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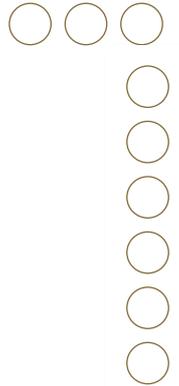
LISTING OF THE DAY

This St. Barts Home Offers 'Unsurpassed Privacy'

The stone Villa Chanticleer has charm, privacy and impressive ocean views

BY **CLAIRE CARPONEN** | ORIGINALLY PUBLISHED ON MARCH 26, 2020 | [MANSION GLOBAL](#)

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Built from stone, with vaulted wooden ceilings, Villa Chanticleer offers charm, privacy and impressive ocean views.

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Listing of the Day

Location: Petite Saline, St. Barts

Price: US\$18 million

Hidden in lush greenery on a forested hillside, this coastal Caribbean estate forms "an enclave of unsurpassed privacy," according to Sibarth Real Estate, the agency listing the home, while offering plenty of amenities to keep a family with a range of ages entertained.

Built from stone, with vaulted wooden ceilings, Villa Chanticleer offers charm, privacy and impressive ocean views. It is set on more than three acres of land on the north coast of St. Barts and overlooks the bay of Lorient—the scattered red roofs of Lorient village, its sweeping, curved coastline and azure waters stretch out in front of it.

Designed to make the most of its views and the island's laid-back vacation vibe, the dining room and reception room in the main villa are open-sided and give direct access to the Atlantic Ocean-facing infinity swimming pool and its terrace. The open-plan living room, meanwhile, is ideal for gatherings and relaxation.

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The tropical gardens that surround the home offer a colorful and natural oasis of greenery and calm. They are formed of an area of flowering shrubs, lawns and palm trees, which are accessed by a network of paths. Elsewhere in the grounds, there is a tennis court, a gym and plenty of quiet spots to relax in among its lush gardens.

The home's main villa houses a bedroom and the living spaces, and sits beside the infinity pool and terrace, while two nearby pavilions house a master bedroom and a further bedroom, giving guests both a sense of privacy and easy access to the living rooms.

It is "one of my favorite properties on the island," said Cécile Tiberghien, sales manager at Sibarth Real Estate, an affiliate of Christie's International Real Estate. "The buildings have a lot of character and charm, and the property is private with lots of gardens and spaces—and has the added bonus of having a private tennis court, which is very unique for the island. For me it is the perfect house for families."

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Stats

Villa Chanticleer has 3,929 square feet of space, five bedrooms, five bathrooms, a dining room and reception room open onto the swimming pool area, an open-plan living area, a fully equipped kitchen, gym and garage.

Amenities

At the entrance of the property, there is a separate building, with two bedrooms, two bathrooms and a common terrace opening onto a large lawn area, which could be used as staff quarters.

A hot tub adjoins the infinity pool and there is a plunge pool located to the front of the master bedroom pavilion.

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Neighborhood Notes

Petite Saline is a centrally located quartier on the island of St. Barthelemy, also known as St. Barts, which is an overseas collectivity of France.

It is part of a group of islands in the northeastern Caribbean Sea known as the Leeward Islands.

Villa Chanticleer is a short drive from the bay of Lorient, which has a village with a supermarket and a bakery, and an attractive beach with palm trees and a reef break, making it a popular spot with surfers.

Three miles to the west is Gustavia, the main town and capital of the island, which is known for its sophisticated retail offerings. Boutiques by Louis Vuitton, Dolce & Gabbana and Cartier can be found on the harborside shopping street of Quai de la République.

Listing agent: Cécile Tiberghien, Sibarth Real Estate

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Twister Pods: When Basements and Bath Tubs Just Won't Cut It

An active tornado season is prompting those under threat to seek easy-to-install storm shelters that can be buried underground or bolted right to the home.

BY BETH DECARBO | ORIGINALLY PUBLISHED ON JULY 2, 2019 | [THE WALL STREET JOURNAL](#)

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People watch from the Liberty Memorial as a severe storm that dropped several tornadoes earlier approaches downtown Kansas City, Mo., on May 28.
CHARLIE RIEDEL/ASSOCIATED PRESS



It was the last day of April, and the skies looked ominous at Carol Pyott's home in Ozark, Mo. When the radio announced it was time to take shelter, Ms. Pyott was prepared.

