

TURNKEY IDYLL

A NEW BUILD IN PARK SHORE LEANS INTO COASTAL ELEGANCE WITH A SERENE PALETTE AND ORGANIC TEXTURES

DESIGN RANDI SCOTT & CRISTINA MANGUSO,
R & CO. DESIGNS, NAPLES, FL
BUILDER BORELLI CONSTRUCTION OF NAPLES,
NAPLES, FL
TEXT KELLEY MARCELLUS
PHOTOGRAPHY BLAINE JOHNATHAN, NAPLES, FL



FOR ALL THAT FLORIDA offers its residents, laborious upkeep is the last thing a homeowner wants. The elements, however, have a way of leaving their mark over time. One local builder took steps to minimize the impact of Florida's harsh sun and torrential rains, and then partnered with a talented interior designer to deliver a residence as perfectly suited for our subtropical environment as modern technology would allow.

Said structure is a 5,000-square-foot, five-bedroom house in Naples' Park Shore community built on speculation by Borelli Construction using only concrete and metal. Within five days of being listed, the place was purchased by a local couple.

ABOVE: In the foyer, custom-designed iron doors lead to Dolomite marble flooring with an inset graphic design, eschewing the need for an area rug. Overhead, a bead chandelier hints at the subtle coastal vibe palpable throughout the home.

LEFT: Past an open staircase constructed of black iron and wood, the family room's neutral sectional, with textured blue and white pillows, invites conversation. On the wall, simple white built-ins are backed with grass-cloth wallpaper to frame the TV set and display cherished accessories. A sculptural coffee table features a white oak top with a starburst pattern.



RIGHT: The simple and neutral styling of the dining area emphasizes comfort as the priority. Soffits on the ceiling conceal ductwork. The large open kitchen features two large islands—one for prepping and cooking, the other for informal dining—which makes the space ideal for casual entertaining. The white plaster chandelier has the subtle feel of a sea anemone.

LEFT: Close to the entryway, the office design was inspired by the architecture of the windows. The Lucite legs of the desk make it appear as if it's floating in space and the grid arrangement of framed sea fans on the wall plays against the geometrics of the windows.

“The house is very low maintenance,” says Parker Borelli, president of Borelli Construction, “and the building materials substantially influenced the design.” Thinner-than-usual trusses allowed the home to be engineered with 13-foot ceilings, which is sometimes unachievable with traditional wooden trusses. Even the windows and sliding glass doors used materials that minimize framing—some as narrow as an inch compared to traditional frames—to let more natural light in.

Beyond the nuts and bolts of the construction, the home’s layout evokes a sense of coastal comfort that all has to do with the work of interior designer Randi Scott, owner and principal designer of R & Co. Designs. Borelli gave Scott and associate interior designer Cristina Manguso great leeway in the finishing details. “Randi is very talented,” says Borelli. “She is really good at making a house turnkey and adding touches that are special.”

The first among those touches was establishing a soothing color palette with plenty of neutral shades, textures, and organic elements, but also with subtle blue hues that are repeated throughout the space. “It’s a comfortable color, perfect for Florida because it relates to the water,” says the designer. Wallcoverings added texture and softness. Unexpectedly, this technique was used on the





A lounge-inspired game room overlooks a second-story terrace that's ideal to take in the sunset. Oversized swivel chairs with white oak accents are inviting from every vantage point. The floating marble counter and leather stools offer an ideal spot to watch a billiards match.



ABOVE: Lofted, beamed ceilings with uplighting and a textured wallcovering elevate the ambient lighting while accentuating the openness of the game room.

BELOW: The open stairway is framed with iron and white oak railings. The antique light fixture casts interesting shadows across the ceiling and walls.

expansive pitched ceiling of the second-story lounge area. “We have beams that contain up-lights, which create ambient illumination that really makes that ceiling shine,” says Scott.

