



On the patio, rich Ipe wood encases the deck, silver marble wraps a wall in the outdoor kitchen and off-white limestone partially covers the floor — all natural elements that are later reprised in the interiors. “We did everything we could to tear down any barriers between the inside and out,” architect Ralph Choeff says.

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ONE NOTED ARCHITECT AND INTERIOR DESIGNER TEAR DOWN BARRIERS BETWEEN THE INSIDE AND OUT TO CREATE A MIAMI BEACH VACATION HOME THAT BLENDS CLASSIC WARMTH WITH COOL MODERNISM

INTERIOR DESIGN BY CHARLOTTE DUNAGAN, CHARLOTTE DUNAGAN DESIGN GROUP, CORAL GABLES, FL
ARCHITECTURE BY RALPH CHOEFF, CHOEFF LEVY FISCHMAN ARCHITECTURE + DESIGN, MIAMI, FL
BUILDER BART REINES, BART REINES CONSTRUCTION, INC., MIAMI BEACH, FL
TEXT BY JEAN NAYAR
PHOTOGRAPHY BY MARK SURLOFF, NORTH MIAMI, FL

After their very first meeting with architect Ralph Choeff to discuss the design of their Venetian Islands getaway in Miami Beach, Fla., one busy couple, that resides primarily in the Northeast, felt confident that he could deliver what they wanted. Situated on a modest waterfront property, the existing small outdated home was demolished in order to make way for the new, 6,200-square-foot residence that was designed to connect with nature’s landscape. “You enter through an open court where slabs of rock are surrounded by water in a reflecting pool ... as you approach, the house feels like it’s floating,” Choeff says.

The living area is where the family can relax and enjoy the custom fireplace set inside a walnut paneled wall. In a nearby hallway, a pair of massive wine cabinets, custom designed by Charlotte Dunagan, flank a niche created to display the owners' artwork.



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Rich walnut wood encases clean-lined cabinetry in the kitchen area, where simple barstools pull up to an island topped with limestone for casual dining. In the adjacent dining area, a dining table from Holly Hunt and chairs covered in taupe leather from A. Rudin lend warmth to the space. Overhead, a custom linen-shaded fixture created by Palmer Hargrave, casts a soft glow.

The main goal for the home was to artfully mesh the couple's desire for an indoor-outdoor lifestyle with the architect's signature "tropical modern" approach that blends relaxed indoor spaces with the unique beauty of the South Florida outdoors. "Since they live in the Northeast most of the year, an open plan for indoor-outdoor entertaining was a priority," the architect says.

Family-friendly interiors were a must with two young children in the house. Choeff suggested interior designer Charlotte Dunagan, whom he frequently partners with, to streamline the interior and exterior spaces. "Since the husband likes cool modern furnishings and the wife leans toward warmer transitional elements, we worked with materials and finishes that would blend both points of view," Dunagan says.

With characteristic attention to detail the designer deployed a mix of easy care fabrics, tactile materials and custom touches.

A large patio area, designed for alfresco entertaining, is outfitted with a summer kitchen, a relaxed bar area and chaise lounges from Royal Botania. A silver marble clad wall in the outdoor kitchen and limestone flooring that borders a shallow lounging pool echoes elements found indoors. "I'm big on carrying materials from inside to the outside to prevent minimal modern spaces from feeling chopped up," Dunagan says.

Once inside, the open living and dining spaces flow effortlessly from one room to the next. In the living area, an expanse of off-white limestone flooring leads to a custom cantilevered stairway. Designed by

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“THE OWNERS WANTED THE HOUSE TO REFLECT THEIR LIFESTYLE — AN OPEN AND COMFORTABLE PLACE, WHERE THEY CAN RELAX, ENTERTAIN AND ENJOY THE WATER VIEWS,” INTERIOR DESIGNER CHARLOTTE DUNAGAN SAYS.

