

EDITION #127 AUGUST 2025

# *Inside*

LIFESTYLE & INTERIORS



GNAPLE



# *Inside*

EDITION #127



*Inside* this 4,857-square-foot Newport Beach residence, architect Eric Aust, Burkhart Brothers Construction, and Serendipite Designs have created a masterclass in contemporary coastal living. The renovation balances warm minimalism with sophisticated functionality, featuring custom oak archways, dual kitchens, and a 700-square-foot California room. Five ensuite bedrooms and carefully curated outdoor spaces complete this sculptural study in modern family living.



Reza Lotf



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# ARCHANVOA

FRESH ARCHITECTURAL VISION STEEPED IN TRADITION AND REFINED PROPORTIONS.

Farmhouse and ocean. The very thought feels like a dream — the grounding comfort of the countryside, the boundless light of the coast. Here, that dream becomes tangible. This is So-So Cal style in its most assured form, woven into every detail. The arches are framed in a rich, warm oak that feels both timeless and contemporary. Ceilings and cabinetry echo the same golden hues, their warmth heightened by the creamy softness of off-white walls. And then, the deep black accents. Not overused, but placed with intention — defining edges, creating contrast, giving the entire palette its quiet authority.

Newport Beach has long been known for its warm, effortless take on luxury — a way of living where refinement is not a performance, but an instinct. Here, luxury is present without pretense, and that is its greatest strength. This home belongs to that lineage. It sits comfortably in a place where names like Eric Olsen and Brandon Architects have shaped the landscape, yet it stands apart with a personality all its own.

The beauty lies in the precision. Oak millwork that feels like part of the architecture, stone chosen for the way it will age, spaces planned for the flow of life as much as for light and proportion. There is generosity here — in the volume, in the materials, in the way inside and outside meet without disruption.

This is not simply a home to be admired. It is a home to inhabit, to live fully in, to let the seasons and years leave their gentle mark. Where farmhouse warmth meets ocean horizon, the result is not a compromise, but a complete and vision of modern coastal living.







