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Some of the biggest names in Naples design join forces to create this lofty transitional-coastal gem in Port Royal.

By Michael Korb

It takes a lot to impress Port Royal residents. After all, the people in one of the country's ritziest zones are used to the best.

But this one-story home, on Rum Row, checks off all the boxes. It makes sense when you consider the powerhouse team that came together to create the 5,306-square-foot beauty. The design was conceived by Kukk Architecture & Design; A. Vernon Allen Builders handled the buildout; Lisa Kahn Designs mastered the interiors, with Clive Daniel Home furnishings; and Limitless Development directed the project.

The home, which has five bedrooms and seven bathrooms, makes a statement before you reach the entrance, with its bookend garages and a divided water feature you cross to reach the mahogany and glass front doors.

From there, you enter into a towering foyer, grounded by a faux shell stone rug. The space leads into a massive great room with Legno Bastone European oak flooring that seems to glow when it meets the natural light filtering through the room's clerestory windows. "We wanted to enhance the space with



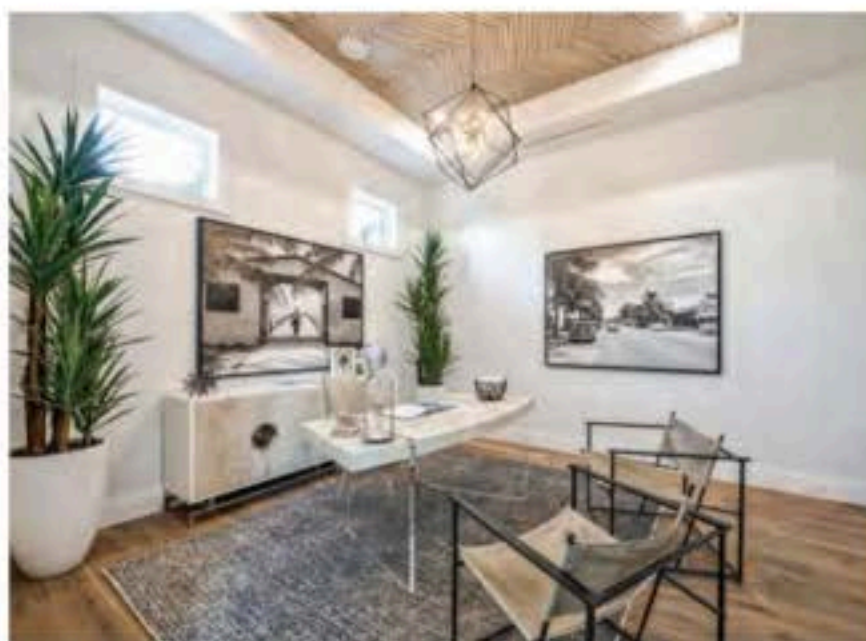


ARCHITECT: Kukk Architecture & Design BUILDER: A. Vernon Allen Builders
DEVELOPER: Limitless Development INTERIOR DESIGNER: Lisa Kahn Designs
FURNISHINGS: Clive Daniel Home PHOTOGRAPHY: Matt Steeves Photography

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The great room is cavernous yet welcoming with its double-height ceiling. The area flows seamlessly into the kitchen, where the minimalist, sleek design maintains the focus on the structure of the room.



a one-of-a-kind dramatic two-story great room,” Limitless Development’s Mark DiSabato says. The room manages to be both cavernous and welcoming.

Jonathan Kukk adds that the soaring, angled ceiling in the great room and kitchen allow light into the center of the house from all directions—even with the large, covered outdoor living areas in back and garages and bedrooms up front.

Vaulted ceilings also draw attention to the sleek feature wall—wrapped in shell stone—which

houses a large television and a linear fireplace.

The palette of mostly soft tones and textures utilizes clear acrylic as a dynamic modern accent. This works beautifully when paired with the home’s fully visible kitchen.

With two massive waterfall-edged islands that are wrapped in honed Taj Mahal quartzite, the chef-grade kitchen offers reams of workspace (there’s a hidden butler’s pantry for prep) lit by minimalistic rod lighting fixtures over the islands. “We didn’t want a dark kitchen; we wanted the

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Taking full advantage of its waterfront locale, the backyard has a covered outdoor kitchen and dining area, a resort-style pool and circular seating around a firepit.

light right on the surface,” Lisa Kahn explains. “But I didn’t want to take anything away from the structure of the room. It wasn’t meant to be a distraction.”

This turned out to be a bold and brilliant choice. The same could be said for Kukuk’s decision to create an adjacent clubroom, which also opens to the outdoor kitchen and dining areas. With its small bar and lounge area under a coffered ceiling, the clubroom is the perfect nook for intimate socializing. “Not

everybody wants to be in the mix, you might want to go off and do your own thing,” Kukuk says. “It’s good to create alternative spaces.”

In Florida, the most important of those spaces might be the outdoor areas, which here include multiple seating options that open directly onto the main interior spaces, as well as a resort-style pool and spa area. And let’s not forget about the 116 feet of water frontage, fit for a yacht to delight—and maybe even impress—the neighbors. ■