

COASTAL LIVING®

Celebrate Fall Spirit!

The
**IDEA
HOUSE**
Issue

13 pages of design
inspiration

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PUMPKINS
JUST LIKE THESE?
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**AMAZING
PUMPKIN
CHILI**

**SEASIDE
GARDENS**

A foolproof guide
to what grows
best on the coast

**THE 8 BEST COASTAL
GOLF COURSES**

OCTOBER 2012

COASTAL LIVING
ULTIMATE
BEACH
HOUSE
2012

Living the Dream

On the beach, life is good—especially when you task an all-star design team with building a dream home from scratch in the storybook coastal town of Rosemary Beach, Florida. We did just that! Turn the page for an in-depth look at to-die-for spaces (that pool!) and chic furniture finds

Front Door & Entry

■ **NEAT FINISH**

A wider-than-average front door painted Pratt & Lambert's beachy green Coos Bay is a soft contrast to the copper gas-lantern sconces and cedar-shake roof.

■ **GLAM APPEAL**

The grand entry sets a sophisticated tone with a soaring 12-foot-high domed ceiling and the glossy plaster walls, which reflect sunlight into the dramatic space.

■ **SHAPE SHIFTER**

A glass-topped hexagonal accent table brings just the right amount of edge to the oval-shaped entry.

■ **EAST MEETS WEST**

A decorative brass chandelier is designed to resemble a compass (a nod to the home's east and west wings, which commence here).



OUTDOOR

PAVERS

Belgard

OUTDOOR LANTERNS

Bevolo

INDOOR LIGHTING

Circa Lighting

UPHOLSTERED FURNITURE

LEE Industries

WINDOWS

Marvin Windows and Doors

PAINT

Pratt & Lambert

FABRIC & RUG

Sunbrella

FLOWERS

Sun Parasol



Decorative handmade plates make for great artwork in a formal dining room.



Dining Room

■ **MIDDLE GROUND**

Doorways lead from the bright entry and the cozy den into the dining room, which takes notes from both: Plates trimmed in gold reflect the metallic sheen of the entry chandelier; the driftwood gray table mirrors the den's white-washed wooden walls.

■ **HAVE A SEAT**

A settee upholstered in outdoor fabric fits perfectly into the carved-out dining alcove; the dining chairs can be added or taken away as needed.

■ **DURABLE GOODS**

An outdoor-friendly rug and striped slipcovers on the chairs stand up to everyday wear.

■ **SMOOTH MOVE**

Bullnose doorway trim adds a sculptural feel to hallways throughout the house.

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Marvin Windows
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Sunbrella

Paint your ceilings a
crisp white, like
Pratt & Lambert's
Seed Pearl, to
make the room feel
more open.

Living Room

■ SPEAK EASY

In a conversation space, furniture should feel cozy, not crammed in. Garden stools don't overwhelm the floor space and are just the right height for setting down a cocktail.

■ CHOOSE SIDES

Oversize floor lamps are a fresh alternative to the standard lamp-and-side-table pairing. Here, the fluted shades reference the quatrefoil shape of the coffee table.

■ SHEER GENIUS

Floor-to-ceiling draperies crafted in sheer indoor/outdoor fabric keep out the harsh afternoon sunlight and are impervious to fading over time.

■ ALL IN THE DETAILS

A seaside locale calls for a subtle decorative coral accent, woven window shades, and a white-painted planked ceiling.

■ LUXURY UNDERFOOT

An antique Turkish rug ties together the living room's palette of green, gray, and ivory, and establishes a formal vibe to complement the clean lines of the sofa and armchairs.

Watch designer
Erika Powell give
a room-by-room
video tour at
coastalliving.com/tour

"I KEPT THE TV OUT OF THE LIVING AND DINING ROOMS TO ENCOURAGE SOCIALIZING. THESE SPACES ARE MEANT FOR ENTERTAINING" —DESIGNER ERIKA POWELL



Hanging pendants define the kitchen in the wide-open living room.

