

OUTDOOR OASIS

BY LONDON BAY HOMES

While the Polar Vortex may be winding down this season, it's left many northerners wondering why they're braving the cold when just a short plane ride away awaits warmer weathers and the added bonus of lower taxes.

Collier County is booming with activity, bolstered by the opportunities for northerners from states like New York, New Jersey and Illinois to take advantage of fantastic home values and the chance to cut high state tax bills in half, along with no state income tax fees.

And, the weather can't be beat when you can still flock to beaches, parks and gardens during the January, February and March months to enjoy warm days and comfortable evenings.

Previous page: Outdoors, a large living area awaits for lounging and dining, with a gourmet-ready outdoor kitchen, concealed audio and video equipment and two 48-inch TVs perfect for entertaining.

Whether gathering with friends by the pool for refreshing drinks, hosting evening barbecues on the lawn, stargazing or enjoying fireside chats on poolside chaises perfectly poised to welcome the evening rosy glow – Florida residents and visitors aren't wasting a minute of enjoying life in paradise.



Above: The outdoor connection continues into one of the master suite's dual baths, featuring a soaking tub that offers serene views of Cutlass Cove. It's the ideal place to relax and soak in the home's beauty.

“Homes in Florida are very desirable to residents looking to take advantage of our tax code and spend a lot of time outside,” said Mark Wilson, London Bay Homes President and CEO. “As a luxury custom homebuilder, we understand the importance of creating spaces that will maintain long-term value as well as provide the most optimal setting for enjoying the outdoors.”

Opposite page: The West Indies-Coastal inspired 4395 Gordon Drive estate boasts 4,667 square feet of living space and four en-suite bedrooms within two stories.

A leading homebuilder and developer in the Southwest Florida home market for nearly three decades, London Bay Homes has mastered the art of creating sought-after alfresco spaces that embody comfort and luxury.

“As the trend increases for connecting healthier and active lifestyles with the way people live – inside



their homes and out – we are seeing more requests from clients wanting to create the same warm and inviting spaces outdoors that they've become accustomed to indoors,” said Wilson.

Working alongside the interior design professionals at Romanza Interior Design, London Bay Homes transformed one home's possibilities for spec-

tacular views into the central focus of a luxury, custom estate in Port Royal.

“One of the distinct moments I had visiting the site took place during an early morning visit on my way into the office,” said Wilson. “There was an incredible sunrise; I knew that the design of the home had to be created in such a way that the

sunlight coming up over the water would be the first view you had waking up. The Romanza team came up with a concept to have the bed in the master suite face a wall of glass sliding doors showcasing the cove and mangroves. It's the perfect way to start any day.”

Situated on a peninsula along the

coves and back bays of Naples Bay and the Gulf of Mexico, Port Royal is considered a boater's paradise, with proximity to the Naples Airport and world-class shopping and dining of 5th Avenue and 3rd Street South adding to the appeal.

Romanza and London Bay Homes worked to create a design for the 4395



Above: Named Best Kitchen at the 2018 Sand Dollar Awards, the estate's kitchen features a mix of white and high-gloss lacquer walnut cabinetry, giving it a contemporary look.

Gordon Drive residence, available for purchase, that celebrated living in grand style – both indoors and out.

With an open great room floor plan that showcases views of Cutlass Cove and the majestic greens of mangroves on Keewaydin Island just across the water, the home boasts 4,667 square feet of living space and four en-suite bedrooms within two stories.

London Bay Homes pushed luxury living to new levels with a clean-lined, modern aesthetic and strategic lighting plan designed to enhance the home's West Indies-Coastal architecture. The home's sophisticated design blends honed stone and wood plank flooring with accent panels of exotic sapele, anigre and walnut to create a uniquely contemporary style unifying

the foyer, great room, kitchen, dining room, wine cellar and study.

Romanza created an interior palette that eschews the expected white-on-white in favor of neutral taupes and ivories and accents of green and tan inspired by the home's lush landscape design.

The home's private master retreat welcomes leisurely morning sunrises with floor-to-ceiling bay window

overlooking the cove along with a private terrace and fireplace. The outdoor connection continues in one of the master suite's dual baths: a walk-through shower to the separate soaking tub overlooks Cutlass Cove.

Upstairs, the home offers amenities to entertain and accom-

EVO flattop built into the large freestanding island bar. Concealed audio and video equipment and two 48-inch TVs elevate the entertainment quotient.

Nearby, the resort-worthy custom pool awaits, with in-water benches and a built-in spa for well-deserved relaxation and the sooth-



Above: Romanza cleverly designed the estate's master suite so that the bed faces a wall of sliding glass doors, allowing future homeowners to wake up to the beautiful sunrises coming up over Cutlass Cove.

modate visitors – four guest rooms, an elevator, loft and lounge sitting areas, a wet bar and a terrace overlook the pool and cove. One VIP suite has a large bay window with glorious cove views; another is a guest apartment with its own morning bar. Each has a resort-style bathroom.

Downstairs, the home's outdoor living spaces beckon beyond the sliding glass doors to a large living area for lounging and dining, with a gourmet-ready outdoor kitchen with two grills, including a circular

ing sounds from two spillways. Lush landscaping envelopes the pool and outdoor living area to create a private tropical garden. Comfortable chairs are collected around the fire pit for evening stargazing and storytelling.

Dreaming of having a boat in your backyard? A private boat dock provides easy Gulf of Mexico access through nearby Gordon Pass. On days you prefer a dip in the ocean without the boat, you can simply go down the street to the beach, with membership eligibility to the prestigious Port Royal Club and Cutlass Cove Beach Club.

To enjoy life in paradise today, call London Bay Homes at 866-920-1754 or visit LondonBay.com.