

Washington, D.C. Natives Discovered Holden Beach

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15 years as a police officer and 20 years as a state investigator in Maryland.

"It's a convenient house," says Rita, who didn't realize what "Southwestern design" was all about until they first looked at the home.

"I love the house. I love the way it's set up. Everything is separated," she says. "The builder really did a lot of unique things...two years and I'm still learning about it, really."

Rita loves the centrally-located kitchen, which features a large bar on the living room side.

"This way I can be part of the conversation without having anybody in the kitchen," she says.

The house also has a formal living room with a stained glass window, and a formal dining room, but the Sapienzas spend most of their time in the comfortable "great room," which provides easy access to the kitchen and back porch.

True to its Southwestern flavor,

the overhang on the south-facing back wall blocks direct sunlight during the summer but allows the sun to warm the house during the cool winter months.

The Washington, D.C., natives discovered the Holden Beach area when Rita's brother married a local girl.

The Sapienzas always lived in or near the nation's capital, but moved often from house to house before Carl's retirement two years ago.

Although they've only lived a brief time at Lockwood, they're convinced they are finally ready to settle down.

"We're known as the gypsies of the family," Carl jokes. "This is it. This is the end of it."

Rita says the large home is frequently full of guests. "It's a stopping place. Everybody said I should put up a 'bed and breakfast' sign outside. I always have a lot of company."

The design of the house makes company no problem at all. The



PHOTOS CONTRIBUTED

A LANDSCAPED YARD adds to the overall beauty of the Sapienza home, which overlooks the third and 10th holes at Lockwood Golf Links.



CARL AND RITA SAPIENZA, pictured with pets Brandy, Gigi and Boomer, spend most of their time in this comfortable room, which provides easy access to the kitchen (right) and back porch.

master bedroom is on one side of the house and two of the spare bedrooms are on the other. Guests have their own bathroom and own doorway to the porch and pool out back.

As for the location, the Sapienzas say it couldn't be better. "This is actually the best of both worlds, with the ocean a mile away and the golf right here," Carl says.

The couple has a good view of the third hole from the back of their home, and the 10th tee is just across

the street out front.

That's just fine with Carl, who was ready for some serious golf when he retired. The part-time starter at Lockwood Golf Links plays just about every day and had worked his way down to a 10 handicap as of January.

He ranks the 15th as the toughest hole at Lockwood, a challenging layout nestled between the Lockwood Folly River and Atlantic Intracoastal Waterway.

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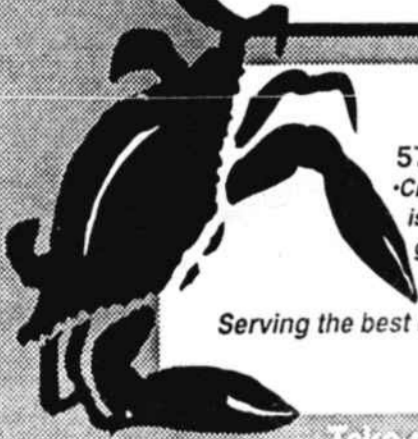
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