- LIGHTING**
Circa Lighting
- PLUMBING FIXTURES**
Kohler
- COOKWARE, DINNERWARE & GLASSWARE**
Le Creuset
- UPHOLSTERED FURNITURE**
LEE Industries
- WINDOWS & DOORS**
Marvin Windows and Doors
- PAINT**
Pratt & Lambert
- FABRIC**
Sunbrella

Kitchen & Scullery

■ SET IN CONCRETE

The sand-colored floors are a natural choice in a beach house, thanks to their durability and minimal maintenance. Here, they balance out the more formal qualities of the kitchen (like the marble backsplash and countertop).

■ MIXED METALLICS

Combining different hardware finishes—such as the brushed bronze faucet, industrial steel range hood, and vibrant brass lamp shade lining—helps prevent the space from looking overly matchy and makes the room feel as though it evolved over time.

■ KITCHEN CONFIDENTIAL

Wooden cabinets keep appliances like dishwashers and microwaves hidden from guests who sneak a peek inside the scullery's doorless entry.

■ SHELF LIFE

Three tiers of open shelving provide plenty of storage for glasses and china—and make prep for parties a cinch.

■ FORM AND FUNCTION

Enameled cast iron cookware and dishes in a saturated color are pretty enough to display.





LIGHTING
Circa Lighting

**PLUMBING
FIXTURES**
Kohler

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PAINT
Pratt & Lambert

MATTRESS
Serta

FABRIC
Sunbrella

Master Bed & Bath

■ SLEEP IN STYLE

A traditional wooden four-poster bed establishes the master suite as the most formal bedroom in the home, while coastal accents like a sea grass rug and bamboo-shaped lamp keep it from being overly so.

■ WONDER WALL

Grasscloth walls provide just enough textural interest without being distracting.

■ WATER COLORS

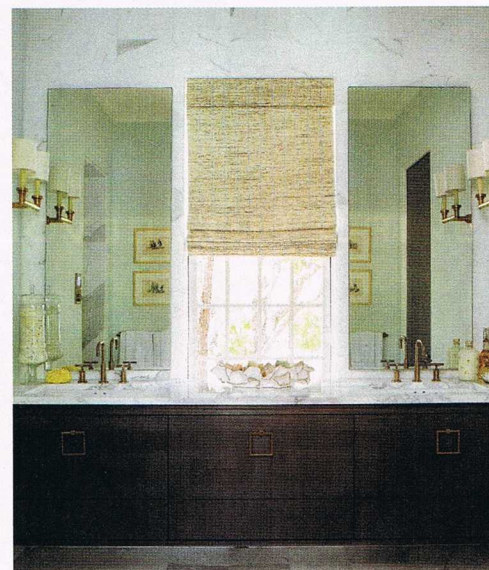
A single, ethereal painting ties together the beachy blues and greens throughout the first floor.

■ MODERN MEETS TRADITIONAL

The vanity's contemporary qualities (square drawer pulls, floating installation) pair well with traditional Calacatta gold countertops and brushed brass faucets that match the bedroom's classic style.

■ DISCREET SCREEN

A casual woven window shade adjusts from the top and bottom, allowing outside light to enter the room without sacrificing privacy.



ULTIMATE BEACH HOUSE

LIGHTING
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PLUMBING
FIXTURES
Kohler
UPHOLSTERED
FURNITURE
LEE Industries
WINDOWS
Marvin Windows
and Doors
PAINT
Pratt & Lambert
MATTRESSES
Serta
FABRIC
Sumbrella

We love the serene hue of Pratt & Lambert's Moss Lake!



Guest Spaces

■ PRETTY INVITING

The guest rooms riff on the palette of the neighboring master suite with shades of mustard, turquoise, and pea green. Linens are kept solid and simple, allowing the patterned bed frame to shine.

■ ON EDGE

Curtains crafted with solid-colored outdoor fabric are dressed up a tad with linen trim in a Greek key print.