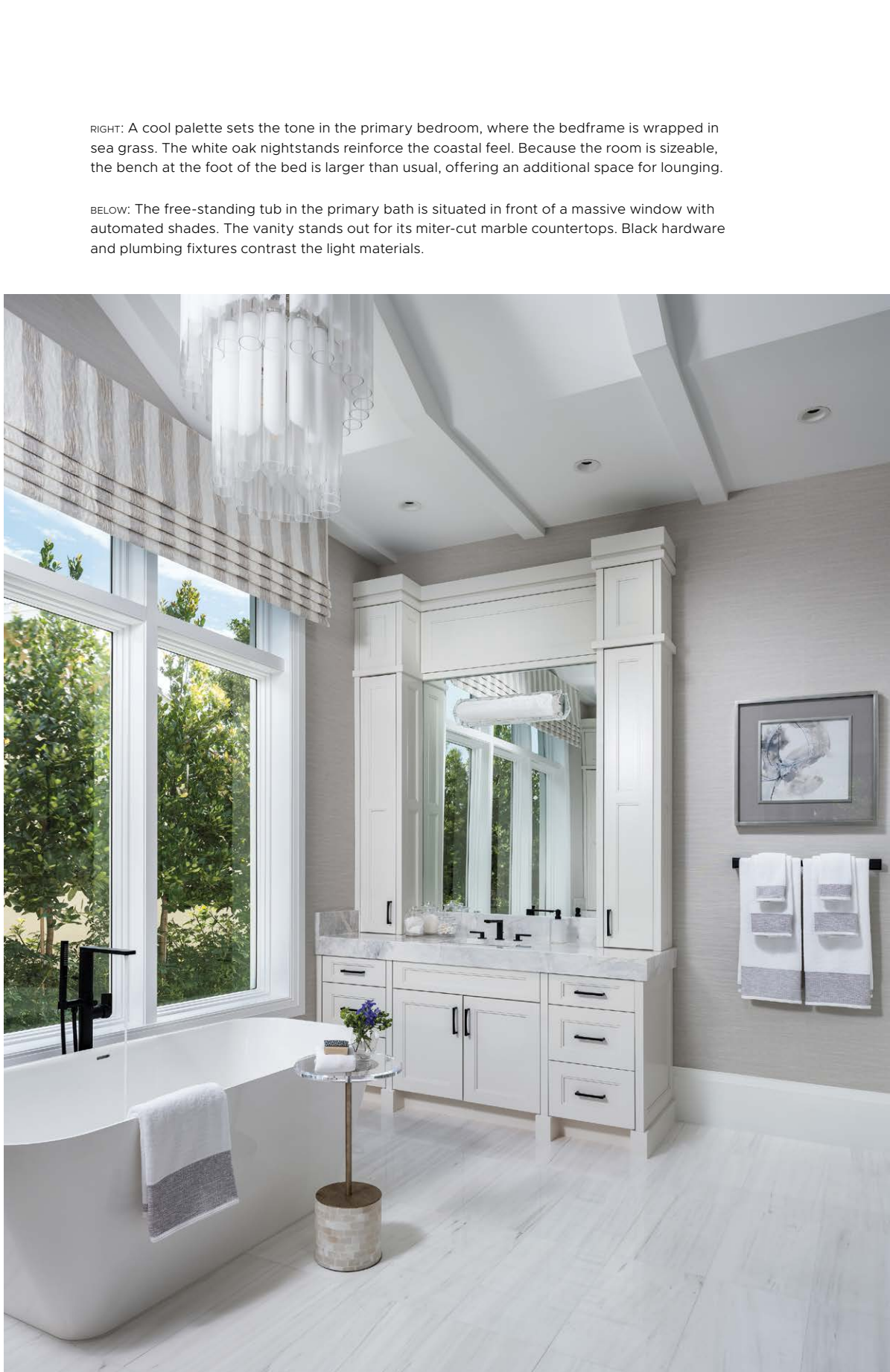
Just outside this area, an outdoor terrace is known as the “sunset lounge” because it’s where the homeowners like to bring their guests to enjoy drinks as the sun goes down over an expansive view of trees and the lights of neighboring buildings twinkle in the distance. Cocktail hour can easily lead to a game of chess in oversized swivel chairs with a bar nearby. “That space is a lot of fun,” says Scott. “It has a really good vibe that makes you want to hang out.”