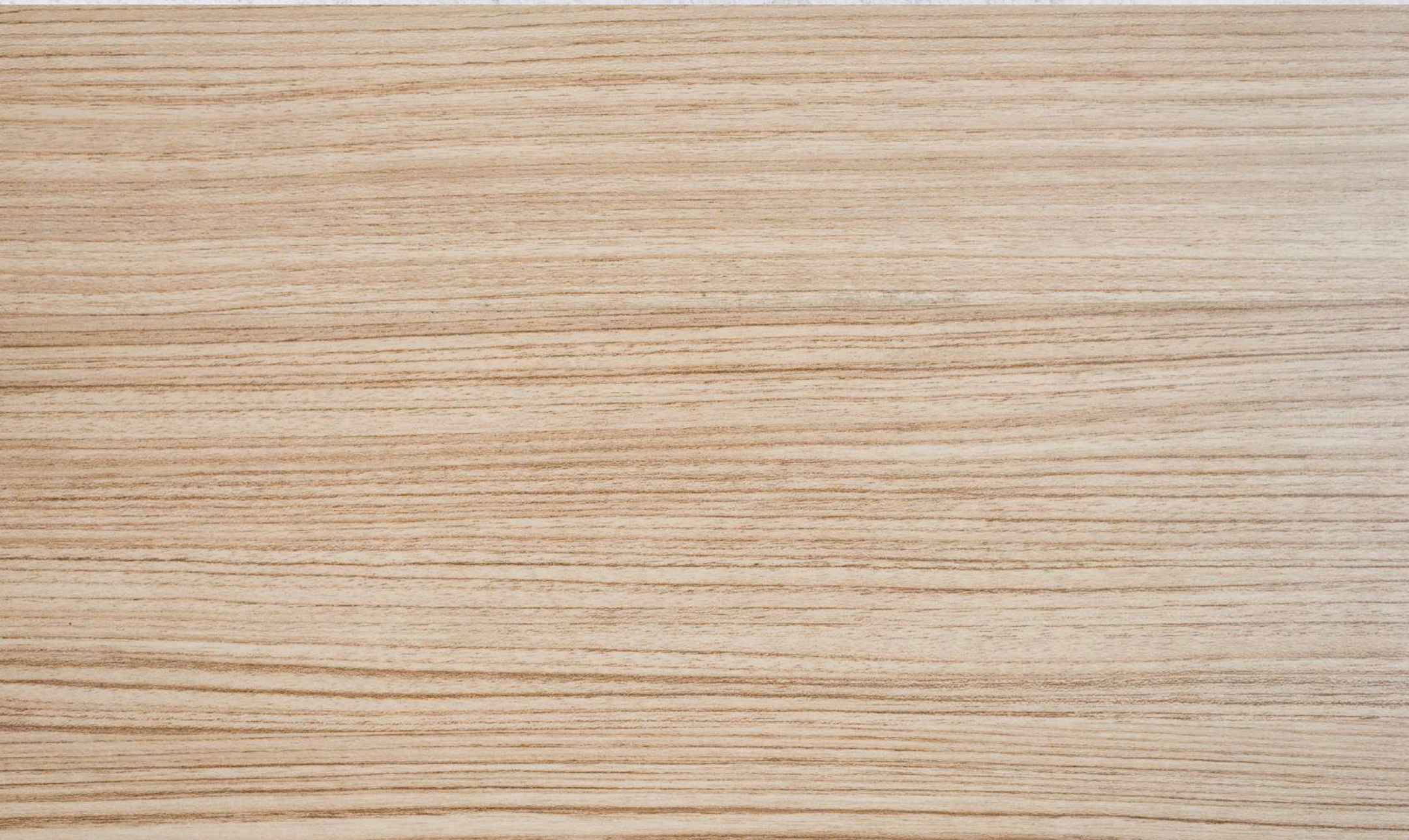




## MOODBOARD 127 | LIGNESSE

THE FINE GRAIN OF WOOD ELEVATED INTO A TACTILE PALETTE.

Warm minimalism defines this coastal sanctuary, where bleached oak tones meet creamy limestone and soft whites. The palette feels naturally sun-bleached—think driftwood aged to silver-gray, paired with rich Taj Mahal quartzite veining. Textures play beautifully together: smooth plaster walls, fluted wood details, and honed stone surfaces that beg to be touched. Custom oak archways add sculptural warmth while maintaining clean lines. The mood is sophisticated but never cold, with organic curves softening angular geometry. Natural light filters through expansive windows, casting shadows that shift throughout the day. It's luxury that whispers rather than shouts, creating spaces that feel both refined and utterly comfortable.





A modern interior space with a high ceiling, large windows, and a staircase. The text "HARBOR" is overlaid in a large, white, outlined font, and "HAVEN" is overlaid in a large, white, solid font. The background shows a staircase with a black railing, a wooden door, and a large, textured, brown ottoman in the foreground.

# HARBOR HAVEN



# BEYOND COASTAL MINIMALISM

The Windward Residence in Newport Beach is one of those projects that makes you remember why you fell in love with architecture in the first place. This 4,857-square-foot home proves what happens when architect Eric Aust, Burkhart Brothers Construction, and the interior team at Serendipite Designs actually listen to how families live today—then design accordingly.

This isn't another beachside box with floor-to-ceiling glass and predictable materials. Instead, it's a house that feels both sophisticated and genuinely livable, with a material palette that will look just as good in twenty years as it does right now.

The moment you walk through that double-height entry, framed by a custom oak archway, you get it. This house prioritizes drama without sacrificing warmth. Those 16-foot privacy hedges create layers of discovery as you move through the spaces—you're not seeing everything at once, which makes the experience actually interesting.

The kitchen concept here is pure genius. Instead of cramming everything into one massive island, the design team created what amounts to a culinary compound. The main kitchen features a Pitt cooktop and Gaggenau appliances, while a secondary full catering kitchen hides behind custom fluted glass and steel archways. It's smart design that acknowledges reality: cooking has become entertainment, not something you hide away.

The material choices show real restraint and sophistication. White oak flooring flows between spaces without interruption, while Taj Mahal leather quartzite adds just enough pattern without being flashy. The custom oak millwork does what great cabinetry should do—it becomes part of the architecture rather than competing with it.

Eric Aust's approach to the exterior is particularly smart. Those dramatic dormers and living roof create genuine street presence while massive windows keep the interior connected to the outdoors. Garden Studio's landscaping supports this beautifully, creating privacy and greenery that enhances rather than overwhelms the architecture.

The five ensuite bedrooms each have distinct personalities, but the primary suite is the real showstopper. Floating vanities, a freestanding tub, and a steam shower that rivals any high-end spa. The walk-in closet alone proves that functional spaces can be drop-dead gorgeous when someone actually thinks about them.

What impressed me most is how the indoor and outdoor spaces actually work together. That 700-square-foot California room genuinely extends the interior living areas—complete with outdoor kitchen, fireplace, and integrated sound system. The pool and spa aren't afterthoughts but integral parts of the design, creating multiple zones for different types of gathering. Burkhart Brothers Construction nailed the execution. Details like mud-in LED lighting and carefully selected stone tiles from Ann Sacks and Walker Zanger show a builder who understands that luxury lives in precision. Even practical elements like the three-car garage, with dual entries to both the secondary kitchen and mudroom, demonstrate real understanding of daily life.

This project succeeds because it avoids the usual luxury home traps. Yes, it's clearly expensive, but it's designed for actual living, not just looking impressive. The materials will age beautifully, the layouts handle both intimate family moments and large gatherings, and the outdoor spaces genuinely extend usable square footage—crucial in California.

The house feels completely current while having the bones to age gracefully. In a market obsessed with trends, this team focused on quality materials, thoughtful proportions, and real livability. The result is something that will serve its owners well for decades.

