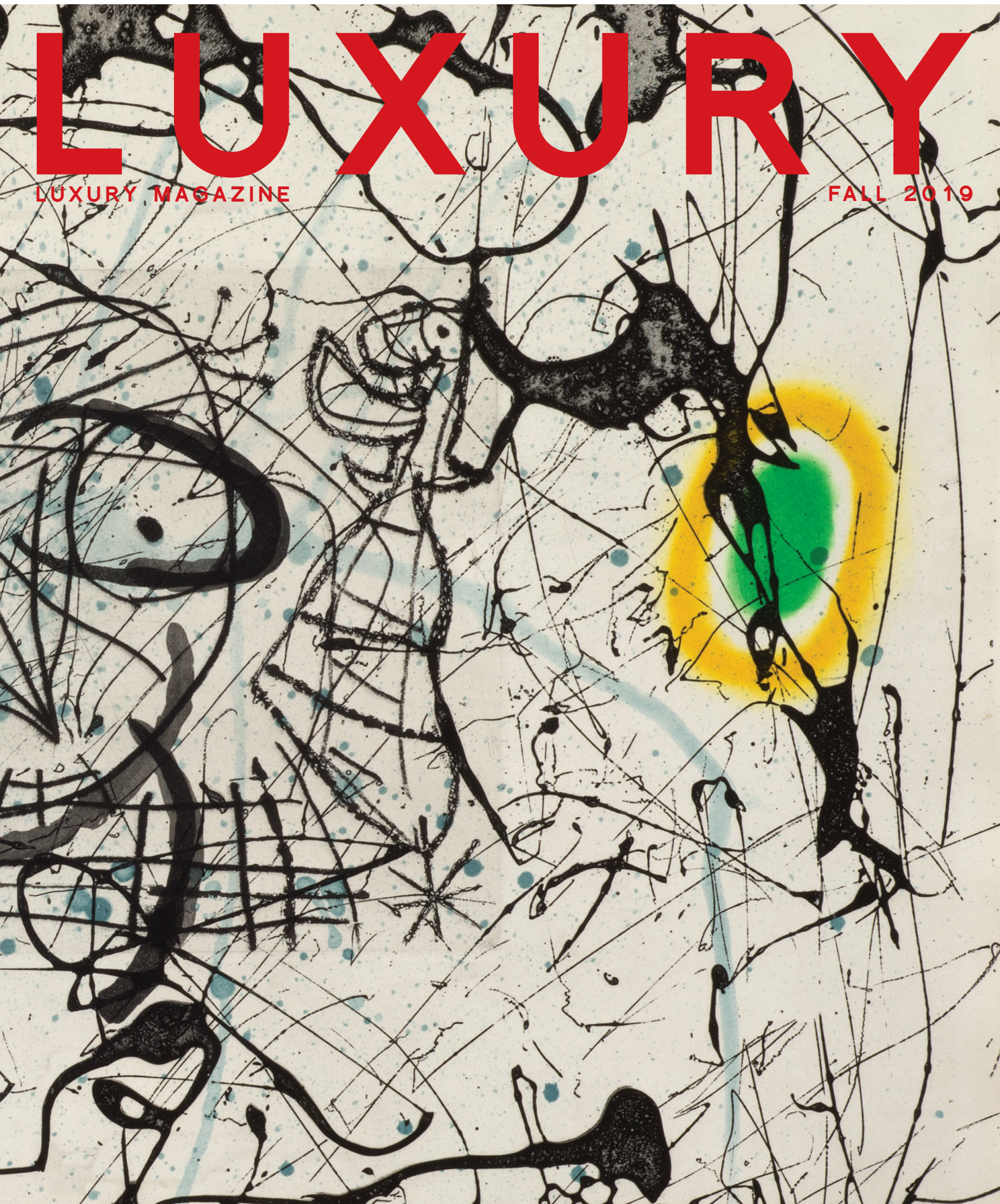


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GROWING TREND

A NEW GENERATION OF SECOND-HOME OWNERS WHO ARE ENTERTAINING THE IDEAS OF MAKING THEIR OWN WINE, GROWING THEIR OWN ORGANIC VEGETABLES, PRESSING THEIR OWN OLIVE OIL, AND RIDING OUT AT DAWN TO CHECK ON THEIR OWN CATTLE ARE FLOCKING TO THE NEW AGRIHOODS, RESIDENTIAL COMMUNITIES WITH EXPERIENCED AGRICULTURAL AND RESORT TEAMS THAT ARE MAKING THE FIVE-STAR FARMER LIFESTYLE POSSIBLE.

by Irene Rawlings

FARMS: HAVE YOUR PICK



Pendry Natirar

Somerset County, New Jersey

One of Montage International's most recent projects is turning a 1912 stately brick mansion (located an hour from Manhattan) into a bucolic culinary and wellness retreat anchored by a sustainable 12-acre farm with an abundance of produce, heritage pigs, chickens, and sheep. Surrounded by 400 acres of protected land along the Raritan River, the project will debut 24 contemporary countryside homes next year—12 estate villas (semi-custom, up to 4,000 square feet) and 12 farm villas, with the working farm as a backdrop. Owners may personally tend to their plot of land or call on the help of Natirar's specialized staff. \$2.1 million–\$3 million; pendryresidencesnatirar.com



