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Here in the Kennebunks, we thought we had a trusted relationship with eHarmony.com founder Neil Clark Warren. We thought we’d won him over. Then, mysteriously, he’s moved on. The perils of speed dating.

For months, there was a buzz about who’d become the next owner of the pharaonic contemporary house with Mission interiors that Warren disneyed into position across Ocean Avenue from Walker’s Point.
And remember, if Hillary Clinton shows up for a huge fund-raiser on this site next summer for her presidential campaign, you read it here first.

Phil McCabe, 67, a Naples, Florida, hotelier and restaurateur, is a former CIA employee turned brilliant entrepreneur with a reputation for deft timing. Because he already owned 21 acres adjacent to the Warren property, and because he’s also just picked up another 10 acres from a failed development plan on his north side, his new summer home combines 60 acres, a mammoth presence in Cape Arundel.

“Yes, but the Kenneth Roberts (the novelist who wrote *Arundel*, *Rabble in Arms*, *Northwest Passage*) estate is 95 acres,” he says. “And that’s for sale, abutting my property. Seventy-five percent of the Roberts estate is contiguous to my own land.” Is he considering buying it? Time will tell.

After seeing the world via the Air Force and CIA, he saved $25,000 and risked everything to buy a cottage colony called The Mornings By The Sea, in Scarborough. “I was just 28. It was in foreclosure. It was a wonderful opportunity. Wonderful cash flow. It gave me the opportunity to reinvest.”

One of those reinvestments was in Sea-
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Did he name it after the former restaurant in Kennebunk?
“No. That was before the Kennebunk restaurant opened. But I got sued for using the name by another Windows on the Water on Sanibel Island. I only operated it one year.
Meanwhile, “I almost bought the Narragansett Hotel” on Gooch’s Beach in Kennebunk. “It was closed two years,” two dark summers. “I toured it, studied it for a winter. I wanted to make it a first-class hotel,” but it went to condos.

Today, McCabe presides over a shimmering empire in Naples that includes the boutique Inn on Fifth, and restaurants including McCabe’s Irish Pub & Grill, Boston’s Restaurant & Sports Bar, and Avenue5.

“Naples is a Palm Beach,” he says. “My properties are in the heart of downtown Naples. There’s a similar demographic in Kennebunkport, a wealthy community most sensitive to architecture and planning.”

Does that mean he plans to develop some spec houses here in Maine on the 60 acres? “I don’t see that for my 50-acre property” that goes with the house.
“But for the 10 adjacent acres I’ve acquired, I’d like to provide access from the rotary near my front driveway. I’m looking at redirecting my private driveway to where it was, off Ocean Avenue, add a gate, and put three architecturally significant homes on the three lots.

“I learned the Warren house was for sale from my friend Frank Pack. With my two sons, 17 and 19, I’m beginning to restore it for our use. We’re talking to architects, surveyors, engineers—I call them imaginers. We’ll have major improvements to the kitchen, master bedroom, east wing, and west wing. There’s a 1,500-square-foot game room; I’m going to take a third of that and turn it into a theater. We’re calling our house Lake of the Woods.

“I looked in Boston, Portsmouth, and Maine for an interior decorator, but it just wasn’t working. So we’re using Lou Shafran from Naples. This summer, we’re working feverishly on the interior design of the guest house so we can enjoy the property while the rest of the work goes on.”

Camping out, Maine style.

Have the Bushes come over to say hello yet? “With me, it’s more the Clintons. There may be a Hillary Clinton presidential fundraiser here next summer.”

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