The downstairs spaces are equally suited for entertaining. The great room features ample seating for conversation, while the spacious kitchen and dining spaces put an emphasis on traffic flow, making indoor/outdoor movement seamless. The kitchen houses an eye-catching custom wire-cable wine storage system behind it: “It incorporates porcelain that’s meant to look like blue calcite, with whites and blues and a bit of iridescence,” says Scott. “You walk by, and you’re really charmed by it.”

And charm was the goal of this house from the very beginning.

“With this project, we thought of everything,” says Borelli. “All the homeowners had to do was bring their clothes.”





RIGHT: A cool palette sets the tone in the primary bedroom, where the bedframe is wrapped in sea grass. The white oak nightstands reinforce the coastal feel. Because the room is sizeable, the bench at the foot of the bed is larger than usual, offering an additional space for lounging.

BELOW: The free-standing tub in the primary bath is situated in front of a massive window with automated shades. The vanity stands out for its miter-cut marble countertops. Black hardware and plumbing fixtures contrast the light materials.



SOURCES

FOYER

Bench – Essentials for Living, Foothill Ranch, CA
Chandelier – Regina Andrew, reginaandrew.com

FAMILY ROOM

Sofa – Vanguard Furniture, Concover, NC
Club chair – Vanguard Furniture, Concover, NC
Cocktail table – Vanguard Furniture, Concover, NC
Drink table – John Richard, Whitsett, NC
Wall cabinetry designed and fabricated by Borelli

Construction of Naples, Naples, FL
Chandelier – Currey & Company, curreyandcompany.com
Area rug – Exquisite Rugs, Commerce, CA
OFFICE
Desk – John Richard, Whitsett, NC
Chair – Universal Furniture, High Point, NC
Accent chair – Hooker Furniture, Martinsville, VA
Accent table – Global Views, globalviews.com
Floor lamp – Gabby, gabby.com
Chandelier – Currey & Company, curreyandcompany.com

Area rug – Jaipur Living, jaipurliving.com

KITCHEN

Cabinetry and island designed and fabricated by Borelli
Construction of Naples, Naples, FL
Stools – Palecek, Richmond, CA

DINING AREA

Table – Vanguard Furniture, Concover, NC
Chairs – Theodore Alexander, Charlotte, NC
Chandelier – Arteriors Home, arteriorshome.com
Area rug – Exquisite Rugs, Commerce, CA

GAME ROOM

Club chairs – Essentials for Living, Foothill Ranch, CA
Cocktail table – Bernhardt, Lenoir, NC
Chest – Bernhardt, Lenoir, NC
Wall cabinetry – Borelli Construction of Naples, Naples, FL
Bar stools – Four Hands, Austin, TX
Pendant light – Regina Andrew, reginaandrew.com
Stairway chandelier – Palecek, Richmond, CA
Billiards table – Jack Game Room, jackgameroom.com
Area rug – Feizy, Dallas, TX

PRIMARY BATHROOM

Cabinetry – Borelli Construction of Naples, Naples, FL
Tub – Ferguson Enterprises, ferguson.com
Accent table – Gabby, gabby.com
Chandelier – Hudson Valley, hudsonvalleylighting.com
PRIMARY BEDROOM
Poster bed – Palecek, Richmond, CA
Bedside tables – John Richard, Highpoint, NC
Lamps – Regina Andrew, reginaandrew.com
Bench – Vanguard Furniture, Concover, NC

Club chair – Rowe Furniture, Elliston, VA
Side table – Vanguard Furniture, Concover, NC
Dresser – John Richard, Whitsett, NC
Mirror – Made Goods, madegoods.com
Chandelier – Capital Lighting, capitalightingfixture.com
Area rug – Exquisite Rugs, Commerce, CA
THROUGHOUT
Exterior architecture – Unique Hite Designs, LLC, Naples, FL
Builder – Borelli Construction of Naples, Naples, FL
Landscape architecture – O'Donnell Landscapes, Estero, FL