Kukui'ula

Kauai, Hawaii

Find this 1,010-acre residential community of ocean-view homes, plantation-style cottages, villas, and bungalows on the Garden Isle's sunny south shore. The .3- to 3-acre properties include some of the last Kauai coastline still open for building. Homeowners can hike or bike to The Farm (10 acres) to harvest tropical fruits, fresh veggies, and flowers. The Farm team teaches gardening lessons and will even do the picking for you while you relax under the shade canopies with a fresh pineapple iced tea. \$700,000–\$12.1 million; kukuiula.com



Timbers Kauai Ocean Club & Residences

Kauai, Hawaii

Transformed from an overgrown golf course, the Farm at Hokualea grows organic ingredients for the resort's restaurant, Hualani's, and produce for homeowners who want to pick their own food: greens, vegetables, pineapples, edible flowers. Fourth-generation farmer Cody Meyers, who headed up the farm project, calls it The Garden of Eatin' and plans to expand production to include coffee and cacao, and he may even attempt Kauai's first vineyard. From \$2.8 million (two bedrooms) to \$7.9 million (oceanfront, three bedrooms); timberskauai.com



One&Only Mandarin

Nayarit, Mexico

The most significant (\$1 billion) new resort and residential community on Mexico's Riviera Nayarit in decades boasts 55 residences that incorporate jungle vegetation and dramatic cliffside views of the Pacific. Expect surf, sand (1.5 acres of beach), and a polo and equestrian center. One of the biggest draws: the organic farm. "There's a worldwide trend of getting back to what really matters. Organic, locally grown food is a big part of that," says Ricardo Santa Cruz, RLH Properties' chief of business development. \$4.5 million–\$12 million; discovermandarina.com



RANCHES: HOMES ON THE RANGE

C Lazy U Granby, Colorado

At these 40 35-acre homesites, you can board your own horses or work with one of the 225 horses owned by the ranch. Most buyers are previous guests who want a headache-free ranch of their own. The ranch manages the entirety of the land; two restaurants; two miles of private river for fishing; and a full-service spa. Member services include everything from airport pickup to setting the thermostat in your home for your arrival. From \$1.05 million–\$1.8 million; clazyu.com



Ranches at Belt Creek Belt, Montana

Developer Mark Hawn was looking for a place where his family could gather and enjoy the West. In 2005, he ended up buying an 800-acre ranch in Montana, and soon his friends were saying: “Wouldn’t it be nice to have a place where we can create memories so, when my kids have families, they will always want to bring them out to the ranch?” That’s when Hawn bought land at Belt Creek and began selling 5-, 10-, and 25-acre ranches with amenities like equestrian barns and a riding arena, horse-whispering classes, fly fishing tours on Belt Creek, catered cliffside sunset dinners, and access for hiking and riding on another 8,000 privately owned acres. \$700,000 for a 5-acre homesite, \$1.2 million for 25 acres; ranchesatbeltcreek.com



Murphy-Larsen Ranch Clark, Colorado

Guests of the Home Ranch resort often ask, “Where can I buy property around here?” says Cindy MacGray of Steamboat Sotheby’s International Realty. “They can’t live here full time but want to have the connection.” Amenities for Murphy-Larsen Ranch homeowners include fly fishing on the Elk River; private trails for horseback riding and hiking; and, in winter, cross-country skiing terrain. The ranch encompasses just a dozen 50-acre lots (six are still available), each of which includes deeded rights to 1,500 acres of private land and access to the vast Routt National Forest. From \$700,000; murphy-larsen.com

VINEYARDS: SERVE HOUSE WINES



Castello di Casole Tuscany, Italy

Each of the residences on this ancient, 4,200-acre estate comes with 100-plus acres of vineyards, olive groves, fruit orchards, and wheat fields (managed by the estate’s agricultural team). Some sites also have existing ruins that can be restored, or the in-house architecture and interior teams can design and build a new home with a glass-tiled pool, marble baths, and endless views. Owners have access to the facilities of the resort Belmond Castello di Casole. From \$5.5 million; belmond.com

Gran Vineyard Estates Mendoza, Argentina

The estates are surrounded by award-winning vineyards in the country’s largest wine-producing region with over 300 wineries producing chardonnay, viognier, petit verdot, pinot noir, and the famed malbec. Snow-topped Andes provide a dramatic backdrop. Lots range from .35 to 1.2 acres and include a planned neighborhood of lower-priced, eco-friendly casitas. From \$320,000; ecidevelopment.com



Four Seasons Resort and Residences Napa Valley, California

Although the 20 two- and three-bedroom villas branded and serviced by the Four Seasons are sold out, interested parties can be added to a waiting list. “The charm lies in being able to walk out your back door, across your terrace, and directly into the vineyard to enjoy all of the amenities of the Four Seasons,” says Joshua Dempsey, broker at Coldwell Banker Global Luxury. This wine-centric resort includes a tasting room, wine cave, private wine library, barrel room, and exclusive access to the annual Festival Napa Valley in July. Take a short drive to restaurants like The French Laundry and Single Thread, both with three Michelin stars. From \$4.5 million; napaluxuryliving.com ♦