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OCEAN HOME

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Shore Life

ON THE COVER

k+co Living designs a dream house on Long Beach Island, New Jersey.

design

Interior designer Karen B. Wolf, creative principal of k-co Living reimagines the interiors of a 1970s Long Beach Island house with commanding views of the ocean.

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30

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PHOTOGRAPHS BY MARIANNE PEREIRA

THE SHORE LIFE

WITH HELP FROM A SHORT HILLS, NEW JERSEY-BASED INTERIOR DESIGN FIRM, A BELOVED FAMILY BUNGALOW ON LONG BEACH ISLAND TAKES ON NEW LIFE ON THE SAME SITE.

BY JENNIE MUNN
PHOTOGRAPHS BY JACOB SHAVELY
STYLING BY K-CO LIVING

APR
MAY
2020

31

design

■ INTERIOR DESIGN



APR
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MAY
2026

32

When Bergen County, New Jersey, resident Larry Maier's parents first purchased a two-story bungalow on Long Beach Island in 1972—when he was just eight years old—he had no idea that four decades later the house would become his own.

"I spent many weekends there growing up," recalls Maier. "In 2018, when my mother decided it had become too much to maintain a second home, we made a deal to keep the original house in the family. My fiancée, Stephanie Mulrane, and I fixed it up and began spending weekends there with family and friends, enjoying the beautiful ocean views."

Within a few years, however, Maier and Mulrane realized they had outgrown the space and needed a larger home to better suit their needs and accommodate extended family.

"That's when the vision for building something new really began to take shape," explains Maier. "We initially met with Patrick Moeller from Callan & Moeller Construction. We loved his work and ultimately decided to hire his firm. Stephanie and I had a vision for a coastal contemporary home, but we knew we needed a professional designer to fully bring it to life."

At Moeller's recommendation, the couple turned to interior designer Karen B. Wolf, creative principal of k+co Living in Short Hills, New Jersey, to execute a modern design with a light palette and multiple zones for entertaining.



Wolf and her team incorporated stylish, organic elements and fixtures to add depth and interest to the three-story, 2,900-square-foot residence located approximately 100 feet from the ocean.



"They envisioned a beach retreat for their large, blended family—a place that felt elevated yet livable," says Wolf, who worked alongside Noha El Agizy, senior design director at k+co Living. "We toed the line between clean minimalism and coastal design."

Starting with a clean slate—what Wolf refers to as a "modern box"—she and her team incorporated stylish, organic elements and fixtures to add depth and interest to the three-story, 2,900-square-foot residence, located approximately 100 feet from the ocean.

"I love how we balanced modernity with a warm, relaxed feel through wood tones, ceiling design, curved upholstery forms, and layered textures," says Wolf. "The home feels inviting and is designed to allow people to circulate easily when entertaining. The nods to coastal design are subtle but impactful."

Dramatic light fixtures and showstopping stone appear throughout the home, which is equipped with a glass elevator and five bedrooms, including a playful, surf-inspired kids' room with bunk beds. Highlights range from the kitchen—layered in Taj Mahal and

Above, Other standout rooms include the primary bedroom, drenched in calming cream and sandy tones, with a custom bed.

Right, The home has multiple zones for entertaining.



Cristallo stone, with a bubble-like glass light fixture by Alan Mizrahi and "Circa" counter stools by Bensen—to the adjacent dining room, anchored by a draped custom macramé chandelier by Brightbound and "Turner" wood-framed upholstered chairs by Interior Define.

The great room serves as a central gathering space, featuring a floor-to-ceiling fireplace clad in Taj Mahal stone, an acrylic and chamcha wood cocktail table by Organicca, and ceiling panels deliberately selected to add warmth and echo the flooring.

"I love the modern ceiling detail," says Wolf. "Instead of the expected shiplap or extending the wood flooring overhead, we matched the floor tone and created full ceiling panels inset in a tray design that subtly separates the living area from the surrounding spaces."

Other standout rooms include the primary bedroom, drenched in calming cream and

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+
MAY
2026

33

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sandy tones, with a custom bed and bench by Master Upholstery, and a multifunctional den featuring a millwork ceiling design, a pair of bulbous “Congreso” chairs by Eichholtz, and a wall bed by Resource Furniture for extra guests.

“The room has a pop of beautiful blues to intentionally bring the ocean indoors,” says Wolf.

The modern beach retreat, now enjoyed year-round, has exceeded all expectations.

“One of the most memorable moments is riding up the glass elevator,” adds Maier. “By the second floor, you begin to see the ocean—which is breathtaking. When you reach the top floor, the ceilings soar more than 12 feet high, and the space is surrounded by windows. It almost feels like you’re at sea. Each time we visit, we find ourselves looking around and commenting on how beautiful it turned out. It truly feels like our special place.” *



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