

A 10,000-square-foot home opens up to ocean views with a 22-foot-high motorized pocket door in the living room foyer.



Pacific Beachfront CLASSIC

WHAT'S NOT TO LOVE ABOUT SOAKING UP THE BIG PICTURE OF EVER-CHANGING SEA AND SKY FROM THE SHEER SPACES OF A LAGUNA BEACH BEAUTY?

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GIVEN ITS DEMAND, an available California ocean-front site challenges all contenders to carve out or cobble together a sense of privacy within an already congested beach community. Yet the Laguna Beach blufftop property developed by Hill Construction hits the privacy sweet spot without breaking a sweat.

Consider: A breezy outdoor pavilion hugs a 80-foot dropoff to the sea, imbuing the property with nail-biting edginess while declaring its team's proficiency at framing a for-your-eyes-only scene. Other outdoor features like the lap pool are rendered private simply by the exclusivity of their simple rectangular shape and

mindfulness of the ocean beyond. The interior's open plan cleverly connects rooms to great ocean views. One stunner, a floating glass bridge on the second floor, ensures that the airiness of below ascends for upstairs appreciation.

"The property is a bit of a unicorn for Laguna Beach," says interior designer Michael Fullen, who collaborated with architect Carlton Graham of Graham Architecture, and Hill Construction project manager Kevin Near. The reason for the house's private feel, Fullen suggests, begins with the site itself. "It sits on a private half-acre lot high on the bluff."

RIGHT The dining room's pale palette and large-scale, clean-lined furniture and lighting are visible from the driveway. Large-scale beige porcelain tile flooring is hard to distinguish from limestone.

OPPOSITE The property's sense of solitude is absorbed from the top of the bluff, which plunges 80 feet to the sea. A frameless glass guardrail ensures safety while preserving the see-through theme.





Architect Carlton Graham enhanced privacy by minimizing the reminder of next-door neighbors. “Neighbors are about 20 feet away, but I minimized the windows on the side,” he explains. Also, agreeing with Fullen, “because the house sits on a double lot, it feels very private,” Graham adds. Creating a layer of privacy between outdoors and the interior, he “specified [an outdoor glass] from Europe called Profilit Channel Glass which comes with an opaque texture.” This glass introduces the sheerness that follows as a theme indoors, while actually making it difficult for curiosity seekers to peer inside the home.

Another architectural feature that contributes to the home’s sense of privacy is its scale. The motorized pocket door in the entry foyer rises 20 feet. “My houses are known for tall doors, but this is by far the largest door I’ve ever done,” says Graham.



ABOVE Simple, soft-textured pale matching sofas allow the ocean view to provide color in the entertainment room. A wall of Macchia Vecchia stone was used as a dramatic backdrop for the entertainment room’s steel shelving.

LEFT Bold color is reserved for art on a white wall leading to the entertainment room.



ABOVE Multiple lounge areas in both shade and light surround the lap pool.

LEFT The kitchen features a large marble island for casual family seating or overflow entertaining. The wine room is visible, as is the floating staircase. Extensive use of glass indoors and out creates transparency.

BELOW The master bedroom soaks up a magnificent view of the ocean without sacrificing an inch of privacy. The room features a pop-up stained cedar ceiling with an LED light cove that illuminates at night.

OPPOSITE The exterior's Texas limestone introduces the pale palette indoors while warmth is added from dark concrete with integral colored pigment.

"The neighbors feel distant once you enter the home," notes Fullen. "Rooms are large with lots of glass. The spaces kind of told us what they wanted. We designed large-scaled features without overwhelming the views."

Fullen notes the living room as an example. "The fireplace wall has a plaster fireplace and steel shelving backed with slabs of stone. We used slabs of marble and porcelain that drew color

from the natural surroundings to harmonize the landscape with the architecture and design," he explains.

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