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**Above:** London Bay Homes collaborated with Kukk Architecture & Design to create a timeless, traditional-scale home that marries transitional detail and contemporary flair on a once-in-a-lifetime Port Royal homesite. Southern exposure dictated design aspects of the two-story plan, with glass maximized in each room to welcome light and capitalize on the commanding water views. A judicious selection of repeated elements – including articulated glass corner windows and the dark-trimmed windows and doors – provide both continuity and dramatic counterpoint throughout the home. The team considered the homesite, location and view to determine a hierarchy of focal points, from the entrance, to the master suite, to the outdoor living area.

## Port Royal Tour de Force: *700 Admiralty Parade West*



**Above:** London Bay Homes' custom estate's welcoming feel is established in the entry, where an impressive floor-to-ceiling door from Andersen's Weiland collection effortlessly pivots open to the foyer, great room and a "walk up" bar with integrated wine coolers. Michael Scott of Romanza Interior Design keeps living spaces cohesive with 8" wide plank blonde maple flooring, Sherwin Williams Moderate White walls and Alabaster painted trim. Blending a neutral Theodore Alexander sectional and upholstered ottomans with leather lounge chairs and silver leaf accent tables, he creates a coastal feel with modern elements. A blonde maple gridwork tile ceiling design adds architectural interest, illumination and connectivity between the great room and kitchen.

For London Bay Homes President and CEO Mark Wilson, the vision for a custom luxury estate is sparked by the first glimpse of the homesite. It's an emotional response – a feeling of excitement, an anticipation of all the possibilities that will unfold.

With 700 Admiralty Parade West, a new custom estate being built in close proximity to the vibrancy of Downtown Naples and the opulence of the exclusive Port Royal neighborhood, Wilson intuitively assembled a dream team of proven talent to collaborate with London Bay Homes on a tour de force befitting of the Naples premium waterfront views: Jon Kukuk of Kukuk Architecture & Design, Michael Scott of Romanza Interior Design, and Landscape Architect Christian Andrea of Architectural Land Design.

"London Bay Homes surrounds itself with talented partners who are willing to give and listen – professionals who are empathetic to each other's contributions and expertise in engineering and design," said Wilson. "The creativity and ideas produced by a team of experts is virtually limitless."

He likens the collaboration to creating an artistic composition, much like choreographing a dance, or conducting an orchestra. With each team member contributing their talent to the process from the very beginning, livability and beauty achieve balance in a home designed in perfect harmony.

The power of partnership Wilson describes is on full display with a remarkable 7,640-square-foot, two story Port Royal luxury home that will showcase commanding wide water views across Admiralty Bay to Keewaydin Island.

The stunning home will feature an expansive open floor plan connecting the main living spaces with a grand alfresco setting and enhanced by five

bedrooms, five full and two half bathrooms, and a multifunction bonus room for entertaining and added guest privacy.

A truly collaborative process guides this remarkable design, said London Bay Homes Vice President Steve Miller, explaining the architectural and design teams work through a list of a dozen must-haves and key features. An intense period of critique and collaboration ensues.

"There's a push and pull on the plan," said Wilson. "The real collaboration kicks in when we start to explore the 'what-ifs' of everything from the interior architecture, to the ceilings, to the elevator placement, to how the generator and garage will be designed."

Kukuk shared he loves working as part of a team with strong convictions about creating the best home possible. "It's more fun collaborating with strength," he said.

Before embarking upon a home of this caliber, London Bay Homes solicits extensive feedback from homeowners and keeps an eye on emerging trends.

To satisfy an insatiable desire for expansive closet space in the Admiralty Parade West estate, the selected Polyform, an Italian company, will outfit a truly masterful master suite walk-in design. The home will also incorporate additional trends, including a VIP suite that's similarly appointed to the master, but on a slightly smaller scale. Bedroom four will be furnished as study, resulting in dual home office spaces.

London Bay Homes also leverages their relationships with premium suppliers like Sub-Zero, Kohler and Anderson to ensure they're able to incorporate the most up-to-date and innovative offerings in their custom designs.