Along with her son, Blake, and bulldog, Charlie, Ms. Pyott took cover in her Twister Pod, a four-person metal storm shelter bolted onto the floor of her garage and stocked with juice, water, granola bars and a pillow for Charlie. Only through the radio and two weather apps on her phone did Ms. Pyott know what was taking place outside: There was a confirmed tornado touchdown, and the coordinates showed it was just 1.8 miles from her home.

"Being inside gave me such a sense of security," says Ms. Pyott, a 53-year-old office manager for a solar-installation company. Three tornadoes touched down in the Ozarks on April 30, the strongest being an EF2 tornado that packed 134 mph winds. While Ms. Pyott and her home were unharmed, news outlets reported one storm-related death and damage to hundreds of homes.

It has been a busy tornado season so far in 2019. Ms. Pyott has retreated to her storm shelter three times since February, when she first had it installed. The spate of storms has also created more business for storm-shelter manufacturers across the country.

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This aboveground safe room at a destroyed home in Moore, Okla., is still standing after taking the impact of 2013's EF5 tornado.

Paul Hellstern/*The Oklahoman*

"When the wind blows, the phone rings," says Neal Rohrbach, director of marketing at Harbor Enterprises, a Thomasville, Ga.-based manufacturer of Survive-a-Storm Shelters. Prices, including installation, range from \$3,695 for a cylindrical pod that can accommodate up to four people, to \$7,295 for a 6-by-8-foot shelter, for up to 16 people. Each complies with manufacturer guidelines from the Federal Emergency Management Agency.

About 87% of the units Harbor Enterprises sells are aboveground models, Mr. Rohrbach says, mainly because they're easier to install. But both above- and underground models are designed to withstand the force of an EF5 tornado, which packs winds of 250-plus mph.

In Norman, Okla., Harold Brooks, a senior scientist with the National Severe Storms Laboratory, said retrofitting his 1947 home with a storm shelter would have cost about \$7,000. The project typically involves doubling existing ceiling joists and studs, adding steel panels and strapping and installing a steel door with heavy-duty deadbolts and hinges. Instead, he put a storm shelter in a master bedroom closet that was part of an addition in the 2000s. Dr. Brooks says he has used his shelter only once, but his house didn't sustain any damage. He calculates the odds of dying in a tornado in the U.S. at about one in five million, but his shelter was worth the cost to build it—about \$2,000. "You get it for peace of mind," he says.

Only a fraction of homes in the U.S. have designated storm shelters, probably since many homeowners retreat to the basement when tornadoes threaten. An analysis in May by real-estate website Zillow found that 15,508 listings included the words storm shelter/room/cellar or tornado shelter/room/cellar. Most of these homes were in Oklahoma, where 13.28% of listings include this feature.

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A storm shelter has a nominal impact on home sales, the Zillow analysis found. Listings that included a shelter sold for 1.1% more and three days faster than homes of similar age and size without shelters.

Currently on the market for \$3.9 million is a nearly 10,500-square-foot luxury ranch outside of Dallas. In addition to a gourmet kitchen, resort-style pool and heated horse barn, the house has a storm shelter on the lower level. Listing agent Rogers Healy says the shelter is more of an amenity than a necessity for the owner, who wanted a home with all the bells and whistles.

