

ISLAND LIFE

By Alexandria Abramian

Designer Sue Capelli casts a captivating take on contemporary from a single, sea-front perch on Linda Isle



Designer Sue Capelli favors a rich mix of texture, shape, and style. A large-scale Stark rug provides a rich base for dual custom-designed sofas and coffee tables made from Macassar wood.



Above: In the master suite, Capelli designed a cocoon-like bed upholstered in textiles from Sahco. The rug is from Stark.

Opposite: The master bath goes big on luxuries, including a fireplace and front-row yacht views.



In the world of exceptional Newport Beach real estate, Linda Isle stands out from other communities for its ultra-exclusivity. The horseshoe shape of land is an actual island, only connected to Newport via a bridge where a guard gate keeps the island highly private. With just over 100 homes, all are waterfront, and all come with docks, often slips large enough to accommodate residential-sized yachts. Homes rarely sell for below eight figures and can fetch as much as \$7,000 a square foot for this extremely rarefied slice of island life.

When Sue Capelli of *Passione Interior Design* was tapped to design a bayfront home that would capitalize on jaw-dropping views, she focused on casting a softer take on contemporary interiors.

Capelli worked with a canvas of limestone, quartzite, and wood created by architect David Olson and builders David Chase and Tony Valentine. This was the elevated, luxurious backdrop against which she built a rich landscape of shape and texture. The resulting style offers just enough drama while keeping the focus on the views.

Today the 5,500-square-foot, three-bedroom, three-bathroom home makes a case for modern oceanfront elegance. Ocean views flood in from every turn, including the master bathroom, where a soaking tub boasts a front-row seat as yachts glide by. Upping the experience even more are details like the fact that the bathroom comes with a generously proportioned stone-surround fireplace.

The open plan kitchen combines a rich mix of materials, including limestone floors and quartzite countertops. Capelli custom-designed all the seating.






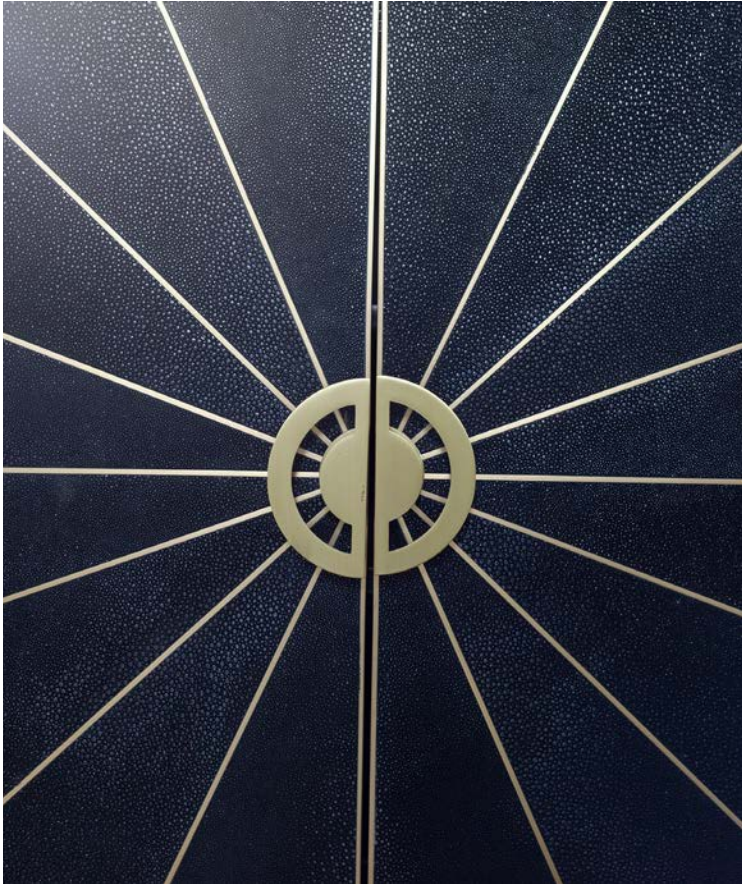


Clockwise from above: The guest suite goes big on bold patterns and rich materials, including a dramatic wallcovering from Phillip Jeffries that plays off an equally dramatic rug by Stark. Big-moment details include custom lighting, shagreen nightstands, stack stone walls, and geometric tile by Ann Sacks used in the guest bathroom.

And while Capelli relied mostly on earth tones for both finishes and furnishings, she also injected moments of glamour throughout. In one upstairs bedroom suite, she gathered a collection of black and white patterns in textiles, wallcoverings, and tile to create a subtle nod to her own take on maximalism.

In other areas of the home, Capelli calibrated the glamour in other ways: In the kitchen, for example, she selected a rich palette of ebony and high-gloss lacquers.

Throughout, Capelli custom-designed and made the furniture, much of it lower in profile so as not to block views—a less-is-more decision to let a singular waterfront location whisper its elegance throughout. 





Clockwise from above: Stack stone surrounds an expansive wine room, while Capelli brought drama throughout the home, including a statement-making grand piano and a custom-designed dining table surrounded by chairs upholstered in textiles by Rubelli.

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