

10-Acre Equestrian Zoned Estate
Livingston Woods-Naples



2 Luxurious New Custom Designed Southern - Styled Homes set on a Lake - completed Dec 2008.



• Main House 10,123 S/F with 5 bedroom suites and balconies, 3-bay attached garage.



• Guest Cottage 3,625 S/F with 3 bedroom suites, a detached 2-bay garage and office.



The Estate offers state of the art finishes and elegant craftsmanship throughout. Private septic, sewer, reverse osmosis system and 2 back-up gas generators. 20 horses permitted on this high, dry and cleared property west of I-75.
\$8,750,000



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COURTESY PHOTOS

Glass curio cabinets bring light and a beach view into the kitchen.

MAKEOVERS

From page B11

A perfect example of what is happening in many of Southwest Florida's more mature high-rise condominium communities is found at Vanderbilt Gulfside Condominium, where exterior common areas as well as residences are sporting sophisticated new looks.

Flexible living space and innovative storage solutions are high on the priority list for those wanting to turn dated vacation condos into year-round residences. In one condominium, the successful transformation of a two-bedroom layout resulted in two additional remodel contracts for K2 Design Group, a single-source architectural, interior design and construction management firm.

"The owners wanted better use of their home," says Jenny Carter, president and principal designer, K2 Design Group.

As in the case of many homes, one of the bedrooms was rarely used. Opening that one room changed the dynamic of the entire home with increased functionality and stylish looks. To accomplish that, K2 Design Group expanded the air conditioning onto the lanai at one end of the great room and created an attractive work space, a beautiful setting to catch up on email. In the same area, sliding acoustical panel doors allow the space to convert to a guest suite for the occasional visitor.

In the kitchen, which was opened to living areas, glass-walled cabinetry showcases the homeowner's handcrafted blown glass collection while concealing electrical and plumbing.

"This is a dramatic change," Ms. Carter explains. "By eliminating the wall that had housed the electrical panel, we gained a view. Glass in the curio cabinets also allows the Gulf view to be seen from the entry."

Throughout the home, ceilings were opened and ductwork was moved. The foyer was opened. In addition to a much-improved interior, the facelift opened the residence and changed the focus from walls to beautiful views.

Several touches incorporated existing features. A wave ceiling treatment adds interest and creates the illusion of depth without having to raise the ceiling. Paneling kitchen appliances to match the cabinets created an integrated look. Recovered living room furniture now blends with the renewed interior.

"High-rise makeovers take a bit of ingenuity," Ms. Carter says, adding, "Clever adjustments enable condominium resi-

dents to enjoy their homes so much more."

When they were built in the 1980s, these beachfront residences were not about high ceilings. The entire ceiling was lowered to the depth of the ductwork. "We have the technology and skills today to open high-rise spaces," she says. "Homebuyers do not always have the vision to imagine what's possible. For sellers, these makeovers create interest."



The "wave" ceiling was an existing feature.

An outside facelift, too

Sitting on 8.8 acres, the 80s-era high-rise property that is Vanderbilt Gulfside Condominiums consist of 72 residences in each of two towers and is in the midst of an exterior facelift. Parking structures, entry gate and porte-cochère have been replaced. Landscaping has been enhanced and is receiving increased attention with a new irrigation system. Attractive pavers replaced asphalt along the winding driveway, and Italian stone has been installed around the pool and walkway. In addition to fresh paint, exterior balconies, railings and screens are being upgraded.

Along Vanderbilt Beach, many bought their homes over 20 years ago for well under \$200,000. In addition, many of these residences were purchased as vacation homes. While the real estate appreciated considerably, the common thinking was that there was no need to spend money to fix what was not broken, especially when cosmetic improvements would be costly. Perspectives change in a buyers' market, according to Vesci.

"Potential buyers have certain expectations about the amenities," she says. "First impressions count. No matter how nice a condominium is, a buyer considering the purchase of a condominium might not even come to look if they hear that the building's common areas are not scheduled for some kind of improvement."

Pat Gibbs, manager at Vanderbilt Gulfside Condominiums, agrees. "Our residents are thrilled that the exterior is brand new and in keeping with the upscale nature of the neighborhood," she says. "And realtors love it when they can show a property like this following a makeover. It generates excitement." ■