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Dunagan, it bisects the living, and dining areas and a custom-designed kitchen fabricated by Bon Vivant that features a walnut-wood island and sleek cabinetry.

The spectacular master bath can be found on the second floor. An indoor-outdoor tour de force, it features matching walnut vanities that appear to float above Marron Jupiter marble flooring. Sliding glass doors open wide onto a private terrace that offers spectacular views of Biscayne Bay. The owners start and end each day with a refreshing and dramatic taste of the great outdoors.

Together, Choeff and Dunagan created exactly what the couple was looking for in this relaxed family retreat that thoroughly embraces an indoor-outdoor South Florida lifestyle.

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ABOVE: In the master bath, views of the bay and the city of Miami can be enjoyed from a private terrace accessed from a wall of sliding glass doors. Custom light boxes designed by Charlotte Dunagan are shaded in linen and suspend above a pair of walnut wood vanities that enhance the natural light.

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SOURCES

PATIO

Lounge chairs, accent tables, bench and barstools - Royal Botania, Inside Out, DCOTA, Dania Beach, FL
Cabinetry, bar, railings, wall treatment and sconces - Custom designed by Charlotte Dunagan Design Group, Coral Gables, FL

Wall treatment and decking installed by Bart Reines Construction, Inc., Miami Beach, FL
Kitchen cabinetry and bar fabricated by Bon Vivant, Miami, FL
Light sconces - House of Lights, Melbourne, FL

Recessed lighting - Radiance Lighting, Inc., Miami Beach, FL

LIVING AREA

Sofa, armchair, wall paneled unit and fireplace - Custom designed by Charlotte Dunagan Design Group, Coral Gables, FL

Sofa and armchair fabricated by Monica James & Co., Miami, FL
Wall paneling fabricated by Bon Vivant, Miami, FL
Fireplace surround - Kirkwood Cabinetry, Fort Lauderdale, FL
Sofa table - Berman Rosetti, David Sutherland Showroom, DCOTA, Dania Beach, FL
Lamp on sofa table - Contardi Lighting, David Sutherland, Inc., Dallas, TX
Track lighting - Radiance Lighting, Inc., Miami Beach, FL
Area rug - Niba Rugs, Miami, FL

STAIRWAY


Stairway, railings, bench and wine cabinetry - Custom designed by Charlotte Dunagan Design Group, Coral Gables, FL
Bench fabricated by Monica James & Co., Miami, FL
Bench fabric - Jerry Pair & Assoc., Hollywood, FL

KITCHEN/DINING AREA

Kitchen cabinetry, backsplash, breakfast bar and light box - Custom designed by Charlotte Dunagan Design Group, Coral Gables, FL
Kitchen cabinetry fabricated by Bon Vivant, Miami, FL
Countertops fabricated by Bart Reines Construction, Inc., Miami Beach, FL
Pendant lighting - Odin, David Sutherland Showroom, DCOTA, Dania Beach, FL
Barstools and dining table - Holly Hunt Miami, Miami, FL
Dining chairs - A. Rudin, Los Angeles, CA

Light box fabricated by Palmer Hargrave, a Dessin Fournir Company, David Sutherland Showroom, DCOTA, Dania Beach, FL
Bowls on table - Niba Home, Miami, FL
Area rug - Niba Rugs, Miami, FL

MASTER BATH

Sink cabinetry, bench, shower, light boxes and flooring - Custom designed by Charlotte Dunagan Design Group, Coral Gables, FL
Sink cabinetry fabricated by Bon Vivant, Miami, FL
Bench fabricated by Monica James & Co., Miami, FL
Shower fabricated by Bart Reines Construction, Inc., Miami Beach, FL
Light boxes fabricated by House of Lights, Melbourne, FL
Countertop - Opustone, Miami, FL
Mirrors - Owners' Collection
Flooring - Custom designed by Charlotte Dunagan Design Group
Installed by Bart Reines Construction, Inc., Miami Beach, FL 

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