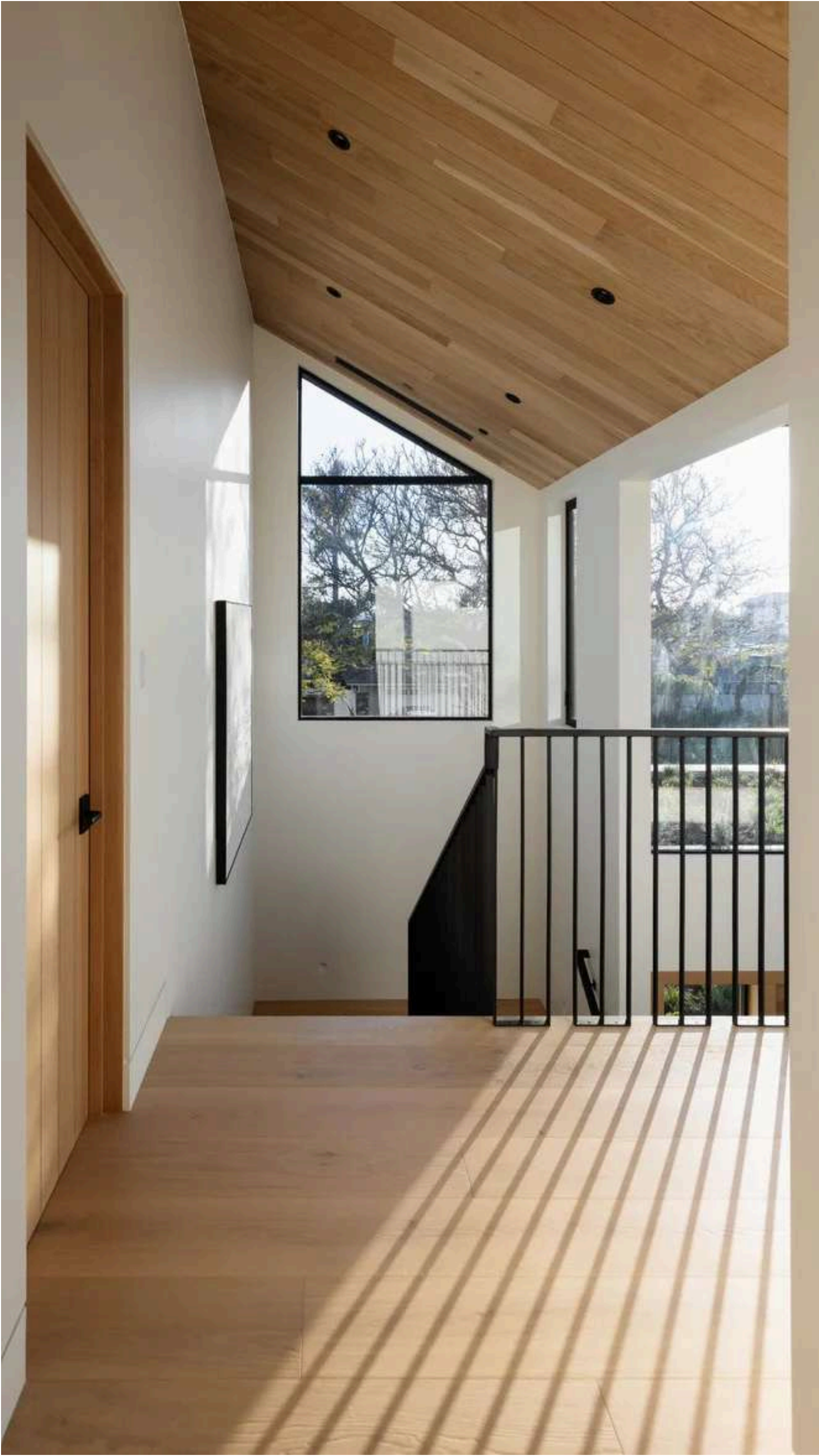
In a neighborhood packed with impressive houses, the Windward Residence distinguishes itself through architectural sophistication married to genuine warmth. It's proof that the best luxury homes enhance daily life rather than just impressing visitors.

This gorgeous renovation demonstrates what's possible when experienced professionals understand their craft and aren't afraid to think beyond conventional solutions. Most importantly, it feels like a home you'd actually want to live in—not just photograph.









































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# THE KITCHEN

# PAVILION



The kitchen embodies culinary sophistication through thoughtful material selection and intelligent layout. Fluted white oak cabinetry creates visual rhythm while concealing high-end Gaggenau appliances behind seamless panels. The island showcases stunning Taj Mahal leather quartzite—its subtle veining adds movement without overwhelming the space. Warm wood tones balance cool stone surfaces, while custom steel and glass archways provide separation without sacrificing openness.

The secondary kitchen, hidden behind fluted glass panels, mirrors the main space's material palette while serving purely functional needs. Integrated lighting highlights the wood grain's natural beauty, while carefully positioned task lighting ensures functionality never compromises aesthetics. Hardware disappears into the millwork, maintaining clean lines that feel both contemporary and timeless. The automatic pass-through window connects seamlessly to outdoor dining, blurring boundaries between inside and out. Every surface, from the honed limestone backsplash to the custom oak shelving, reinforces the home's commitment to natural materials and expert craftsmanship.

