

Fresh Air

It's assertive in scale, but subtle in detail – short on embellishment, but really long on style. This coastal house in Margate offers a modern take on the Key West tradition.

Here are the three rules of great style: “Start with impeccable basics, add a few exquisite details — and stop.” Andrew Klose of Luxuria Builders may have perfected that formula with this residence, on the corner of Ocean and Thurlow avenues in Margate. At a soaring three stories and 3,400 square feet, the home has a commanding presence, with nary a hint of affectation. Its splendor is its sheer unpretentiousness — the clean lines, muted colors, and zero frou-frou embellishments.

This place is clearly built for comfort — after all, it's a beach house, just a short dash from sand, surf, and Lucy the Elephant. With an airy, Key West-inspired style and prime coastal New Jersey setting, it's not

only the ideal summer getaway, but the perfect four-season retreat or year-round home.

Living Large

Outside, a wraparound porch with mahogany-plank floors overlooks a fountain with three splashing water displays. Four balconies up and down provide the perfect place to watch the sun rise and set over the Atlantic. Those views, by the way, can never be compromised, as the house faces a street end that leads right to the beach.

Inside, the airy, fresh feel continues. With banks of generously sized windows, the light-filled first floor is a wide-open space that transitions

easily from living space to kitchen to dining area. At first glance, the most notable feature is right under foot, in the expanse of distressed hickory flooring.

“It’s gorgeous, it’s unique,” says Mark Arbeit, of Mark Arbeit Real Estate of Margate, who represents the property. “Go into 99% of homes, and you’ll see the same flooring. Honestly, I’ve never seen this floor anywhere.”

And it’s durable: actually, hickory is harder than oak. It can stand up to years of use, and of course, housefuls of guests, in everything from sneakers to stilettos to sandy feet.

All in the Details

The house gives the impression of effortless simplicity, but a closer look reveals deliberate, imaginative touches that are the hallmark of Klose’s craftsmanship: A mahogany entrance door with intricately hand-carved panels. A transom-like “shutter” effect that separates the entranceway from the living area. A herringbone pattern woven into the brick foundation. Klose even rotated the center spindles of a balcony railing, setting them at an angle to the others — just for visual interest.

“Andrew gives such attention to detail — it’s got to be just the right doorknob, just the right light fixture,” says Arbeit. “He’s fastidious and so committed to the build.”

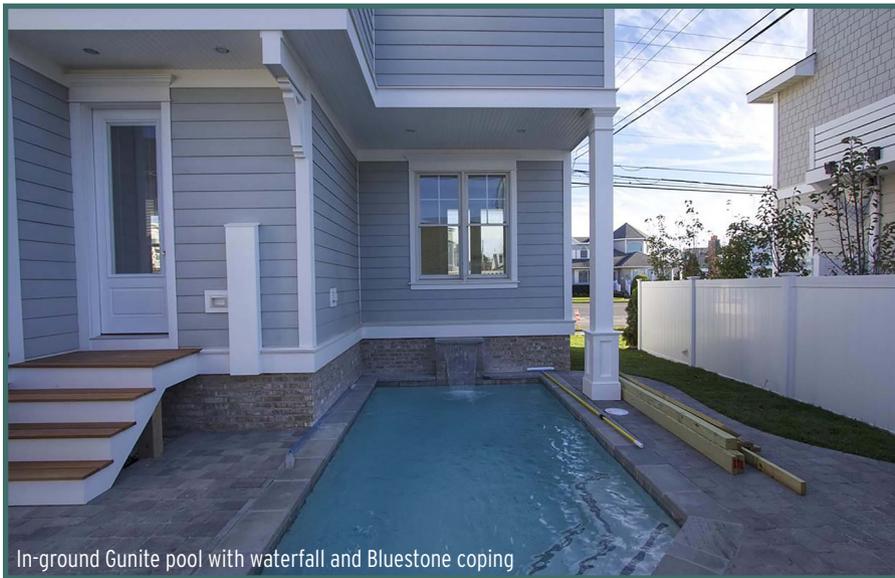
That commitment is reflected in a hundred other details, seen and unseen. Twin Navien heaters mean hot water on demand throughout the house, with no tank. And yes, that looks like split-shake siding, but it’s actually HardiPlank, an environmentally responsible, fire-resistant cement “lumber” that’s been described as “a dead ringer for wood”; it’s fire-resistant and comes with a 50-year warranty. The two-by-six insulated exterior walls ensure optimal sound buffering — vital for a home on a busy thoroughfare.