■ RESTING STATE

Guests can choose between the eye-catching upholstered bed or a king-size painted bed, where the mattress adjusts up and down for late-night reading.

■ HANG IT UP

In the bath, an oval mirror gets suspended in front of the window so as not to sacrifice the natural light for function.

■ WASH AND GO

The overhead rain-style shower head and handheld sprayer are all controlled digitally, so guests don't have to fumble with unfamiliar fixtures.

■ DIFFERENT STROKES

Fixtures throughout the first floor's three baths share the same finish but in different styles, creating a custom but cohesive feel.

Boys' Bunk Room

■ **COLOR FAMILY**

Painting everything in the room a variant of one color (the walls and beds in Pratt & Lambert's smoky gray Dependable, the ceiling a shade lighter, and the ladders in between) gives the space depth.

■ **DUAL PURPOSE**

The top bunks' safety rails double as tracks for ladders that slide along the beds.

■ **SHINE A LIGHT**

Each bunk has a privacy curtain and a sconce controlled by an individual switch so kids can stay up and read or snooze as they please.

■ **EARTHY ACCENT**

A subtle tan stripe on the bunk curtains picks up the natural hues of the concrete flooring and woven shade.



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Pratt & Lambert
MATTRESSES
Serta
FABRIC & TROWS
Sunbrella



Girls' Bunk Room

■ **GET IN LINE**

An angled ceiling rules out traditional second-level sleeping in the girls' bunk, so two lanes of twin beds embrace the room's horizontal space.

■ **COLOR BLOCK**

Solid custom-crafted beds have simple design details, making them perfect canvases for a pop of bright color, like Pratt & Lambert's Hedgerow Mist.

■ **READY FOR A SLEEPOVER**

Caged lights and a wallpapered starry sky give the girls' bunk a fun and feminine summer camp vibe.

■ **GO THE DISTANCE**

The long lines of the sea grass runner play up the length of the room, pointing guests to a painted door that leads to a closet.

“THIS HOUSE WAS MADE FOR FAMILIES. WE DESIGNED IT SO THAT IF YOU HAVE THREE OR FOUR DIFFERENT AGE GROUPS IN THE HOME, EVERYONE HAS SOMEWHERE THEY CAN RETREAT” —BUILDER STAN BENECKI



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Pratt & Lambert
THROWS
Sunbrella



Game Room

■ DOUBLE DUTY

A Ping-Pong table painted with beachy seafoam green cabana stripes is a stylish treat. Remove the net and it transforms into an extra dining table perfect for seating kids.

■ TACTILE DISPLAY

Mounting a piece of fabric under a sheet of acrylic makes instant wall art; sandpaper-covered Ping-Pong paddles are a playful complement.

■ COMFY CORNER

A tufted ottoman in lieu of a coffee table looks tailored and chic, but still casual enough for propped-up feet to rest during movie nights.

■ NATURAL WEAR

White oak floors with a whitewashed finish are hardy enough to stand up to heavy foot traffic without losing that gently weathered coastal feel.

Pool Area

LIQUID ASSETS

The pool comes complete with water features, a barrier wall for privacy, and two in-water chaise longues.

GREAT DIVIDE

A Greek key valance that defines the boundaries of the outdoor seating area, where four teak club chairs are grouped around a fireplace, makes the space feel more like an indoor living room.

AIR RAISER

A long, steeply sloping cedar-shake roof acts as a natural coolant by moving hot air up and away from the living areas throughout the home.



The 55- by 16-foot pool is the largest residential pool in Rosemary Beach.



TEAK FURNITURE

Barlow Tyrie

PAVERS

Belgard

OUTDOOR LANTERNS

Bevolo

PAINT

Pratt & Lambert

FABRIC

Sunbrella

FLOWERS

Sun Parasol

ROUND IT OUT

An oval cutout on the back wall allows air to flow into the outdoor living room and acts as built-in natural artwork.

