



A newly built five-bedroom home in Bethany Beach was designed by architect Aga Sokolow and built by Marnie Custom Homes.

Blue Heaven

A new shingle-style build in Bethany Beach features ample space for recreation.

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When you're replacing a Bethany Beach cottage that's well loved by the community—much less a corner property on a highly visible intersection—it's going to draw interest. And that's especially true when the proposed home is quite sizable, with five bedrooms (including a bunk room), a recreation room, a game nook, and a space for beach prep. "They wanted to be friendly neighbors," says architect Aga Sokolow of her clients, a family of four with three dogs.

So the seasoned architect went to work, wrapping the corner with a porch to signal neighborliness; decks were stacked above for the best ocean views and breezes. Sokolow notes that the ocean is visible from almost every floor. The top floor features a rooftop deck. The home also contains a two-car garage plus enviable amenities: an elevator, an outdoor shower, and a swimming pool. This dream house was built by Marnie Custom Homes.

The architect notes that the town of Bethany Beach mandates notable restrictions: "Allowable floor areas, for example, are defined by percentage of the proposed building lot coverage, and so are the permitted roof slopes." The latter comes into play since the house is shingle style, with two traditional gable roofs framing the corner. The Wellington Parkway façade features a strong center line of the gable and an arched portico; the owners selected blue siding and



The imposing home rests on a major corner. It features several dramatic gables typical of coastal shingle style.



The home features a rooftop deck with sweeping views of the neighborhood.



A swimming pool, hidden from the street, complements the house's bold blue exterior.



The home's window muntins create a diamond shape in the center—a signature of Marnie Custom Homes.



The diamond shapes appear in the center of both square and circular windows.

a perfect tone of magenta for the front door. The house is in a FEMA flood zone, but the flood restrictions were easy to adhere to: “The first floor did not have to be elevated above ground by much,” Sokolow recalls.

Natural light and discretion must strike a balance on a busy street. For example, the modern staircase—which wraps around the elevator—is placed in a way that provides the most light when traveling through the house,” she says. “The visual connection to the outside remains a constant.” On the discretion side, “We tested the best location for the pool by providing several sun studies. ...Privacy was important, and we managed to ‘hide’ the pool from [passersby] on the street.” The pool may be invisible to those on the street, but it’s easily accessible to the owners via the expansive rec room—a lofty and bright double-height space that opens to the backyard with a swimming pool.

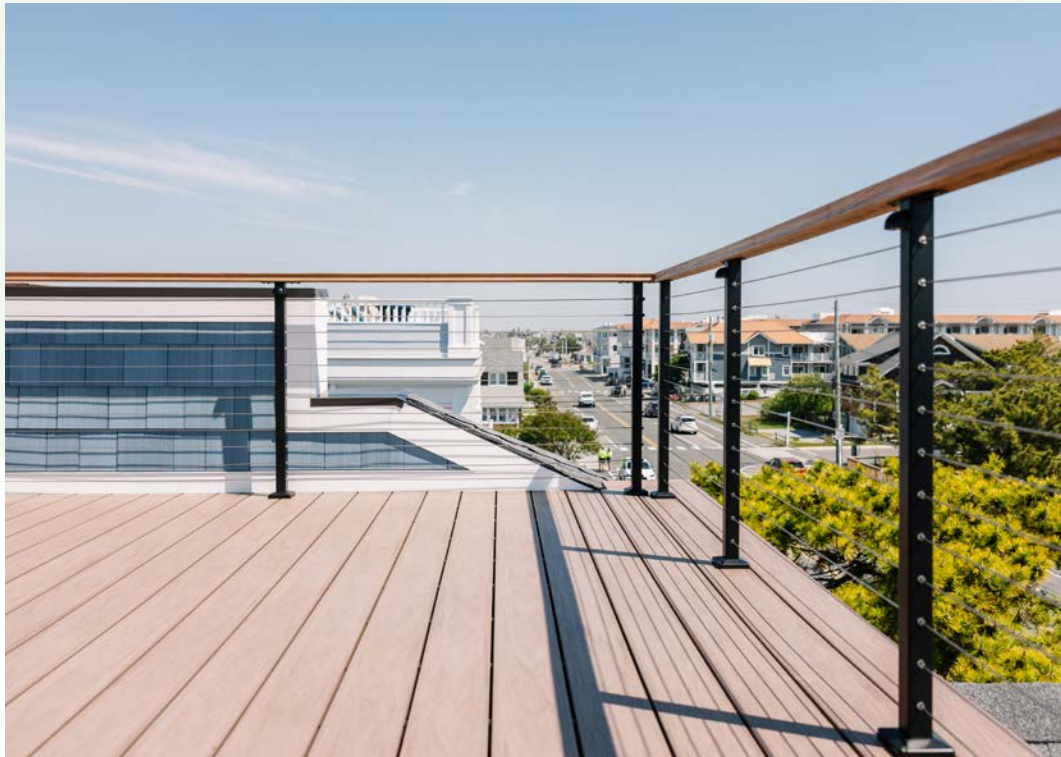
If the house sounds like a fun place for entertaining, it is. The owners had a second home in Ocean View for 15 years before deciding to move closer to the ocean.



The color palette is restrained, dominated by white, pale-blue, and wooden tones.

The modern staircase, with its minimalist cables, offsets the more traditional shingle-style aesthetic.





The roof deck, which also contains rail cables, is one of several outdoor (and screened indoor/outdoor) spaces perfect for cocktails and recreation.



The kitchen features pale-blue cabinetry and a back wall clad in white subway tile.

“The goal was to create a home where the family could enjoy the next chapter together while also providing a gathering place for our two children, now in their 20s—and someday, their future families,” one of the home’s owners explains. The porches and decks, in addition to providing texture and transparency, offer both humans and canines lots of options for hanging out. “The dogs love keeping watch from the screened-in porch and keeping an eye on all the neighborhood activity,” she adds.

“Our vision was a coastal-style home that had to be blue, embrace natural light, feature a pool and spa, and maximize the beautiful ocean views across the way,” the homeowner continues. “We wanted a home that felt relaxed, welcoming, and timeless—a place where family and friends could gather for years to come. Built-in window seats were very important, plus porches on three levels, as well as a large kitchen island and a sink that faced the ocean. Aga truly understood that vision and helped bring it to life in a way that exceeded our expectations.” **DT**

Virtually every floor boasts a view of the sea and/or the pool.



The staircase serves as the heart of the house, letting in light from numerous angles while still preserving privacy.



The shingle-style gables create opportunities for charming triangular clerestory windows.