



# Vacationer's Paradise

A cozy duplex nestled into quiet uptown Ocean City combines timeless coastal living with modern luxuries.

By Eric Stewart | Photography By Marci Ryan

The aptly named Southwinds home is a beachfront gem with impeccable charm and subtle grace. The duplex's radiant southern exposure ensures the deep blue exterior of the home sparkles like a sapphire in the warm summer sun. Tucked away on the ocean side of 89th Street, Southwinds is a vacationer's paradise.

With more than 3,100 square feet of living and deck space per unit, this serene property welcomes you into a spacious yet cozy cottage. Climbing the stairs to the first floor of the elevated home, you're met with soft, timeless ocean-themed tones as you enter through the main door into the foyer. Coastal décor accentuates the muted, chalky, bright blue walls. Above a milky-white accent table is a lovely framed print of Ocean City's street map. A staircase with rustic wood bannister and white posts rounds out the simple and inviting entry. This opens to a long hallway of spacious and relaxing bedrooms. Constructed earlier this year, both mirrored

units of the duplex host a master suite, three additional bedrooms, four full bathrooms and a playful but quaint loft area furnished with four twin beds. Each bedroom and living space is equipped with a wall-mounted Smart 4K HD LED TV. The homeowner, Michael Foelber, the General Manager of the Princess Royale Hotel, desired to build a remarkable home on the beach that not only combined coastal living with modern luxuries, but embodied the history and charisma of Ocean City.

Michael and his wife Mary embarked on the project with the help of the masterful homebuilders at Beachwood Inc., who removed the original 1960s era structure from the lot and artfully constructed the elegant Southwinds home in its place. Beachwood designed the home to be airy and bright, with every room maximizing the luminous natural light afforded by the southern exposure.

The Foelber's used skilled interior designer Karin Hansen of







Donaway Furniture in Ocean City to furnish the home. Karin's acute expertise helped turn the masterfully designed house into an elegantly decorated home. Every beautiful room is paired to match the home's stunning flooring carried throughout each room of the house. At first glance, the soft, serene and inviting flooring looks like a sturdy hardwood, but is in fact a fine, luxury vinyl tile. The state-of-the-art tile is specifically designed to increase insulation throughout the home, cooling the space in the summer and warming in the winter. In addition, the tile uses sound-reducing components and supports underfoot comfort. The blue-gray tile is a perfect addition to the home, and isn't susceptible to the moisture-filled sea air like a traditional hardwood.

The spacious master bedroom has a mellow-brown, wood king bed, flanked by matching nightstands and sea-coral table lamps. A chic wicker lounge chair and ottoman are positioned underneath a tall window fixed next to a sliding glass door that leads to the home's lower balcony. Several poly lumber Adirondack chairs and side tables accompany the large, shaded outdoor space — creating the perfect getaway for a morning cup of coffee. Back inside, the master bathroom boasts a double vanity with a sophisticated, ivory-colored, granite countertop and custom cabinetry below. The luxurious shower features an exquisite, mosaic tile floor that accentuates the wavy, ridged walls of the shower that closely resemble sea coral. This ingenious pattern guarantees the coastal theme is not absent from a single room of the home.

As soon as you reach the top of the stairs at the second level, you are met with a breathtaking kitchen, dining and living room area that perfectly embodies open concept living. Rich golden light pours through the large windows as each corner of the room competes for the attention of your eyes.

In one corner is the astonishingly gorgeous kitchen, where the

sunlight dances off the brilliant white and gray granite countertop. The granite — infused with natural clay-colored veins that contrast perfectly with the more predominant white hues — forms a large U-shaped countertop around the kitchen. The massive peninsula jutting from the wall constructs an inviting focal point for the kitchen. Top-of-the-line GE stainless steel appliances enveloped by custom cabinets with an elegant yet simple crown molding complement the beauty of the kitchen.

In the other corner is the living and dining space featuring a giant dining table with seating for 10. The dining area is enhanced by a graceful chandelier suspended above the sandy-brown table. Adjoining the dining table is a spacious and comfortable living room with a leaden-blue Braxton Culler sectional. Two navy blue armchairs paired with an eggshell white accent table fill out the remainder of the space, with all the furniture directed towards a sizeable 65" 4K TV and polished entertainment center.

The living area was designed with the beach and ocean as the centerpiece of the home. The soft colors and moderate furnishings allow the natural beauty of the ocean scenery to do the talking. The large sliding glass door opens up to the second floor balcony where crisp, salty sea air and the sound of crashing waves are always in abundance. Shaded by a wide turquoise umbrella and furnished with a large outdoor dining table, the balcony is scattered with potted, field-grown adonidia palms and has the feel of a rooftop retreat — perfect for an afternoon cocktail or a moonlight glass of wine.

Atop the stairs of the home's third floor is a youthful and bright loft with four twin beds, each with its own playful beanbag chair. The sunlit turquoise walls are adorned with whimsical wooden paddles and coastal-themed wall hangings. A long bench stretches across the far wall underneath the room's bright window. The loft area is a perfect atmospheric blend of fun and tranquil.











Outside the Southwinds duplex is a beautifully landscaped garden with a bounty of tropical palm trees, river birch trees and soft dwarf fountain grass. Large, smooth stones form a serene path through scattered clam shells between the home's parking pad and sidewalk. Hardy hibiscus, northern bayberry and inkberry inject a splash of vibrant color to the garden. The landscaping — designed by Topio Landscape Architecture and supplied by Seascapes Landscaping in Berlin — uses local flora to create an organic and pure green space that surrounds the home in natural and colorful beauty.

The Foelbers not only created a peaceful coastal cottage, but an energy-efficient one as well. The home is equipped with a state-of-the-art geothermal HVAC system that uses heat transfers between the air and the ground to provide the home's

heating and cooling year round. Hidden atop the roof of the home will be an advanced system of Tesla solar panels that power the entire building by taking full advantage of Ocean City's bright summer sun.

The home's gorgeous design and modern amenities make this duplex a beachfront paradise. Both units of this charming coastal cottage are available for rent year round through Denny Murphy at Vantage Resort Realty. Interior design packages similar to Southwinds can be arranged with Karin Hansen at Donaway Furniture. **M**