LOOKIN' UP

Cypress planked ceilings stained soft gray add warmth to the outdoor living room's stucco walls and stone floors.

STEPPING STONE

Manmade concrete pavers that mimic the look and texture of natural stone are specially designed to hold up to the coastal elements.

“BY DESIGNING A MINIMALISTIC EXTERIOR AND CHOOSING A LIGHT COLOR SCHEME, WE KEPT THE EMPHASIS ON THE LANDSCAPE RATHER THAN THE STRUCTURE” —RESIDENTIAL DESIGNER LEW OLIVER

ULTIMATE BEACH HOUSE

TEAK FURNITURE

Barlow Tyrie

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SHOWER FIXTURES

Kohler

DINNERWARE & GLASSWARE

Le Creuset

WICKER FURNITURE

Lloyd/Flanders

WINDOWS & DOORS

Marvin Windows and Doors

PAINT

Pratt & Lambert

FABRIC & THROW

Sunbrella

FLOWERS

Sun Parasol



Outdoor Living

■ WE'VE GOT THE BLUES

The stormy blue-gray painted doors and window frames on the exterior give the white stucco siding a face-lift (and offer a darker preview of the serene cerulean and light gray hues inside).

■ COASTAL ROOTS

Indigenous grasses and walkways made of crushed oyster shells make for a textured, beachy poolside landscape.

■ UNDER COVER

Native palms surrounding the chaises provide scenery and shade from the afternoon sun.

■ EASY BEING GREEN

The hues of the indoor living spaces take a brighter turn outdoors with lime accessories that pep up the deeper shades of the natural plantings.

■ OPEN AND SHUT

Tie-back draperies make the outdoor dining and living rooms functional in all kinds of weather.

■ TOUGH STUFF

The contemporary loungers are made of wicker designed to withstand extreme sunlight and have mildew-resistant cushions that shed water.

“THE L SHAPE OF THE HOUSE MEANS EVERY ROOM HAS WINDOWS AND BEAUTIFUL VIEWS OF THE OUTDOOR COURTYARD” —PROJECT MANAGER THOMAS GALLION

Movie Theater

■ **SOFT APPROACH**

Cozy carpeting, curved linen chaises, and grasscloth walls soften the room's angled ceiling.

■ **SET THE MOOD**

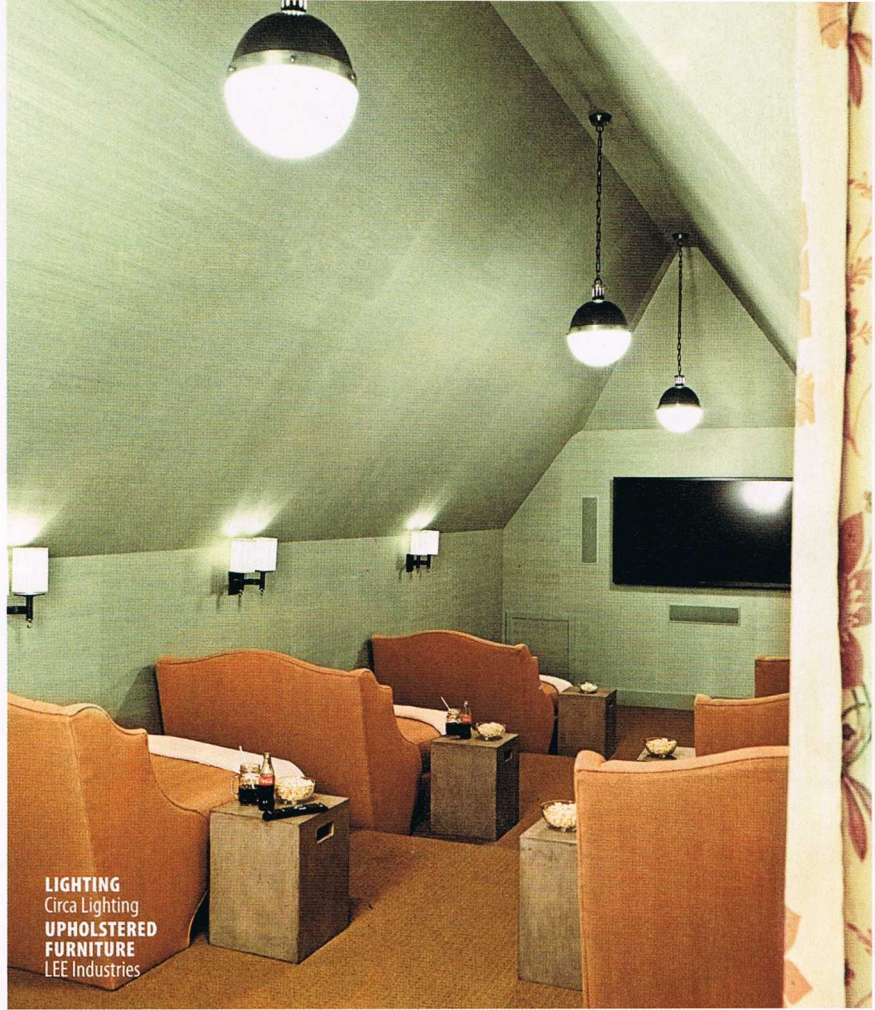
Sconces at each of the seats imbue the room with movie-theater style—keeping all lighting on a dimmer makes it feel that much more luxe. (And the home's generator means stormy-day movies never get interrupted!)