## OAKAVION

*Fluted oak artistry anchoring steel, stone, and light-filled spaces.*





































*Inside*

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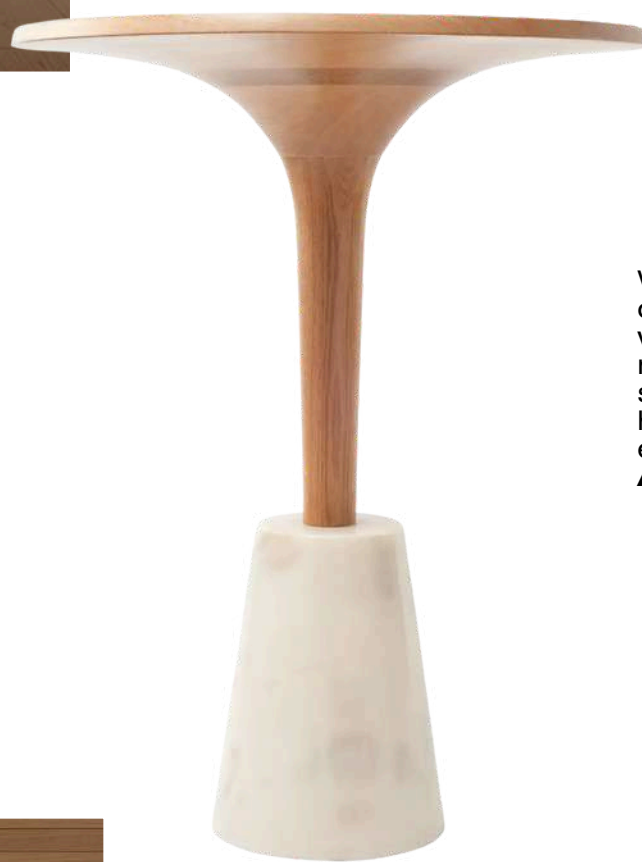
# LIVINGSTYLE



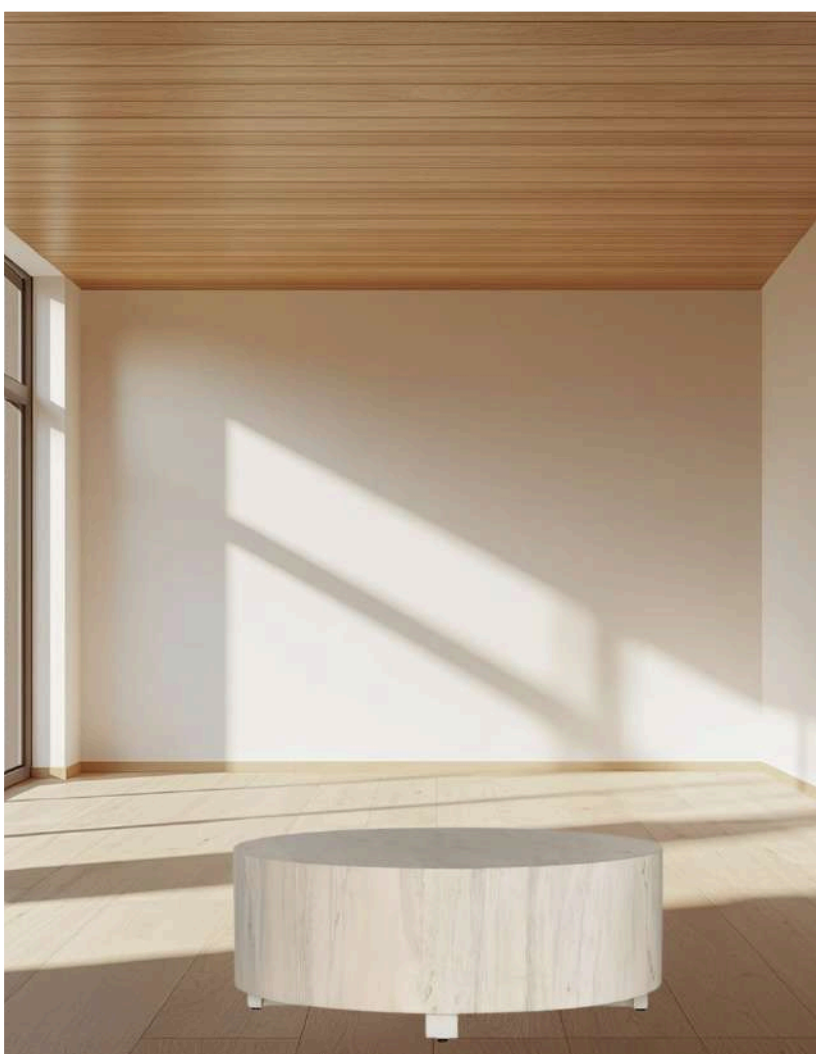
## CAIRO CHAIR

Sculptural Brazilian-inspired armchair with plush velvet seat and architectural wooden tripod legs.

## FOUR HANDS



White oak occasional table with purple-white marble base, sculptural and handcrafted elegance by **AKMD**.



## HUDSON ROUND COFFEE TABLE

Cylindrical coffee table crafted from spalted primavera veneer showcasing natural grain.

## VINTAGE & SOUL HOME



# LOUNGESTYLE



## CALLIOPE CAFÉ SECTIONAL

Soft velvet modular sectional with customizable arrangement options.

