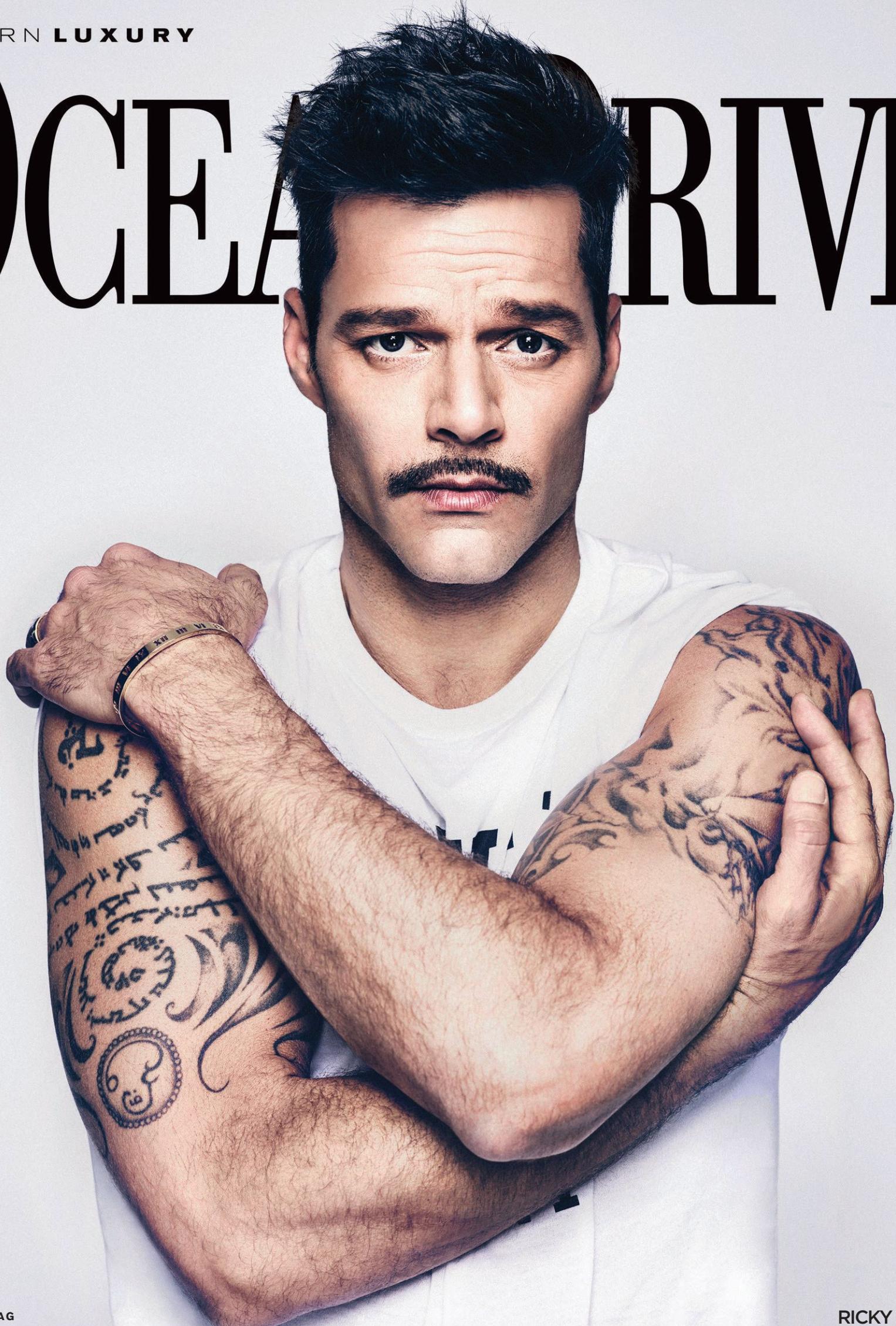


MODERN LUXURY

OCEAN DRIVE





CHANGE AGENTS



WARM, LUXURIOUS MATERIALS AND PROGRESSIVE DESIGN FEATURES ELEVATE A BRAND-NEW HOUSE ON SUNSET ISLAND WITH SOPHISTICATION AND A CHIC INDUSTRIAL TOUCH THAT JUSTIFY ITS LOFTY PRICE TAG.

