



Volume 1

Building Your LUXURY LIFESTYLE



LIFESTYLE
DESIGN HOMES

Premier Builder of SWFL

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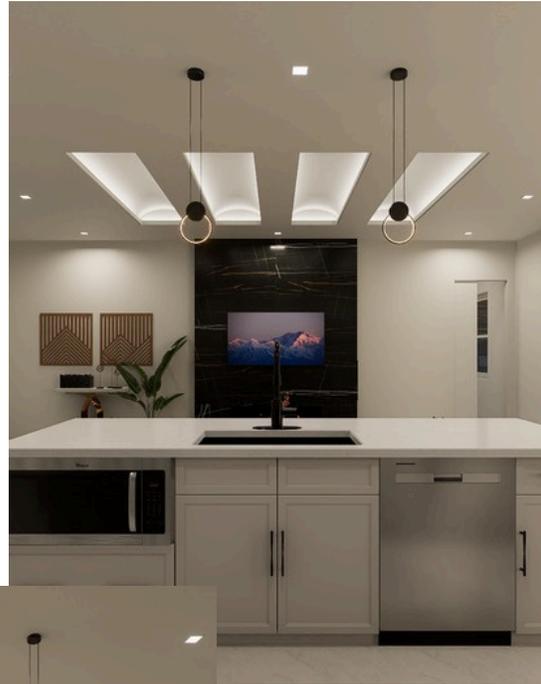
LDH Team

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Special Thanks



Lifestyle Design Homes specializes in building new construction homes in the beautiful and diverse regions of Southwest Florida. Explore the possibilities of Southwest Florida, from the pristine shores of Naples and the Fort Myers area to the thriving communities of Lehigh Acres.



Wherever you choose to settle, we promise to deliver a home that exceeds your expectations and provides the comfort and luxury you deserve. Join us on this exciting journey and discover why Lifestyle Design Homes is the preferred builder for new construction homes in Southwest Florida. Your dream home is just a decision away. Let's build it together.

Our commitment to excellence and attention to detail sets us apart at Lifestyle Design Homes. We specialize in creating luxurious homes that fit seamlessly into any space. From consultation to construction, our team of professionals will work with you every step of the way to ensure your home reflects your unique style and needs.

Choosing to build your dream home is a major decision and can be an exciting experience with the right custom home builder. When we build your custom home, we guarantee the use of high-quality materials, custom craftsmanship, and the best value for your investment. Our approach to building incorporates your lifestyle in your home. We use a professional approach to home construction that allows our clients to maintain design control while we uphold the materials, standards, and work schedules to result in a hassle-free building experience. We guarantee that you will receive first-class service through the concept, design, planning, construction, and delivery stages of your new custom home. We make it our responsibility to stand by your side every step of the way. We look forward to making your dream a reality!

Where are you looking to build?

- Fort Myers**
- Naples**
- Cape Coral**
- Bonita Springs**
- Lehigh Acres**
- Ave Maria**
- Marco Island**
- Estero**
- Sanibel**
- Punta Gorda**
- Port Charlotte**

CRESTWOOD

LIFESTYLE MAGAZINE

JULY 2024

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OUR DESIGN CONCEPT FOR THIS HOME DRAWS INSPIRATION FROM THE ENCHANTING ISLAND OF SANTORINI, GREECE. THE TRANQUIL HUES OF THE BLACK SAND BEACHES ARE REFLECTED IN THE SLEEK, DARK FINISHES AND ACCENTS THROUGHOUT THE SPACE, CREATING A GROUNDING YET SOPHISTICATED AMBIANCE. THE ICONIC WHITE BUILDINGS OF SANTORINI ARE ECHOED IN THE CRISP, CLEAN LINES OF THE HOME'S EXTERIOR AND INTERIOR WALLS, OFFERING A FRESH AND AIRY FEEL THE OVERLAPPING SHIELD VOLCANOES OF THE ISLAND HAVE INSPIRED THE FLUID, LAYERED LAYOUT OF THE HOME, FOSTERING A SENSE OF ORGANIC HARMONY AND MOVEMENT WITHIN THE ARCHITECTURAL DESIGN. THIS FUSION OF NATURAL ELEMENTS AND ARCHITECTURAL ELEGANCE BRINGS A PIECE OF SANTORINI'S TIMELESS BEAUTY INTO A MODERN LIVING SPACE.

