



The exterior of the new build, *opposite*, boasts plenty of traditional Cape Cod-inspired elements, including a gable roof, shingle cladding, and expanses of windows. The small, open layout, *this photo*, has been thoughtfully furnished with multipurpose pieces, such as a built-in bench that doubles as mudroom space.

SALT *to the* SEA

This compact cottage's exterior is classic Cape Cod. Inside, loads of ingenuity and minimalist design set it apart.

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A little house envy can be a good thing. It certainly came in handy when a couple discovered the perfect piece of property in Wellfleet, Massachusetts.

The location was ideal, with the beach across the street and boutiques and restaurants within walking distance. The plot of land, however, came with a bedraggled shack, and the couple couldn't help but fall in love with the new construction right next door. A case of wandering eye led them directly to architect Chris Brown of b Architecture Studios. "When they came to us, they knew exactly what they wanted because they saw what could be done in their neighbor's cottage that's almost the exact same square footage," Brown says.

In order to create a retreat fit for rest, relaxation, and a little revelry, every square inch of the new cottage—two bedrooms, two bathrooms, plus a loft—had to count. "We're working with 850 square feet, so the interiors have to seamlessly merge with the outdoors," says Brown, who added rows of windows and raised the home's elevation by 3 feet to ensure the windows' line of sight is straight to the ocean, minimizing views of the road in between.

Making a big splash in the modest-size quarters called for the interior design skills of Boston-based Michael Ferzoco of Eleven Interiors. "This is a home with a lot of windows, so we worked closely with Chris to develop plans for an interior that suited the envelope of the house," Ferzoco says.



Interior designer Michael Ferzoco chose a crisp white (Sherwin-Williams Pure White) for the home's walls, trim, and ceiling. "It had to be one color all the way through in order to let the space truly flow," he says. A back wall of windows fills the great-room with natural light, *opposite*. The kitchen, *above*, is layered with a green subway tile backsplash, handblown glass globe light fixtures that resemble oyster shells, and an island painted in a custom blue wash that Ferzoco says resembles "an old wooden sign that's faded in the sun." In the entry, *far left*, a built-in bench is surrounded by drawers and nooks that keep clutter to a minimum. A tulip table from Knoll and built-in seating (inspired by a boat cabin) maximize legroom in the dining area, *left*.

In the guest bedroom, *right*, an upholstered headboard runs behind the two twin beds, each crowned by a handsewn leather shade sconce. The well-appointed primary bathroom, *below*, is rife with lustrous finishes and blues that nod to the surroundings. The vanity is painted Sherwin-Williams Jasper Stone. A combination of peachy-coral and sand-color wood create a particularly peaceful primary bedroom, *bottom right*. To conserve space and offer additional storage, the bed is tucked into the wall with surrounding cabinetry and flanking built-ins that act as nightstands.



A ladder leads to a lofty perch, *this photo*, that offers views of both the ocean and the backyard. "It's pretty special up there," Ferzoco says. "It's a nice respite from everything."

While the homeowners initially asked for a traditionally coastal color scheme—think blue and white—Ferzoco noticed that a lot of the inspirational imagery they arrived with included the softer tones of sunsets and sunrises. "We proposed a more serene interior that reflected that feeling," he says. "We brought in corals, caramels, and soft taupes, which represent sand, stone, and the sunset, along with the greens of the sea grass on the dunes across the street."

All the furnishings are just as intentional as the palette. Much of them are custom and built-in, including cabinetry, wardrobe closets, beds, the dining room banquette, and even the sofa. There are actually very few pieces of furniture in the home, but Brown says it

couldn't be any other way. "The house can't take clutter of any kind, and this family doesn't really need a lot of chairs," he says, noting that there are only three chairs and a few stools in the main living areas. "But everything is placed beautifully."

During warmer months, the livable square footage almost doubles with use of the porches and a spacious backyard, which includes an expansive living area, bar, and dining spot. "Inside, we created this dreamy little cocoon where you still get to experience the outdoors," Ferzoco says. "But come summer, that backyard is where you want to be." 🏡

Architect: *b Architecture Studios*; **Designer:** *Eleven Interiors*; **Builder:** *Cape Associates*



Landscape architect Greg Lombardi created an extensive backyard space with outdoor living and dining areas, top. One side of the home faces the ocean and is separated by a road nearly invisible from within the house, thanks to added elevation, above. An outdoor kitchen and an outdoor shower and dressing room round out the exterior's ample amenities, right. A deck off the indoor kitchen allows the homeowners to enjoy alfresco dinners with water views, opposite.

