

FLORIDA'S BEST KEPT SECRET

| PALM BEACH STYLE

| EXPLORE THE LOWCOUNTRY

COASTAL LIVING®

THE DREAM ISSUE

Best Beach Towns

20 CHARMING PLACES TO LIVE
FROM CALIFORNIA TO CAPE COD

Decorating with Blue!
BRIGHT IDEAS FOR EVERY ROOM

THE Best Places to Live

ON THE COAST

Live your dream in these 20 towns
from West Coast to East, Great Lakes to Gulf,
with innovative design, community spirit,
and jaw-dropping vistas

BY JENNIFER BRUNNEMER SLATON



COURTESY OF WINDSOR

Windsor, Florida



CAPE COD'S BEST-KEPT SECRET

Mashpee, Massachusetts

It's a superb mash-up when sandy beaches, freshwater ponds, and enchanting woodlands coexist with superior shopping and classic New England architecture all in one little town—and on Cape Cod, no less. Set along the south shore of the Upper Cape and home to 14,154 people, Mashpee manages all of these riches with considerable charm, perhaps nowhere more so than its groundbreaking mixed-use development of Mashpee Commons. What began as a transformation of a 1960s suburban shopping strip into a compact New England town center, Mashpee Commons now has a mix of residential options along its sidewalk-lined streets and green spaces, and is home to a cinema, library, pharmacy, bowling alley, and new bandstand with free concerts and films. New Seabury adds a master-planned community into the town mix with luxe waterfront homes (plus two championship golf courses), and with thousands of acres in the Mashpee National Wildlife Refuge, Mashpee is a newly rising New England classic.

MEDIAN HOME PRICE: \$418,750



DESIGN-LOVER'S DREAMSCAPE

Windsor, Florida

This artful, Anglo Caribbean-style New Urbanist community on 425 lush acres on Florida's Atlantic Coast in Vero Beach is getting closer to full build-out, so if pristine lawns and award-winning architecture under balmy skies are your aim, don't delay. The newest section, the Windsor Park Residences, presides by the Indian River and protected wetlands with dreamy porches to soak in the view. Meanwhile, sea grapes, stately palms, and pretty oaks surround all sides of this low-key, refined-living village, with a post office, art gallery, village store café, amphitheater, and spare, elegant town hall/nondenominational chapel at the center where residents of the 292 seasonal households can gather. While stellar shopping and museum-hopping await just 25 minutes away in Vero Beach, it's easy to be a good sport on Windsor's grounds, which offer more than 10 miles of trails, a sparkling Beach Club and 25-meter pool, an equestrian center and polo field, a Robert Trent Jones Jr.-designed golf course, and jasmine-scented tennis courts.

MEDIAN HOME PRICE: \$3,000,000



COURTESY OF WINDSOR (OPPOSITE); TYRA PACHECO

MAKING IT BETTER

Transforming the Sprawl

Moving away from creating large, new developments, a growing number of New Urbanists are taking on reinventions of existing places and transforming them for the better. "Cape Cod's Mashpee Commons was one of the first of those experiments in reinvention," says Steve Mouzon, a Miami Beach-based architect, designer, and founder of The New Urban Guild. "It started as just an aging shopping mall out on the highway." Over the decades since then, it's emerged as a vibrant New England village with public spaces, shops, restaurants, and residential living that's still growing today. There are increasing suburban-retrofit success stories in places coast to coast, from Seattle and Portland to Orlando. "Rather than abandon sprawl," Mouzon says, "we need to heal it."