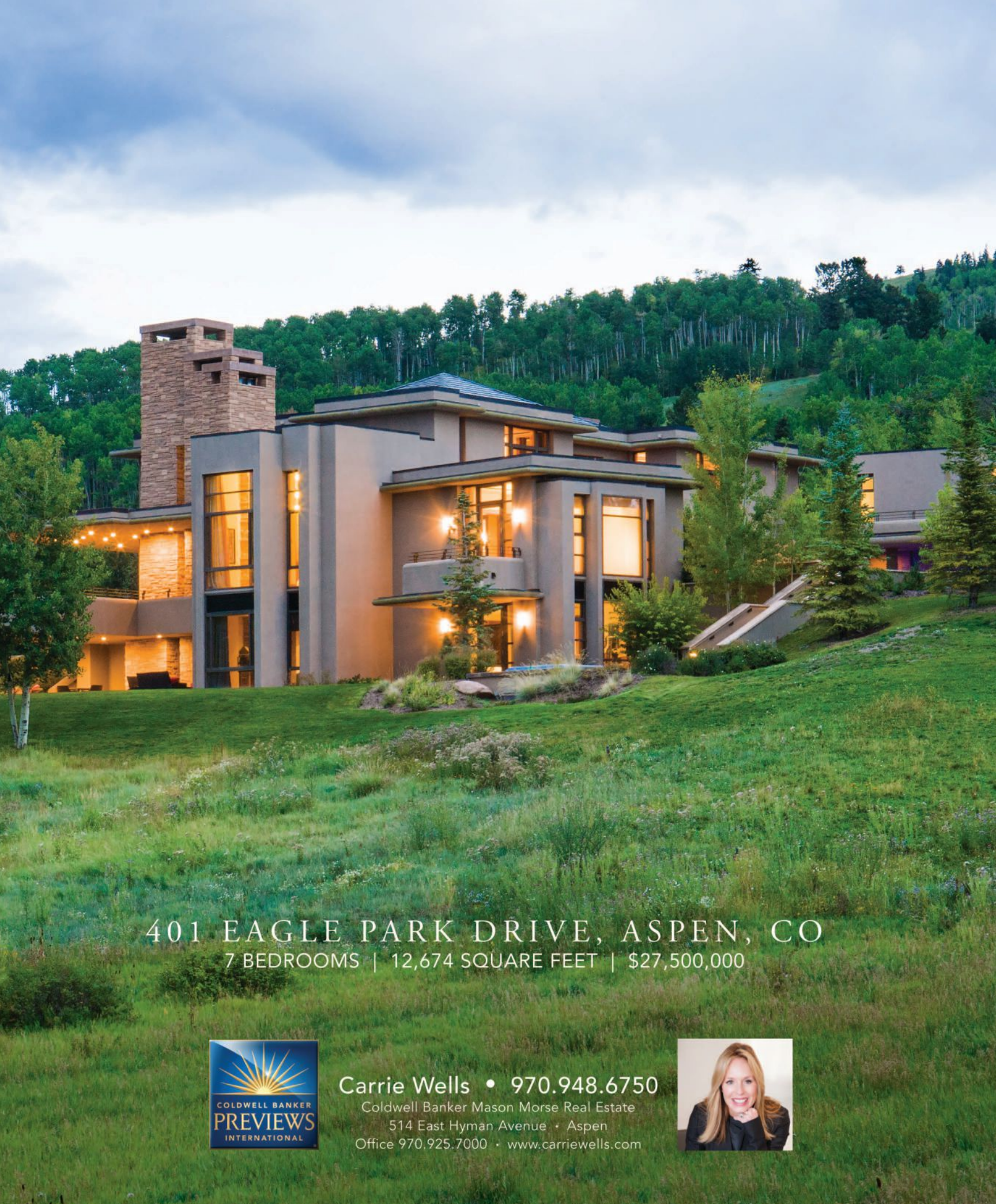


This 1860's historical shipbuilder's Victorian overlooking the ocean has been restored through a series of classic Victorian elements: the mansard roof, wraparound porch and tower, soffit detail and 5 en suite bedrooms take advantage of the views of the ocean from almost every room. $4,250,000.



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