**Below:** There is a precision between window and cabinet interaction in the kitchen, where appliance and cabinetry designs were developed in parallel. Soho Kitchens and Designs created a continuous integrated flow of cabinet elevations using a mix of light maple and Shaker-style painted alabaster adorned with satin nickel edge pulls and handles. Dual islands accommodate meal preparation, extra storage and grand entertaining with extra seating for casual or formal gatherings. Linear lighting and LED technology remove wall clutter, adding an architectural element as well as illumination.





**Top Left:** Modern home offices are moving away from dark “man caves” in favor of lighter and airier designs. The home’s first floor study features a wrapping bay window and a built-in wall detail covered in suede that reaches to high windows, allowing even more light into the room. A Kyle Bunting dyed-and-sewn cowhide rug anchors a postmodern contemporary desk, while an automotive-style upholstered chair and a side table constructed of a glass-topped wooden steering wheel inject understated whimsy to the space.

**Bottom Left:** Acknowledging the prevalence of two-career households, the team chose to delineate a pair of studies in the home to accommodate both partners’ desire for office space private unto themselves. The chic second-floor study features a warm wooden writing table, coupled with a nail head-trimmed leather chair and a pair of creamy credenzas. By design, the recurring wrapping window design envelops the room in light. London Bay Homes Vice President Steve Miller explains: “If we make an aesthetic choice on the exterior, we react in the interior, and vice versa, all the while keeping privacy and operability in mind.”



**Top Right:** The bonus room is outfitted as an ideal entertaining space, with casual sectional seating for movie screenings and a handsome built-in display wall for media. The bonus room features a full bar with refrigerator, microwave and dishwasher. Beyond the sliding glass doors, a wide balcony affords unobstructed views of Keewaydin Island by day and the stars by night. The second-floor VIP suite accommodates guests in style, with water views, a luxurious bath, sizable walk-in closet and private access to the bonus room balcony, as well as a full laundry room.

**Bottom Right:** Positioned to take advantage of wide water views through an expansive wrapped window, the home’s master bedroom features a black and white Alfonso Marina king-size bed flanked by a pair of plantation shuttered windows. In the master suite, Jon Kukk of Kukk Architecture & Design capitalized on the current trend of well-appointed rooms with larger baths and closets with more than ample storage. Beyond the bedroom, a sumptuous spa-style bath awaits, with separate vanities topped with Pompeii quartz and private water closets, along with a truly expansive, must-see “hers” closet and a customized lighted gallery case crafted of Italian glass designed to showcase shoes and purses or artwork.





**Above:** Wide expanses of iron-trimmed glass capitalize on the views, imparting a visual rhythm to the home and creating an interplay between indoor and outdoor spaces. Landscaping and surfaces continue the interior's linear themes, initiating natural adjacencies. Pivot doors from the dining room and a lift-and-slide pocket door from the great room offer a seamless transition to the outdoor living area. 24 x 24 Italian porcelain floor tiles on an integrated pedestal drainage system allow the entire pool deck to be on one level with the outdoor living space, without drains or sloping. A 56' x 120' porcelain counter-height party tabletop serves as a multi-purpose space for cocktails, dining, games or a buffet. Michael Scott of Romanza Interior Design outfitted the space for flexible, open-air entertaining, creating multiple opportunities for activity and interaction.

“Creating a synergy with new technologies attracts and excites our clientele,” said Miller.

Inspired by Kukk Architecture & Design's traditional plan with transitional flair, award-winning Romanza Interior Design conceived a casually elegant, clean-lined coastal interior design for the Admiralty Parade West estate, with modern touches and neutral tones that enhance the easy livability of a home built to maximize both its idyllic location and the interplay between indoors and out.

“Each room is a balance of function, comfort and style,” Scott added.

An intuitively integrated interface will allow the homeowners of this grand space to effortlessly control shades, shutters, interior lighting, pool settings, or even create timed events, like dramatic pool and landscape lighting effects at night or opening the master suite shades at dawn each day to gently awaken to the Southwest Florida sun.

And above all, London Bay Homes' brand promise of “Private Label Living” – coupled with nearly three decades of homebuilding experience – will ensure quality and attention to the home's every detail from concept to completion.

For more information on London Bay Homes' newest estate at 700 Admiralty Parade West, contact Toby Cloutier at 239-280-7367 or visit [www.LondonBay.com](http://www.LondonBay.com).

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