



LONDON BAY HOMES A PORT ROYAL TRIUMPH

700 ADMIRALTY PARADE WEST

Naples, Florida USA

The new London Bay Homes custom estate underway at 700 Admiralty Parade West is a magnificent embodiment of its singular location, at once epitomizing both the vibrancy of nearby downtown Naples and the opulence of its exclusive Port Royal neighborhood.

For London Bay Homes President and CEO Mark Wilson, the vision for 700 Admiralty Parade West was sparked by the first glimpse of the homesite.

“I had an emotional response to the property,” said Wilson. “It was a feeling of excitement, an anticipation of all the possibilities that could unfold within a home designed specifically for that particular piece of land.”

Wilson intuitively assembled a dream team of proven talent to collaborate with London Bay Homes on a tour de force befitting of the sites’ 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 collaborated with Kukuk 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.

“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.

A continuation of the interior’s linear themes, an outdoor living space initiates a seamless transition through pivot doors from the dining room and a lift-and-slide pocket door from the great room. The Romanza Interior Design-outfitted space allows for flexible, open-air entertaining and creates multiple opportunities for activity and interaction among guests.





Above: Romanza Interior Design keeps living spaces cohesive with elegant blonde maple serving as 8" wide plank flooring, an architectural interest-adding ceiling design, and the gourmet kitchen's custom-designed range hood.

Opposite page top: Positioned to take advantage of wide water views through an expansive wrapped window, the home's well-appointed master suite boasts a sumptuous spa-style bath 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.

Opposite page bottom: The bonus room is outfitted as an ideal entertaining space, with casual sectional seating for movie screenings, a handsome built-in display wall for media and 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.



London Bay Homes collaborated with Kukuk Architecture & Design to create a timeless, traditional-scale home that marries transitional detail and contemporary flair. 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 iron-trimmed windows and doors – impart a visual rhythm to the home and create an interplay between indoor and outdoor spaces.

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 – working in unison to celebrate this once-in-a-lifetime Port Royal homesite.

A truly collaborative process has guided this remarkable design, said London Bay Homes Vice President Steve Miller, explaining how 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. He 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."

"There's a push and pull on the plan," adds 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."





Acknowledging the prevalence of two-career households, the team chose to create a pair of studies in the home to accommodate both partners' desire for office space private unto themselves.

The stunning home's expansive, open floor plan connects 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.

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, they selected Polyform, an Italian company, to outfit a truly masterful master suite walk-in design. The home will also incorporate the trend of offering a VIP suite that is similarly appointed to the master, but on a slightly smaller scale. Bedroom four will be furnished as a study, resulting in dual home office spaces suitable for a couple who often works from home.

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.

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

Award-winning Romanza Interior Design conceived a casually elegant, clean-lined coastal interior design for



The estate'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.

There is a precision between window and cabinet interaction in the kitchen, where appliance and cabinetry designs were developed in parallel. Dual islands accommodate meal preparation, extra storage and grand entertaining with extra seating for both casual and formal gatherings.

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 said, adding that they kept living spaces cohesive with elegant blonde maple that appears in 8" wide plank flooring, as an architectural interest-adding ceiling design, and in the gourmet kitchen as a custom-designed range hood.

The indoor-outdoor connection is an integral component of the home's design. 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 with 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 three decades of homebuilding expertise – will ensure quality and attention to the estate's every detail from concept, through creation, to its glorious completion.

For more information on London Bay Homes' newest estate at 700 Admiralty Parade West, scheduled for completion this spring, contact Toby Cloutier at 239-280-7367 or visit www.LondonBay.com.