## TOV FURNITURE



The Harmony Side Table by Arbor Row is a sculptural accent piece that combines luxurious materials and minimalist design by **Arbor Row**.



## CARESS END TABLE

eige honed travertine top with light antique brass legs wrapping rounded corners.

## CHATEAU

# DININGSTYLE



## TESS DINING CHAIR

Plush barrel-style velvet chair with sloped arms—pedestal design tucks under table.

## DIAMOND SOFA



Narrow handcrafted terracotta floor vase in matte anthracite—elegantly minimalist and sculptural. by **Veronneau**.



## LUMMUS DINING TABLE

Solid oak trestle table with jute-wrapped detailing—bold, natural, sculpturally elegant.

## INTERLUDE HOME

# KITCHENSTYLE



## HAZEL COUNTER STOOL

Curved back bouclé-upholstered counter stool with sculpted birch frame and plush seat.

MEADOW BLU



Sleek rectangular LED fixture with clear and etched-opal glass, modern touches by **Hinkley**.



## OAK CABINET

Custom cabinet for kitchen or dining areas in a rich white oak and aged brass modern handles.

LEPANG™



# BEDROOMSTYLE



## NIO BENCH

Cream high quality wool fabric upholstered bench with beechwood piping base.

## AMADEO LUXE



Intricately sculpted ceramic lamp with matte white glaze and brass base by **Lee Douglas**.



## HOLLY NIGHTSTAND

Sculptural bedside table with smoked glass top and open-pore ash frame.

## GALLOTTI & RADICE

# BATHROOMSTYLE



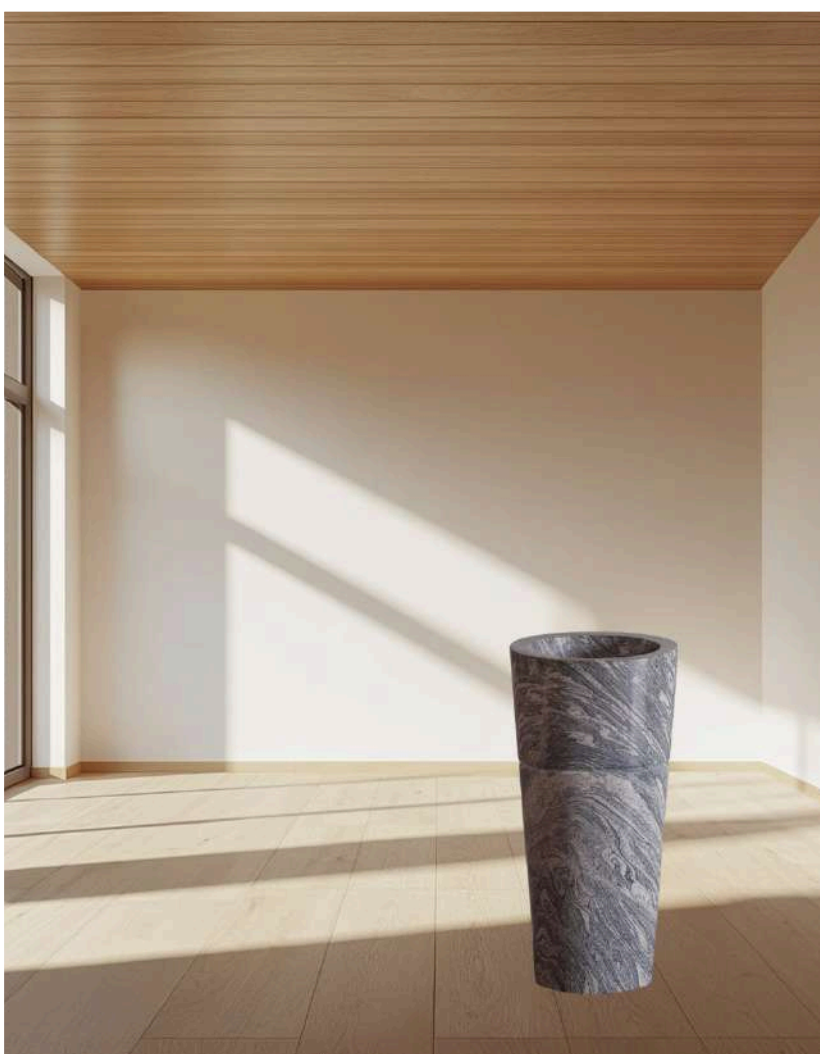
## ECHELON MIRROR

Metal frame with a floating 1/4" professional-grade mirror set within a 1.5" steel tube frame.

SAND & IRON



Ginger Wall Sculptural wall lamp with indirect LED light, available in wood or metal by **Marset**.



