

MODERN LUXURY

HAMPTONS

INSIDE!
GOTHAM MAGAZINE
SUMMER SPECIAL

SCREEN TEST

HOW TO PRACTICE
SAFE SUN ON
THE EAST END

COOL + CHIC
THE SEASON'S
MOST REFRESHING
COCKTAILS

Supermodel Citizen

KAROLINA KURKOVA ON MOTHERHOOD
+ HER FRESH NEW LIFESTYLE

PLUS

- JESSICA HART'S HAMPTONS FINDS
- AGNES GUND GETS FÊTED AT THE PARRISH ART MUSEUM
- ROBERT MCKINLEY'S MONTAUK BEACH RETREAT
- ROSETTA GETTY KICKS OFF THE SEASON IN SOUTHAMPTON
- MARY GIULIANI ON HER PERFECT HAMPTONS DAY

BEYOND THE BOUNDS

SEA AND SKY ARE WELCOME TRESPASSERS AT THIS ARCHITECTURAL MARVEL IN AMAGANSETT NORTH.
BY EMILY WEITZ

Smart architects know that any home with the potential for ocean views needs to celebrate that water at every turn. At 150 Cranberry Hole Road in Amagansett North, the architects of **Barnes Coy** accomplished this masterfully, using a wall of glass about 30 feet high to dissolve the boundaries between wild surf and home turf.

"Barnes Coy is about building homes that flow in and out," says Justin Agnello, who represents the property with **Douglas Elliman Real Estate**. "Floor-to-ceiling glass and a deck looking out onto the ocean—that's the main attraction."

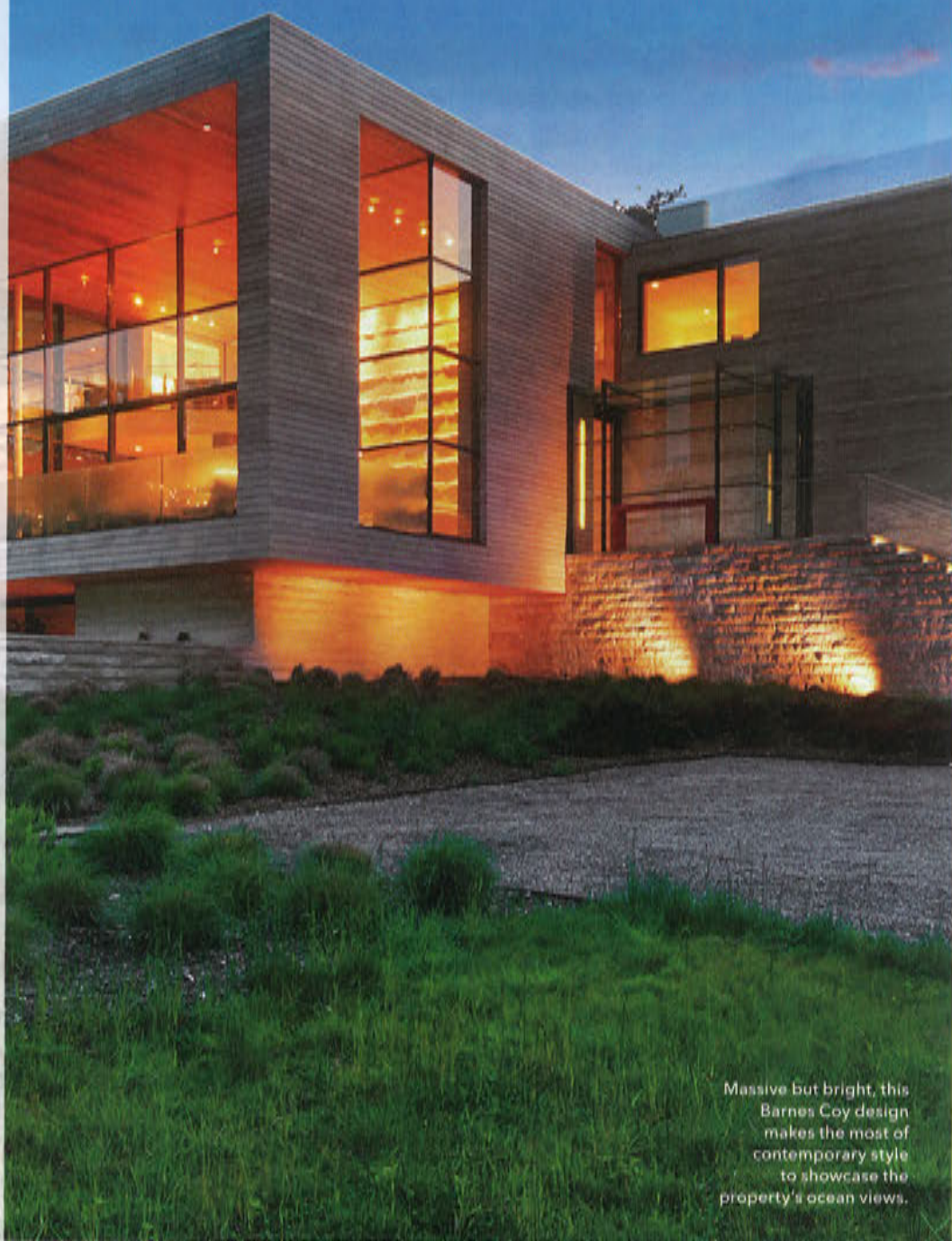
In fact, the main section of the house is surrounded by three glass walls, overlooking the sea and a nature preserve. "It's like being in a glass box with nothing but trees and the ocean," says Agnello. At a roomy acre and a half, the lot slopes toward the water, further maximizing those ideal views.