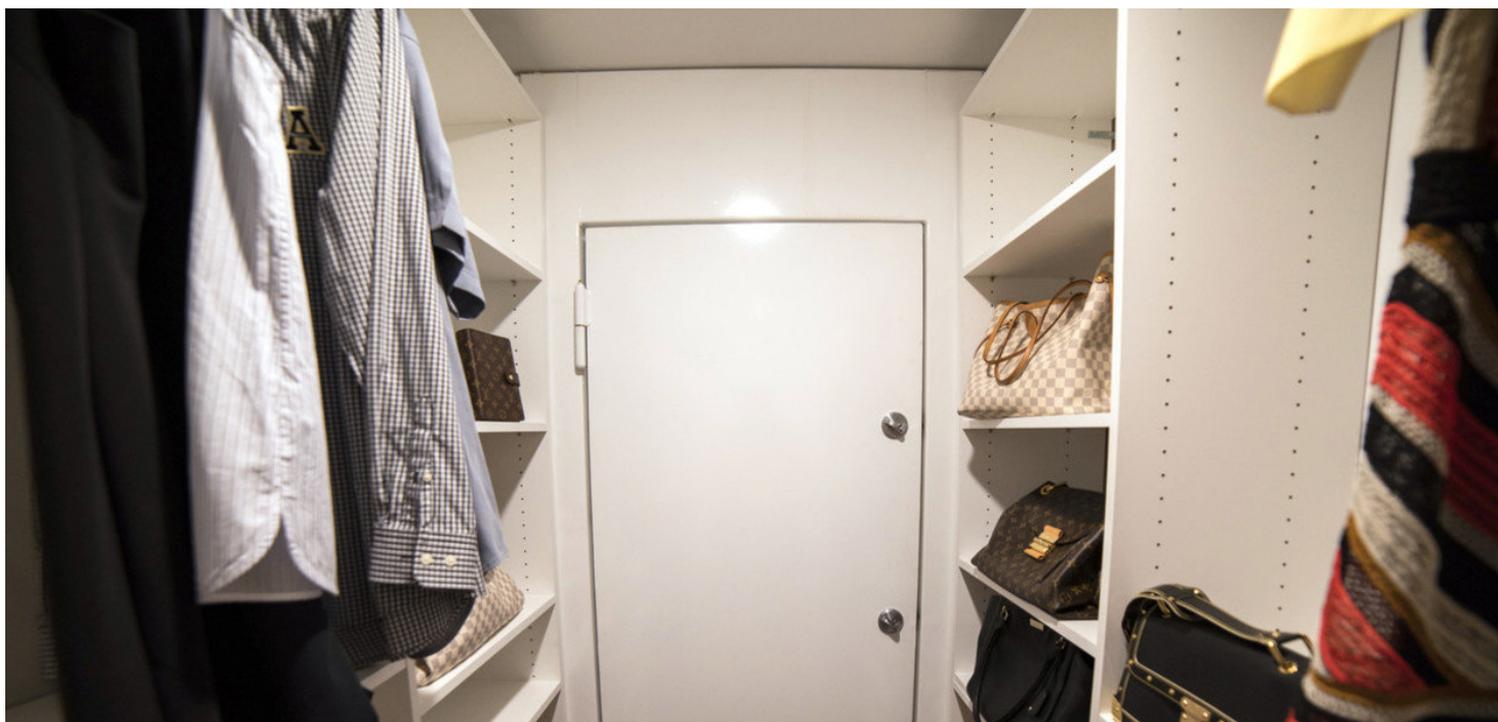
Hurricanes can spawn tornadoes, and while aboveground and underground storm shelters can offer protection, they may not be ideal for use in coastal areas or in flood zones because water can get in through air vents or an opened door.

However, if an evacuation order is issued in the face of a hurricane, a storm shelter could help protect valuables left behind.

One advantage of storm shelters is that they're not just for storms.



Tommy Sofield, his wife, Alexandra Cugliari, and their 2-year-old daughter, Isabella, outside their Boone, N.C., vacation home.
Jack Sorokin for The Wall Street Journal





The modular safe room in the Boone, N.C., home of Mr. Sofield and Dr. Cugliari does double duty as a storm shelter.

Jack Sorokin for *The Wall Street*

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Last month, Tommy Sofield moved into a two-bedroom vacation home in Boone, N.C., built for himself, his wife, Alexandra Cugliari, a doctor, and their 2-year-old daughter, Isabella.

"When I was building the cabin, I was thinking of a safe room just for protection—whether it's tornadoes, for valuables or for when my wife and daughter are at the house and I'm not home," says Mr. Sofield, a luxury builder in the Caribbean Islands and eastern U.S.

He paid \$12,600 for a customized panelized kit made and installed by U.S. Safe Room, a North Carolina-based manufacturer. Thick metal panels line the walls of the cabin's master closet, he says, and a "200- or 300-pound" door has three deadbolts. "I thought, 'Holy cow, this is the best thing for our family for safety, for security purposes.'"

The unit is the company's top-selling storm room, says David Davis, director of marketing and business development at U.S. Safe Room. Aboveground units range from \$3,500 to \$25,000, and underground shelters range from \$5,000 to \$21,400; the company also creates custom shelters with built-in seating, electricity, plumbing and other amenities, he says.

"The larger units appeal to the survival culture," he says. "They're very multifunctional. We've had people wanting to protect things like their art collection. On the storm and tornado side, you can go in a small box, and it can be terrifying in itself. But if you have a larger one outfitted with comforts, that may be more appealing."

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