THE JORDAN



LIFESTYLE
DESIGN HOMES

HOME SPECS & FEATURES

- 4 BEDROOMS
- 3 BATHROOMS
- A/C LIVING 1,826 SQFT
- LANAI 223 SQFT
- ENTRY 50 SQFT
- GARAGE 435 SQFT
- TOTAL LIVING 2,479

- 2/10 BUILDERS WARRANTY
- PRIMARY SUITE WET ROOM
- WALK-IN PANTRY
- SPACIOUS CLOSETS
- GRADE-IMPACT WINDOWS & DOORS
- PORCELAIN FLOOR & WALL TILE
- DECORATIVE LIGHTING
- CLASSIC 2-PANEL INTERIOR DOORS
- OVERSIZED LANAI TEXTURED WALLS
- QUARTZ COUNTERTOPS
- 42" UPPER WOOD CABINETS
- SHERWIN WILLIAMS PAINT
- PROFESSIONALLY ENGINEERED ROOF TRUSSES
- FULLY SOD HOME WITH BAHIA GRASS
- MOEN FAUCETS
- STAINLESS STEEL APPLIANCES
- 40-GALLON ELECTRIC WATER HEATER
- ALUMINUM FACIA AND SOFFIT
- LINEN CLOSET
- ELECTRIC APPLIANCES
- TRAY CEILING DESIGNS
- MULTIFUNCTIONAL ROOM
- POCKET DOORS
- SIDE DOOR GARAGE ACCESS



Front Elevation Description

Roof:

Material: The roof is covered with black shingles. **Color:** The shingles are a deep, rich black, giving the home a modern and sleek appearance. **Style:** The roof may be gabled, hipped, or any other architectural style, but the black shingles will create a cohesive and clean look regardless of the roof shape.

Soffit:

Placement: The soffit is located under the eaves of the roof, connecting the roof overhang to the side of the house. **Function:** It serves both an aesthetic and functional purpose, providing ventilation to the attic space and enhancing the roofline's appearance. **Color/Material:** The soffit is black aluminum materials that complements or matches the fascia.

Fascia: **Placement:** The fascia board runs along the lower edge of the roof, attached to the ends of the rafters or trusses. **Function:** It serves as a finishing edge for the roof, supports the gutters, and protects the roof's edge from weather damage. **Color/Material:** Like the soffit, the fascia can be made from different materials and is usually painted or finished to coordinate with the home's overall color scheme.



Windows:

Placement: The impact windows and custom entry French doors are strategically placed throughout the home to maximize natural light while providing robust protection against external elements. These windows are positioned to enhance the architectural design of the home. **Function:** Impact windows and doors are designed to withstand severe weather conditions, such as hurricanes or storms. They are made with reinforced glass and sturdy frames that resist shattering, providing enhanced safety and security. **Color/Material:** These windows and doors are made from strong aluminum materials like, which are then coated or treated to achieve the bronze finish, which gives them a rich, elegant appearance.

Garage Doors:

Color: The garage door is a dark gray, which gives it a sleek and modern appearance. This color provides a subtle contrast to lighter exterior finishes and complements darker ones, creating a cohesive look. **Material:** The 16 x 8 door is made from durable aluminum, which is known for its strength and longevity.





Rear Elevation Description

French Door Style: French doors are characterized by their multiple glass panels, which allow natural light to flood into the interior spaces while providing an elegant view of the outdoors. **Natural Light:** The multiple glass panels of French doors allow for ample natural light, creating a bright and welcoming atmosphere inside the home. **Low Maintenance:** The bronze finish is resistant to corrosion and fading, ensuring the doors remain attractive with minimal upkeep.

Summer Kitchen:

Outdoor Cooking: A summer kitchen is an outdoor cooking area designed to provide a convenient space for preparing meals outside, especially during warm weather.

Entertainment: It serves as an ideal spot for entertaining guests, hosting barbecues, and enjoying outdoor dining experiences.

Countertops: The granite countertop has ample counter space for food preparation, serving, and dining.

Sink: A stainless steel outdoor sink with running water for easy food prep and cleanup.

Storage: There are cabinets for storing cooking utensils, tableware, and other essentials.

Fixture: The matte black Moen faucet features the Reflex system, which ensures smooth operation, easy movement, and secure docking of the spray head.



Flooring:

Concrete: The flooring in the summer kitchen is made of concrete, a highly durable and versatile material suitable for outdoor use. **Weather Resistance:** Concrete is exceptionally durable and can withstand various weather conditions, making it ideal for outdoor spaces like a summer kitchen. It resists moisture, heat, and UV exposure, ensuring longevity. **Wear and Tear:** It can handle heavy foot traffic, outdoor furniture, and cooking equipment without showing significant signs of wear and tear. **Easy Cleaning:** Concrete flooring is easy to clean and maintain. Spills and stains can be quickly wiped away, and regular sweeping or hosing down can keep it looking pristine. **Resistant to Damage:** The material is resistant to common outdoor issues such as mold, mildew, and pests, which reduces the need for frequent repairs or treatments.



The home's exterior is finished with stucco and weather-resistant material that provides a durable and smooth surface. The stucco is painted in Sherwin-Williams Crushed Ice, a light and neutral shade that creates a clean and sophisticated look. Adding depth and contrast, dark gray stucco bands frame the entire house, enhancing the light Crushed Ice color with a touch of modern elegance. This combination of colors and materials results in a visually appealing and timeless facade.

