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REAL ESTATE Preview

A Guide to Real Estate and Open Houses in Southwest Florida

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Miromar Lakes Beach & Golf Club Unveils New Collection of Modern Architecture

Miromar Lakes Beach & Golf Club, the #1 Community in the USA, continues to blaze new trails in Southwest Florida with the introduction of modern architecture for its Estate Homes in the Ancona neighborhood and Luxury Villas in Trevi. The excitement is building as the first designer-furnished model homes – now under construction – foreshadow the shape of things to come along the white-sand beach, 700-acre freshwater lake and colorful Botanical Park. Builders and home buyers from across the state are paying close attention to the dramatic architecture of the single-family homes, the first models slated for completion as early as January 2020.

“Modern architecture adds a new dimension to Miromar Lakes’ architectural landscape,” says Margaret Antonier,

CEO and president of Miromar Development Corp. “Modern architecture is timeless and tells an exciting story of how very different each home can be.”

‘Modern’ and ‘mid-century modern’ are among the buzzwords used by the National Association of Home Builders to describe emerging trends in new home construction across the country. The use of black window frames is also on the rise, according to the NAHB, and is a concept Miromar Lakes builders have incorporated into their new home designs. Flat and standing-seam metal roofs, cantilevers, louvered accents and larger windows also convey an emphasis on clean crisp lines and the minimalism of the modern movement. The architecture unabashedly abandons arches, columns, excessive ornamentation and telltale barrel tile roofs, opting instead for sleek wood and

stacked stone treatments that play up the contrast of light and shadow.

“People want a more contemporary look to their homes,” says Steven Watt, president of Gulfshore Homes, which is constructing a two-story Estate model in Ancona, one of only 12 homes in the waterfront neighborhood. “We were thrilled when Margaret approached us about offering modern architecture. It was something we wanted to do. Miromar Lakes has always taken the lead. Look at the Beach Clubhouse. It was such a radical departure from the architecture of other community clubhouses when it opened, but it’s timeless and acknowledges Margaret’s willingness to be on the frontline.”

CONTINUED ON PAGE 2T





Ruta Menaghlazi created the interior design for Seagate Development Group's furnished Sabbia model in the Sardinia neighborhood at Miromar Lakes Beach & Golf Club. EVAN DOWLING

Theory Design creating interior design for Seagate's Burrata model

Caffrey & Associates
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Theory Design's Vice President of Design Ruta Menaghlazi is creating the interior design for Seagate Development Group's furnished Burrata model to be built in the Ancona neighborhood at Miromar Lakes Beach & Golf Club. Construction is expected to begin this Fall. Miromar Lakes is an award-winning community being developed by Miromar Development Corporation just north of Naples, minutes from Southwest Florida International Airport and numerous dining, shopping, and entertainment venues. Miromar Lakes is the only community in Southwest Florida to offer waterfront living, beaches, and golf all at one location. Acknowledged as the number one community in the United States, Miromar Lakes was named recipient of the National Association of Home Builders' Gold Awards for Community of the Year and Best Clubhouse, the only Florida winner in history.

The Burrata floor plan designed by RG Designs includes 3,892 square feet under air and a massive outdoor living area measuring 1,058 square feet. The open-concept plan features a living area that includes a spacious grand room, a large island kitchen, and a substantial dining area. The plan's study can be tasked as a formal dining room. Both the grand room and the dining area have pocketing sliders that open to the outdoor living area that includes a two-sided fireplace, an outdoor kitchen, and spacious conversation and dining areas. The floor plan also features four bedrooms, one of which is a VIP guest suite, four and a half baths, a pool bath, and a three-car garage. The master bedroom's large sitting area also opens to the outdoors. The master suite also includes two walk-in closets and a bath with dual vanities, dual water closets, a free-standing tub, and a walk-in shower.