■ **AT YOUR SERVICE**

Industrial-chic concrete garden stools beside each of the loungers bring an edgy touch to the space and give every moviegoer a personal place to keep soda and popcorn close at hand.

■ **ALL EARS**

Surround sound goes undercover with hidden speakers built into the grasscloth-covered ceiling, providing all the cinema experience in a much comfier setting.



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HIGHLIGHTS FROM THE Floor Plan

■ **TRUE STORY**

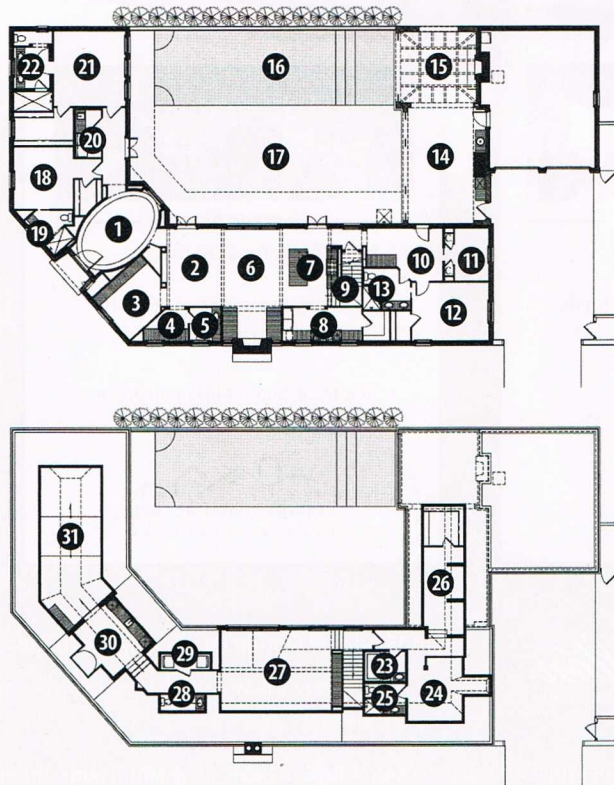
While many homes in the area are built up, this low-profile one-and-a-half-story frame spreads out horizontally, placing the emphasis on the landscape, sky, and sun—and creating a bevy of private nooks throughout the second floor.

■ **PARTY TIME**

Windows and doors aren't overlooked in the L-shaped layout—every room on the first level has a view of (and easy access to) the courtyard, making indoor/outdoor gatherings a breeze.