LIFESTYLE ARCHITECTURE

By MARJORIE PRESTON



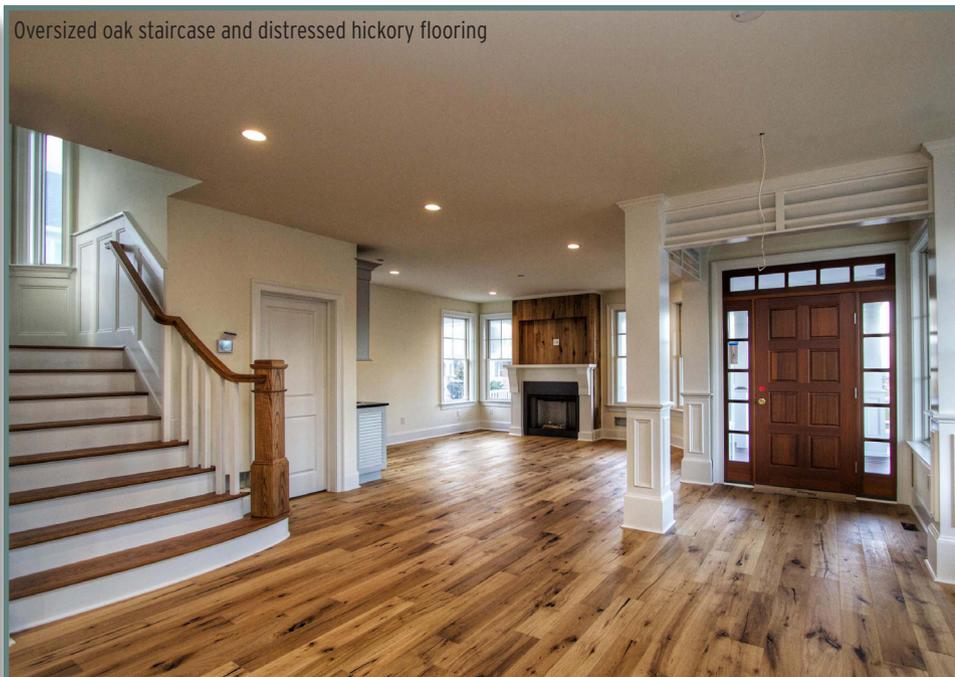
The house features a wraparound porch with mahogany-plank floors



In-ground Gunite pool with waterfall and Bluestone coping



Luxury kitchen



Oversized oak staircase and distressed hickory flooring

Mahogany entrance door with intricately hand-carved panels



Now You're Cooking

Of course, the kitchen includes all the appliances you'd expect in a luxury home, including a Sub-Zero refrigerator, Wolf range, and 24-inch Bosch dishwasher. The centerpiece is a dramatically angular 11-foot center island, topped with a black-matte Apollo granite counter. "This is a very rare, very dark granite," says Klose. "There are only so many stones they can cut that big. I really sought out this stone." The island contrasts beautifully with the kitchen's bright white cabinets and a back wall of gleaming dove-gray subway tiles.

The woodwork throughout has a bold, assertive look, says Klose. "We went with oversized everything on the oak staircase: oversized balusters, oversized hand rail, oversized posts ... They make it feel really nice."

The second level master suite features double doors to a private deck and windows artfully placed for maximum light and views. Wondering where to put the TV? Klose mounted a flat-screen television above an arched window; it drops down for viewing, and then folds easily out of sight.

The Perfect Finish

The master bath includes subtle nods to the oceanfront locale, with driftwood-style cabinets in a pearly hue, and a porcelain back wall with the slightest wave pattern. The fine finishes include a deep air-jet tub of white Thassos granite; a white quartz sink; a tile floor with custom inlay; and a countertop of Calacatta marble, "a step up from Carrara," says Klose.

The master shower is fitted with Kohler Margaux fixtures: four body sprays, a handheld spray, and rainhead, all in polished nickel. "It's much nicer than chrome, which tends to be brassier; you'll see the nickel has a little gold in it," Klose adds. "We used the same top-of-the-line Margaux fixtures throughout the house; we didn't change and go cheaper for the secondary bathrooms."

Other "wow" features: a spacious third floor with two bedrooms and full-height ceilings; an in-ground Gunite pool with waterfall and Bluestone coping; and an elevator to all floors, an important accommodation for older residents of guests. All in all, it's the perfect gathering place for multiple generations.

"This is a contemporary look based on a classic tradition. It's not overdone, it's not busy, busy, busy," says Arbeit. "Nothing is not going to take away from whatever you bring to the home." And that's always in style. ■

Master bath with subtle nods to the oceanfront locale



Light-filled first floor is a wide-open space