## VENETO PEDESTAL

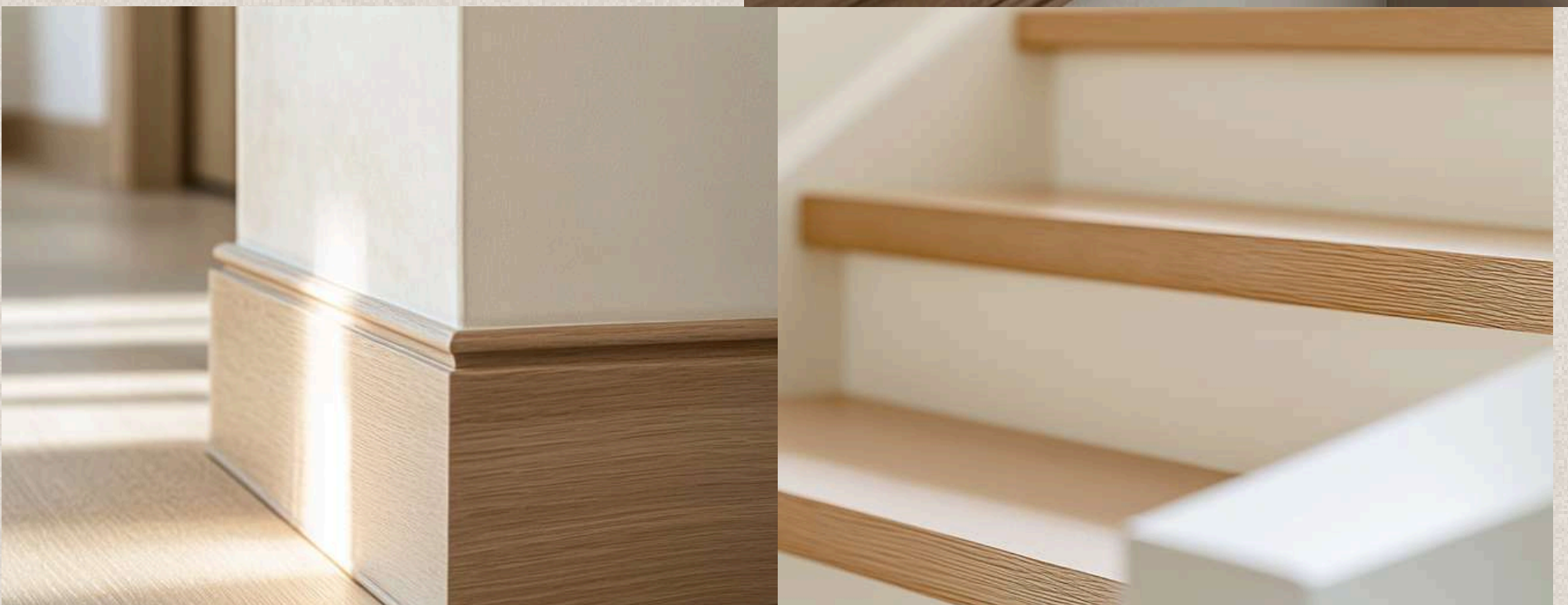
Striking cylindrical pedestal with natural stone veining; available in black, grey, and colored finishes.

WEST ONE BATHROOMS



# INSIDEMODE OAKHAVEN

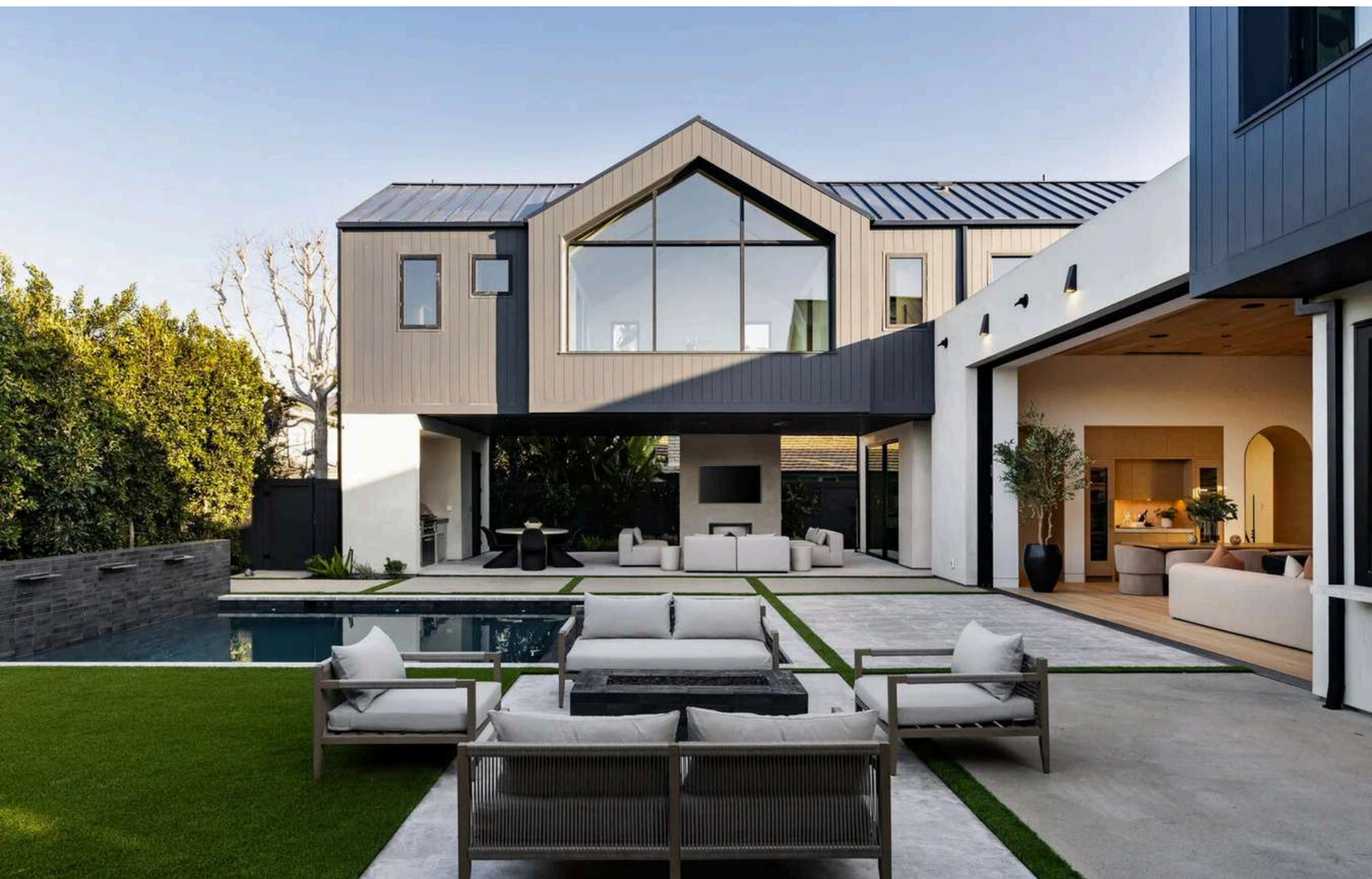
*Warm white oak enveloping spaces in a calm,  
grounded sophistication.*