■ **RIGHT DIRECTION**

The south-facing courtyard takes full advantage of the sun's progression, allowing ample natural light to pour in all rooms of the home well into the afternoon.



FIRST FLOOR

1. Entry (p. 22)
2. Dining Room (p. 22)
3. Study
4. Office
5. Powder Room
6. Living Room (p. 24)
7. Kitchen (p. 26)
8. Scullery (p. 26)
9. Stairwell
10. Foyer
11. Boys' Bunk (p. 32)
12. Bedroom 3
13. Bath 3
14. Loggia
15. Outdoor Living (p. 38)
16. Pool (p. 36)
17. Courtyard (p. 38)
18. Bedroom 2 (p. 30)
19. Bath 2 (p. 30)
20. Laundry
21. Master Bedroom (p. 28)
22. Master Bath (p. 28)

SECOND FLOOR

23. Guest Bath
24. Bedroom 4 (p. 30)
25. Bath 4
26. Girls' Bunk (p. 32)
27. Game Room (p. 34)
28. Powder Room 2
29. Laundry 2
30. Wet Bar
31. Movie Theater (p. 40)



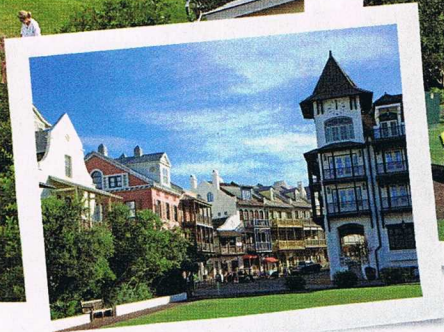
THE STORY OF

Rosemary Beach

It's no surprise the namesake herb that grows wild along this quaint Florida Gulf Coast town's walking paths is a symbol of friendship. When town planners Andres Duany and Elizabeth Plater-Zyberk designed the community in 1995, that's exactly what they had in mind. Nestled along 2,500 feet of the pristine sugar white sand beaches of South Walton off scenic Highway 30A, the 107-acre community was founded on the principles of New Urbanism, where densely grouped homes make way for manicured walkways, public parks, and pools, all arranged to encourage interaction among friends and neighbors—and ensure that nothing is more than a five-minute walk away. "Many second-home owners tell me they know more people in Rosemary than they do in their permanent homes," says Linda Miller, a broker with the Rosemary Beach realty team. "It's just the type of place where you want to be

social." Homes and commercial buildings in Rosemary Beach recall architectural styles from New Orleans and Charleston to the West Indies, making for a visually diverse, and postcard-worthy, coastal town.

The Coastal Living Ultimate Beach House is open for tours until October 7. A portion of the proceeds benefits the Rosemary Beach Foundation.



Meet Our Team

Building a dream home from the ground up is no easy feat, but we found a talented team to take on the challenge with ease.

Turn to page 46 for contact information.

Front Row (left to right): Thomas Gallion, project manager, Benecki Homes; Erika Powell, designer, Urban Grace Interiors

Second Row (left to right): Alec Michaelides, principal, Land Plus Associates Ltd.; Stan Benecki, owner, Benecki Homes; Vern Vanderkleed, project coordinator, Benecki Homes; Lew Oliver, residential designer, Lew Oliver, Inc.

Back Row (left to right): Kathy Kemp, director, Rosemary Beach Town Center; Lisa Ruby, Realtor, Rosemary Beach Realty; Billy Creswell, Realtor, Rosemary Beach Realty; Mike Poundstone, sales manager, Rosemary Beach Realty; Linda Miller, broker, Rosemary Beach Realty; Zuma Banks, board president, Rosemary Beach Foundation; Malayne DeMars, executive director, Rosemary Beach Foundation; Steve Stevens, board vice president, Rosemary Beach Foundation; Jon Ervin, director of marketing and communications, Visit South Walton
Not pictured: Dave Carney, job captain, Lew Oliver, Inc.



TEAM PHOTO: COCOA L. PHOTOGRAPHY