The entryway features a well-designed concrete walkway and driveway, providing a durable and stylish path leading up to the home. The edges of the walkway and driveway are lined with white rocks, adding a decorative and crisp border that enhances the clean, modern aesthetic. A sphere pendant light hangs over the custom French doors at the entry, creating a welcoming and stylish focal point. Additionally, two linear sconces are mounted on the side of the garage, and a modern black glass sconce is placed by the impact glass side door, providing both functional illumination and decorative appeal.

The landscaping further enhances the home's curb appeal with lush Florentine sod, known for its rich color and durability. Palm trees and a variety of colorful flowers adorn the yard, creating a tropical and vibrant atmosphere. These elements not only add to the beauty of the exterior but also contribute to a relaxing and inviting outdoor environment.

Together, the combination of the light Crushed Ice stucco, dark gray bands, concrete entryway, decorative white rocks, stylish lighting, and lush landscaping creates a cohesive and balanced exterior design. The thoughtful integration of these elements results in a sophisticated, modern, and welcoming home that stands out with its elegance and charm.



EXTERIOR

Matte Black



Sconces

LEDWall Sconces are a seamless modern design on the exterior outdoor wall light. Beautiful in an ultra-sleek contemporary living space, the light features a flat, vertical panel with a black finish that hides frosted glass diffusers.



Pendant

Globe UV Resistant Black Transparent Glass Outdoor Pendant fuses rustic detailing and industrial inspiration with modern silhouettes. Warmly finished wood and well-worn metals create a look that's urban, inviting, and on trend.



Lantern

This ambient outdoor sconce lighting is a decorative wall-mounted fixture that provides a beautiful light for entryway, doorway, foyer, corridor, balcony, patio and porch. It features a dusk to dawn auto sensor which enables the fixture to automatically turn on at dusk and turn off at dawn.

All About Lighting

Interior design is the art and science of enhancing the interior of a building to achieve a healthier and more aesthetically pleasing environment for the people using the space. It involves selecting and arranging furniture, wall and floor coverings, and decorative accessories to create a cohesive and functional space.

One of the key elements of interior design is color. Colors can evoke emotions and set the mood for a room. It's important to choose colors that complement each other and create a balanced look. Another important factor is lighting. Proper lighting can highlight the best features of a room and make it feel more inviting.

Furniture selection is also crucial in interior design. The furniture should not only be aesthetically pleasing but also provide comfort and functionality.

It's important to consider the size of the room and choose furniture that fits comfortably without overcrowding the space.

The use of accessories can also make a big impact on the overall look of a room. Artwork, rugs, and decorative items can add personality and texture to a space.

Ultimately, interior design is about creating a space that is not only beautiful but also functional and comfortable for those who use it. With the right design elements, any space can be transformed into a welcoming and inviting environment.



INTERIOR

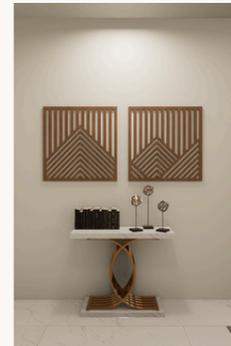
Family Room

The family room is designed with a custom tray ceiling, adding an element of architectural interest and elegance. The ceiling features recessed integrated strip lighting, which provides soft, ambient illumination that enhances the room's atmosphere and highlights the architectural details. This modern lighting solution not only brightens the space but also adds a touch of sophistication and visual appeal.



Introducing Our Signature Feature Wall

A striking feature of the family room is the Noir 24 x 48 polished porcelain tile feature wall. This polished tile creates a bold and dramatic backdrop, contributing to the room's contemporary and luxurious aesthetic. The glossy surface of the tile reflects light, adding depth and dimension to the space. The feature wall serves as the perfect setting for the 60" electric fireplace, which adds warmth and a cozy ambiance to the room. The fireplace is both functional and stylish, providing a focal point that draws the eye and enhances the overall design.



Indoor & Outdoor Living

The family room also boasts impact bronze French doors that led out to the veranda. These doors are not only aesthetically pleasing but also highly functional, offering durability and protection against harsh weather conditions. The bronze finish complements the other design elements in the room, adding a touch of warmth and sophistication. The French doors allow natural light to flood into the room, creating a bright and inviting space. They also provide easy access to the lanai, seamlessly connecting the indoor and outdoor living areas.





Linear Dining Pendant

The dining room features a stunning modern black and gold metal pendant light, designed to be both a functional lighting fixture and a striking decorative element. The pendant consists of five elegant circles arranged in a captivating pattern, creating a visually dynamic focal point above the dining table. The combination of black and gold finishes adds a touch of sophistication and contemporary flair, seamlessly integrating with various interior design styles.