White oak defines the Windward Residence's sophisticated material language. Every piece is carefully selected for grain consistency and natural beauty - from the fluted kitchen island to precision-cut baseboards meeting crisp white walls. The wood's honey tones warm the contemporary palette while maintaining clean, modern lines. Hand-selected planks flow seamlessly across floors, while custom millwork showcases the material's versatility in both structural and decorative applications. Each oak element, whether it's stair railings, cabinetry, or ceiling beams, demonstrates meticulous craftsmanship and attention to grain direction. It's luxury that ages gracefully, becoming more beautiful with time and adding organic warmth to minimalist architecture.



# THE OUTDOOR ROOM



The outdoor environment extends the home's sophisticated material palette into California's year-round living climate. The 700-square-foot California room features the same fluted oak detailing as the interior, creating seamless visual continuity. Custom stonework anchors the outdoor kitchen and fireplace, using materials that complement rather than compete with the architecture.

Pool decking in warm limestone echoes interior flooring choices while providing slip-resistant functionality. The spa's dark stone coping creates dramatic contrast against lighter surrounding materials. Integrated lighting transforms the space after dark, with flush-mount heat lamps providing comfort without visual clutter.

Landscaping by Garden Studio uses layered plantings—from tall privacy hedges to ground-level grasses—that frame views while providing natural texture. The fire pit area features custom seating that mirrors interior furniture's clean lines and neutral tones. Sound systems integrate invisibly into the architecture, while automated features ensure seamless entertaining. Every element, from the outdoor kitchen's stone countertops to the pool's infinity edge, reinforces the home's commitment to indoor-outdoor living done right.

## ALFRESSURA

*Open-air elegance blending stone, wood, and effortless outdoor comfort.*







# OUTDOORSTYLE

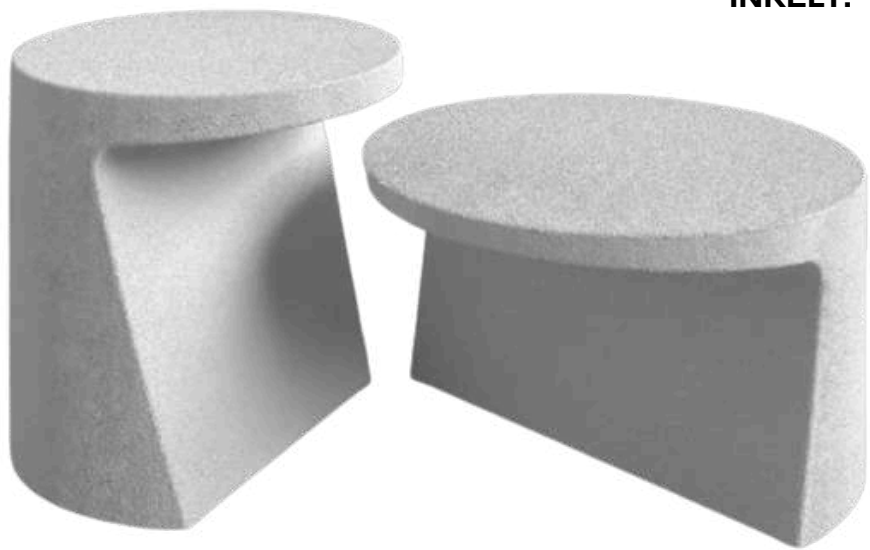


## CIOTTOLO SEATING

A sculptural, organic-shaped bench inspired by river-worn stones.