Organic materials like limestone and cedar bring a natural sensibility into the modern interior while being echoed outdoors. "The limestone on the lower level leads out to the pool patio," Agnello says, "and a limestone wall goes from inside to out." This architectural technique helps connect the two environments and is particularly useful in a beachy summer house, where the outdoors is an important part of the experience.

Even with six bedrooms and seven and a half baths, this 5,800-square-foot home

"BARNES COY IS ABOUT BUILDING HOMES THAT FLOW IN AND OUT."

—JUSTIN AGNELLO



Massive but bright, this Barnes Coy design makes the most of contemporary style to showcase the property's ocean views.



exploits light and space to project a feeling of openness and brightness throughout. The office, typically a darker, more sequestered room, is a floating balcony here, overlooking the living room and the ocean beyond. The roof deck has ocean and bay views, and natural light spills in from massive windows and skylights. The saltwater pool, the 10-seat movie theater, and the bar and game room make the house an entertainer's delight.

"It's really a piece of art," says Agnello. "It's all incorporated to feel like you're outdoors, but it's still very functional. The architects who designed this home crossed every T."

150 Cranberry Hole Road is listed for \$11.495 million by Justin Agnello and the Atlantic Team at Douglas Elliman Real Estate, 20 Main St., East Hampton, 631-267-7334; theatlanticteam.elliman.com. Barnes Coy Architects is located at 124 E. 40th St., Ste. 1102, New York, 212-207-9204; barnescoy.com. ■



CLOCKWISE FROM UPPER LEFT: The open and airy living/dining room; the glass walls make the outdoors feel close enough to touch; striking angles draw attention from outside; the custom kitchen.



SKIES & SHINE

The Hamptons trend for modernist homes with big, beautiful windows isn't going anywhere anytime soon—and that means calling in the pros to handle the task of cleaning panes of glass that can reach two stories high. "The average homeowner gets [scheduled cleanings] done twice a year—spring and fall," says Lisa Cifarelli at **Crystal Clear Windows**. "There are a lot of people who will do one now for an exterior cleaning once the pollen stops falling if they [have already done] an earlier spring cleaning." The time it takes to clean varies on the size, style, and number of windows in the home. Adds Cifarelli, "We could send one crew and it could take an hour or three crews and it could take all day long." *13000 Main Road, Mattituck, 631-298-5500; ccwindows.net*