BY JEAN NAYAR

From left: All of the cabinetry in the home, including the closets, is stained white oak from Italkraft; the marble and glass dining room table is custom by J & R Design, as are the master headboard and bed.

Waterfront property in Miami Beach is always coveted. It's also very limited—and therefore expensive. "The cost for waterfront land is so astronomical," says David Hunt Solomon, a real estate broker with EWM, who works with developer Todd Michael Glaser and Incognito Ventures to purchase land and develop and sell spec

houses. "In 2012, a 40,000-square-foot lot on Pine Tree Drive was purchased for \$3.5 million, then later resold for \$13.5 million with a house that was built new," he explains. "One year later, the same kind of [lot] cost \$5.7 million, and two years later, a newly built house on the lot would sell for \$20 million—so in two years,

the market completely changed."

Given the upward motion of waterfront property prices, the team recently opted to turn its attention in a new direction: dry lots.

"Dry lots in Miami Beach were rarely breaking the \$1 million mark," says Hunt Solomon. Given the potential of the less costly

landlocked lots, the team purchased several teardown, non-waterfront properties on the Beach and built new houses on them. "We broke ground and completed 10 new houses, seven of which we've sold between \$2.65 and \$5.775 million," says Hunt Solomon. And in each new home, the team applies lessons →



The newly built home with pool totals 6,000 square feet, with 5,000 square feet under A/C.

learned by refining design concepts with elevated lifestyle elements and enhanced finishes and function. "The people involved in creating the homes include developer Todd Michael Glaser, a young, up-and-coming architecture firm called Domo, Ryan Smaldone of J & R Design, and landscape designer Christopher Cawley," Hunt Solomon says. "With input from everyone, including the feedback I give them from buyers, we keep raising the bar."

Which leads us to 2821 Lucerne St. on Sunset Island, which Hunt Solomon currently has listed for \$5.999 million. "Highlights that take it to the next level include the pool area off the living room, which has a summer kitchen and two adjacent plunge pools connected by a channel, a VIP junior master guest suite on the first floor, and sliding doors at the corner of the living room that open up the indoor space to a covered outdoor landing, where you can do yoga or lounge by the pool," says Hunt Solomon.

Other owner-friendly features in the 5,000-square-foot, six-bedroom, six-and-a-half-bath home are a discreet facade with a side front entrance (eliminating the uncomfortable "fishbowl" effect of a glass-front entry), a great room with 18-foot ceilings and clerestory windows, an open Italkraft-designed kitchen, a dramatic floating staircase and a

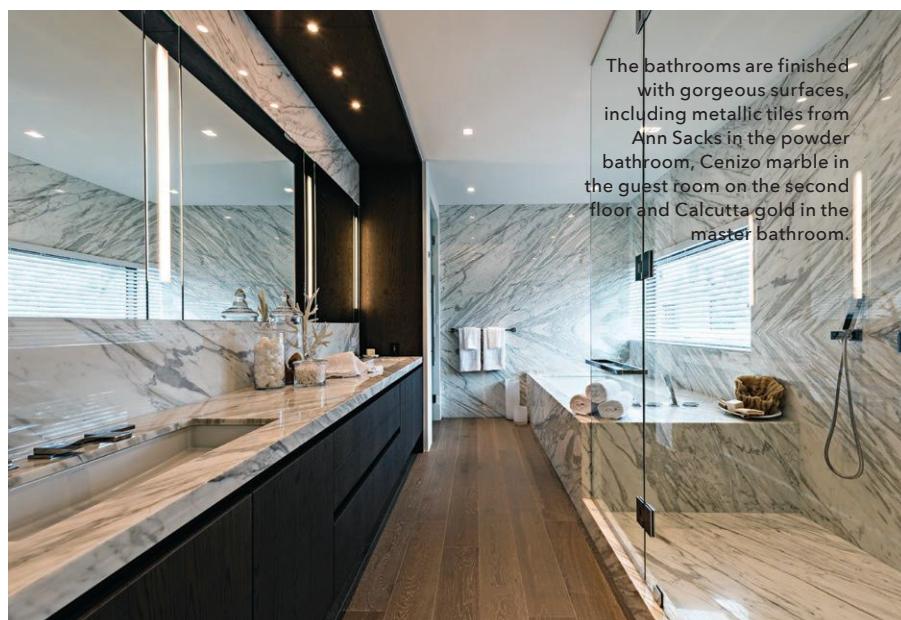
grill-like aluminum garage enclosure—"It's like a showroom that allows your Lamborghini to be covered yet visible so that it can be seen like jewelry in a jewelry case," Hunt Solomon notes.