## IMPERFETTOLAB

Mesa You and Me,  
A sculptural,  
customizable side  
table with a  
minimalist design by  
**INKELT.**



## LOOP GARDEN LOUNGE

A modular outdoor seating system that combines modern aesthetics with durable functionality.

## FLORIAN ASCHE

# OUTDOORSTYLE



## PORTIA CHAIR

A sculptural, all-weather wicker chair with curved silhouette for indoor/outdoor use.

## FOUR HANDS

A sculptural, sandblasted stone planter with a steel frame by **MUG Flower Pot**.



## THE STONE TABLE

A sculptural, all-weather concrete dining table with a geometric base.

## PERIGOLD



















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T H E D R E A M S O F A

# LUXE LIVING



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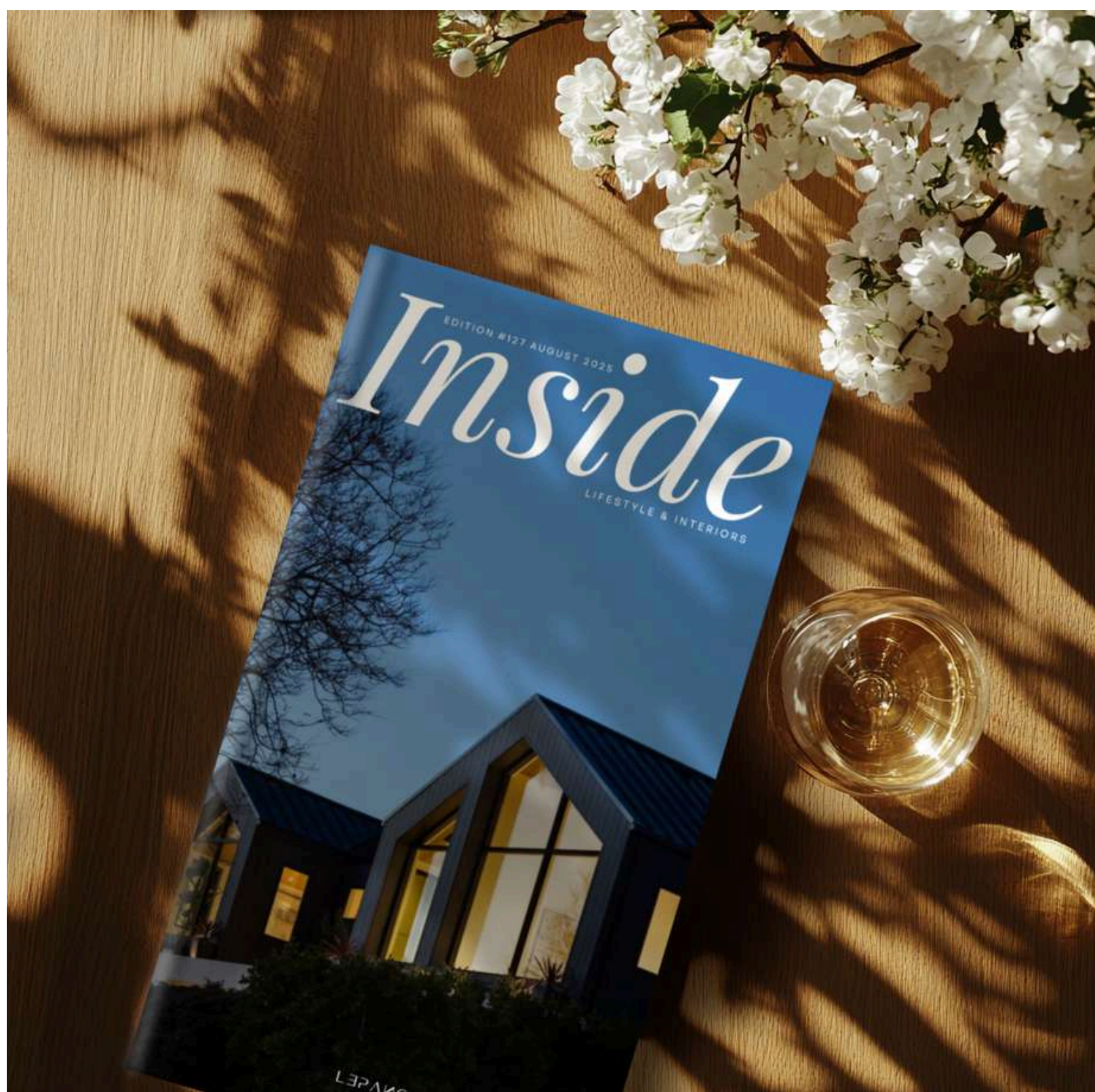
# THROUGH INTERIORS AND ARCHITECTURE

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Design is a canvas, and the brush is in our hands. Every choice, every stroke shapes the direction, breathing life into spaces and products that tell a story. This is what inspires me—to create with intention, to craft environments that feel alive. For design communities worldwide, this is more than work; it's our shared narrative.

LEPANG FERGUSON





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