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JUNE 2016

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## On The Waterfront

A West Indies beauty delights its new owners and the neighborhood

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# On The Waterfront

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## A West Indies beauty delights its new owners and the neighborhood

BY LINDA DONNELLY  
linda.donnelly@floridaweekly.com

Nestled within the private neighborhood of Port Royal, the enclave called Little Harbour has 32 beautiful homes on 25 acres. A gated, single-family oasis exemplifies the Naples luxury home industry at its most exclusive and serene. When Jon Kukuk and Claudio Almeida of Kukuk Architecture & Design joined forces with A. Vernon Allen Builder and W Design, the result was nothing short of spectacular.

"This home reflects a balance between

traditional and transitional style, strongly influenced by West Indies architecture," describes says Mr. Kukuk. "The simple layout gives the homeowner privacy from the street and maximizes the water views from the back of the house. And the clean symmetrical lines and proportions create an inviting presence as you approach the house," he adds.

According to the homeowner, the whole experience of creating this beautiful, comfortable home was pleasurable. "Jon Kukuk and his team were very professional," she says, adding, "His engaging personality and ability to collaborate with all involved helped to streamline the entire project."



The influence of West Indies architecture is apparent in this design by Kukuk Architecture & Design. Built by A. Vernon Allen Builder, the front exterior features kerf corner columns, decorative rafter tails and beams together with Bahamian blue shutters.



The open layout of the 5,000-square-foot, four-bedroom, 4½-bath home is one that many homeowners desire today. With large windows, 18-foot sliders and eight sets of French doors, the views are always front and center. Due to the large amount of glass facing south, the house has a bright, airy feel throughout and the essence of a seaside retreat.

“Intricate details with cypress wood such as kerf corner columns, decorative rafter tails and beams together with the Bahamian blue shutters balance the white exterior of the house,” says Mr. Almeida.

Only the top quality construction detail is evident throughout this home, thanks to the project management of Ryan Benson, principal of A. Vernon Allen. Project manager Evan Weaver of A. Vernon Allen describes the extensive details, materials and systems within the house as including a whole-house water filtration system, Sub-Zero, Wolf, Bosch and Miele appliances, and Harmon Hinge doors. The home’s all-concrete construction provides the most solid foundation for Florida’s elements. The windows are hurricane rated and fully waterproofed, and the rear terraces are enclosed with automated shutters and screens.

A consistent visual throughout is the stunning ‘bleached’ black walnut wood flooring from the Antonietta collection of the La Famiglia line provided by Legno Bastone Wide Plank Flooring. Tiffany Guido, vice president and fifth generation owner, says the flooring was created and fabricated by European artisans using French white oak to age gracefully and require the least amount of maintenance.

“Energy efficiency was also a top consideration, and the fully enclosed attic, insulated glass and professionally engineered mechanical systems all achieve that goal,” says Mr. Benson. He adds, “We were fortunate to be able to construct this home with a client who appreciated quality and style, and work with a design team that was second to none.”

This was the first time A. Vernon Allen worked with Wendy Berry, principal of W Design Interiors, and the results made both companies proud. There were several meetings with both teams. They worked side-by-side with the architect to combine the exterior detail with the interior styling for a cohesive design. According to Ms. Berry, “The directives were to keep the interior design ‘beach casual,’ while maintaining a modern, yet transitional space.”

This coastal chic vibe is best illustrated in the spectacular kitchen/ dining/family space that is central to the home and most dramatic in regard to the finish detail. The kitchen cabinetry has Shaker-style uppers and slated



**The coastal casual design of the interiors is a constant throughout, yet the home maintains a modern, transitional vibe. Bleached black walnut wood flooring from Legno Bastone Wide Plank Flooring serves as a foundation for the home’s pallet of soft blues, whites and creams. The juxtaposition of the natural wood and the honed marbles and tiles featured in the kitchen and bath areas is a favorite memory point of the interior designer, Wendy Berry.**



wood bases, which keep the overall style casual, and yet still elegant.

W Design’s decor creates many memory points within the home. The master bath’s tile juxtaposed with the wood built-in cabinetry is one of Ms. Berry’s favorite design details, as is the pool’s

mosaic tile. “I also love the fireplace in the grand salon, marrying the antiqued smoke glass mirror with the walnut panel surround,” she says. All these elements played off the water views and capitalized on the homeowners’ affinity for cool, beachy colors inside and out.

Contemporary Bermuda and Caribbean are two of the architectural styles accepted in the stringent Little Harbour architectural code. This team worked closely together to follow the guidelines, offering several layout options early on in

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# WATERFRONT

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A lilac and white color scheme sets a soothing tone in a guest bedroom and bathroom. While the expansive hallways and alcoves provide generous and spacious common areas throughout the home.

the process to address the clients' wishes. Since there is a 5,000-square-foot maximum under air limit for homes in Little Harbour, the layout had to be efficient.

The final result is a beautiful success on so many levels, illustrating just how important great teamwork can be and just how rewarding it is for all involved. The happy homeowner concludes: "Everyone worked closely with us to understand our style of living, our tastes and our priorities. Our beautiful home is the result." ■

— A Vernon Allen Builder  
1175 1st Ave. S.  
261-5300; avabuilder.com

— Kukk Architecture & Design, P.A.  
1300 Third St. S., Suite #203E  
263-9996; kukkarchitecture.com

— Legno Bastone  
Wide Plank Flooring  
2684 S. Horseshoe Drive  
206-1898; legnobastone.com

— W Design Interiors  
Toll free: (855) 351-4474  
Wdesign.com

— Pergola, Inc.  
(239) 434-7585  
pergolainc.com

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