Inside, sophisticated finishes, furnishings and works of art distinguish the interiors with both luxury and warmth. "The kitchen materials include Nouvelle Grey marble slabs and stainless-steel cabinetry, the VIP bathroom is a mix of Ocean Black travertine and Absolute Black granite from Opustone, and the flooring is oak with a custom-finished stain," says interior designer Ryan Smaldone. Integrated state-of-the-art technology—such as a Savant lighting system and Sonos sound system, plus HVAC, media and security systems that can be managed from an iPad or cell phone—make control of the dwelling's vital functions seamless. And beautiful landscaping, including two flowering pink powderpuff trees in front, give it irresistible curb appeal.

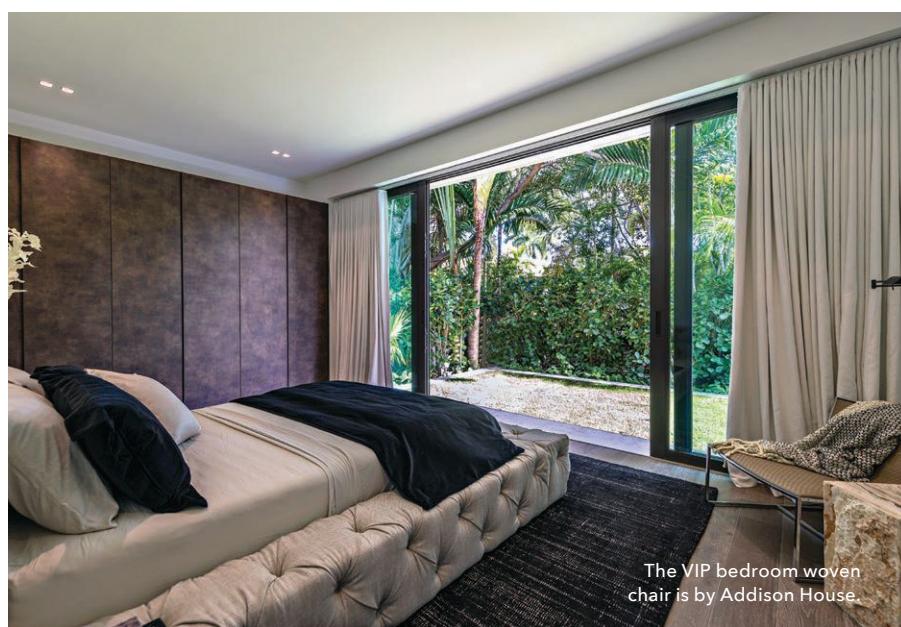
The stunning home, which was voted as a finalist on HGTV's *Ultimate House Hunt* in the Modern Masterpiece category, can also be purchased with or without the refined furnishings and specially commissioned works of art that currently adorn its rooms. "If you want it furnished," says Hunt Solomon, "all you have to do is bring a toothbrush, and that's it." *305.960.5258, ewm.com*



The sofas and chairs in the main living room are from RH and the teak coffee table from Dao.



The bathrooms are finished with gorgeous surfaces, including metallic tiles from Ann Sacks in the powder bathroom, Cenizo marble in the guest room on the second floor and Calcutta gold in the master bathroom.



The VIP bedroom woven chair is by Addison House.