Ruta Menaghlazi has created a design that will convey a timeless sense of casual elegance in the Burrata model. Her warm color palette will feature neutral tones with hints of coastal blue and grey tones and rich woods. The palette will play against mid to dark-toned hardwood flooring. Reverse soffit ceiling details with LED back

lighting will be found throughout the home and give the ceilings the appearance of floating in space.

Visitors to the Burrata will be greeted at an elegant front entry door. The foyer will feature a wood detail in a herringbone floor inlay, niches with furniture pieces and artwork, and a chandelier. The feature wall in the living area offers molding details with organic elements. Floating shelves will reflect natural elements of sea coral and woods collected through travels to different ports. Furnishings will include a neutral sectional sofa with accent pillows to provide a burst of color, a pair of swivel lounge chairs, and a large cocktail table. Natural light will stream into the adjacent kitchen through a large window over the cooktop that overlooks a private garden with a six-foot privacy wall. The perimeter of the kitchen will showcase a decorative backsplash that will provide a note of texture, white cabinetry with stacked upper cabinets featuring glass doors, and either granite or quartzite counter surfaces. Appliances will include a double wall oven and a built-in refrigerator. A full-height cabinet will be positioned on one side of the refrigerator. The kitchen will also include a walk-in pantry. The spacious dining area will include a dark wooden table with chairs upholstered with cream-toned fabric, a dry bar with glass cabinetry and a wine cooler, and a rectangular floating wood ceiling detail. The Burrata's impressive study will feature a tall ceiling with a double-tray detail. A large window on the front of the home will fill the space with natural light. Ruta Menaghlazi will finish the study's walls in a grey tone and furnish the room with a rich wooden desk and a neutral-toned sofa.

A double-door entry will open to the master suite's vestibule. Two walk-in closets will flank a hallway leading to a master bedroom with a large sitting area with a lounging chair and a door leading to the outdoor living area. The upholstered king-sized bed will feature a neutral bedding ensemble of luxurious organic fabrics in sky and earth tones. Nightstands flanking the bed and a dresser will be finished in a rich wood tone. The furnishings will be anchored by an area rug. The flooring in the master bath will be large format porcelain tile in a neutral tone. The bath will

feature dual vanities with rich-toned cabinets and quartzite counter surfaces. A tall linen cabinet will be included. Dual water closets, a free-standing tub, and a large walk-in shower with a rain head fixture will also be featured.

The Burrata's huge outdoor living area will provide an ideal setting for relaxing and entertaining. The space will feature roll-down screens and a two-sided ventless gas fireplace with a stone mosaic surround. A television can be hung above the fireplace. A comfortable conversation area will provide seating in front of the fireplace. At the opposite end of the space, an outdoor kitchen will feature Nature Kast cabinetry on the grill wall with granite counter surfaces, a sink, and an under-counter refrigerator. A walk-up island bar will also be finished with a granite counter surface. The custom pool will feature stepping pads and a sun shelf. A fire pit will provide an additional outdoor gathering place.

In addition to the Burrata model and the recently completed Sabbia model in Miromar Lakes, Theory Design is creating the interiors for Seagate Development Group's luxurious models in Quail West, Talis Park, Windward Isle, and Esplanade Lake Club. Seagate's furnished Captiva model in Hill Tide Estates at Boca Grande is now open for viewing and purchase and features an interior design by Theory Design's Ruta Menaghlazi.

Theory Design was named recipient of the prestigious 2019 Aurora Award for the Captiva model's interior design in the Best Interior Design of a Home Priced over \$2 million category. In addition, Seagate Development Group was presented an Aurora Award for the Captiva model in the Best Single-Family Detached Home Over 4,000 Square Feet category. Seagate's Windward Isle community in North Naples was named the Aurora Award's Residential Community of the year. Seagate's Sabbia model in Miromar Lakes also received an Aurora Award for Best Single-Family Detached Home Over 4,000 Square Feet. Earlier this year, the Sabbia model was named recipient of the 2019 LBIA Superior Home Award.

For additional information about the Burrata model in Ancona at Miromar Lakes and to learn more about Theory Design, visit TheoryDesign.com.