The use of energy-efficient bulbs in the pendant not only helps reduce energy consumption but also provides bright, warm illumination that enhances the dining experience. These bulbs are designed to last longer than traditional incandescent options, contributing to sustainability while offering excellent light quality. The pendant light's design allows for the perfect distribution of light, creating a welcoming atmosphere within the space. The double window design and inviting atmosphere make it perfect for family meals or entertaining guests.



Dining Room

The dining room is thoughtfully designed to comfortably accommodate a seating arrangement for eight people, making it an ideal space for family gatherings, dinner parties, and special occasions. The layout allows for a generous dining table, which can easily seat eight guests without feeling cramped, ensuring that everyone has ample space to enjoy their meals comfortably.



Natural Lighting

The dining area features an impact bronze double window, designed to enhance both aesthetics and functionality. This window not only adds a sophisticated touch with its rich bronze finish but also serves a crucial role in maximizing natural light, allowing for an expansive view of the outdoors, creating a seamless connection between the interior and exterior environments.

KITCHEN

Island Pendants

LED Pendants over the island is a statement-making staples to clean-lined accents.



Spacious 9-Foot Island

The centerpiece of the kitchen is a generous 9-foot island, providing ample space for meal preparation, casual dining, and entertaining. The island also features a sparkling white granite countertop, which not only adds elegance but is also durable and easy to clean.

Ample Storage

Both the island and wall cabinets are designed to maximize storage, ensuring that kitchen essentials are organized and easily accessible. This clever use of space contributes to a clutter-free environment.

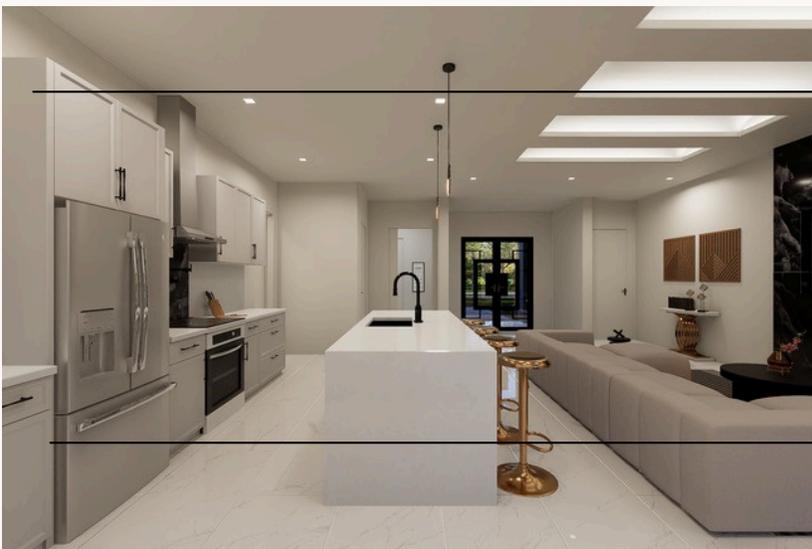


Separate Walk-In Pantry

A dedicated walk-in pantry offers additional storage shelving, perfect for keeping non-perishable items, kitchen appliances, and other essentials neatly organized. This feature enhances the kitchen's functionality and makes meal prep more efficient.

Hardware

The kitchen is adorned with unique black curved hardware, adding a sleek touch that contrasts beautifully with the gray cabinets, enhancing the overall modern aesthetic.



PRIMARY SUITE



LUXURIOUS RETREAT | RELAXATION | INVITING ATMOSPHERE



PRIMARY SUITE



Luxurious Retreat

The primary suite bedroom exudes modern elegance and spaciousness. The focal point is the stunning set of bronze impact French doors, which not only enhance the room's aesthetic appeal but also provide robust security and energy efficiency.

Relaxation

This blend of luxurious features and practical elements makes the primary suite a perfect retreat for relaxation and rejuvenation. The natural light streaming through the linear window creates a warm and inviting ambiance, perfect for starting the day with a sense of calm.



Inviting Atmosphere

The custom tray ceiling adds a touch of sophistication, drawing the eye upward and creating an airy, open atmosphere. Complementing this is a sleek, remote-operated ceiling fan that ensures comfort with the touch of a button. Above the bed, a linear window allows natural light to pour in, illuminating the room and offering a serene view of the outdoors.



PRIMARY BATHROOM



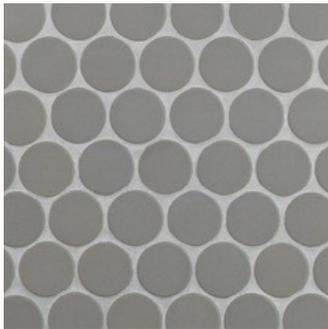
Bathroom Finishes



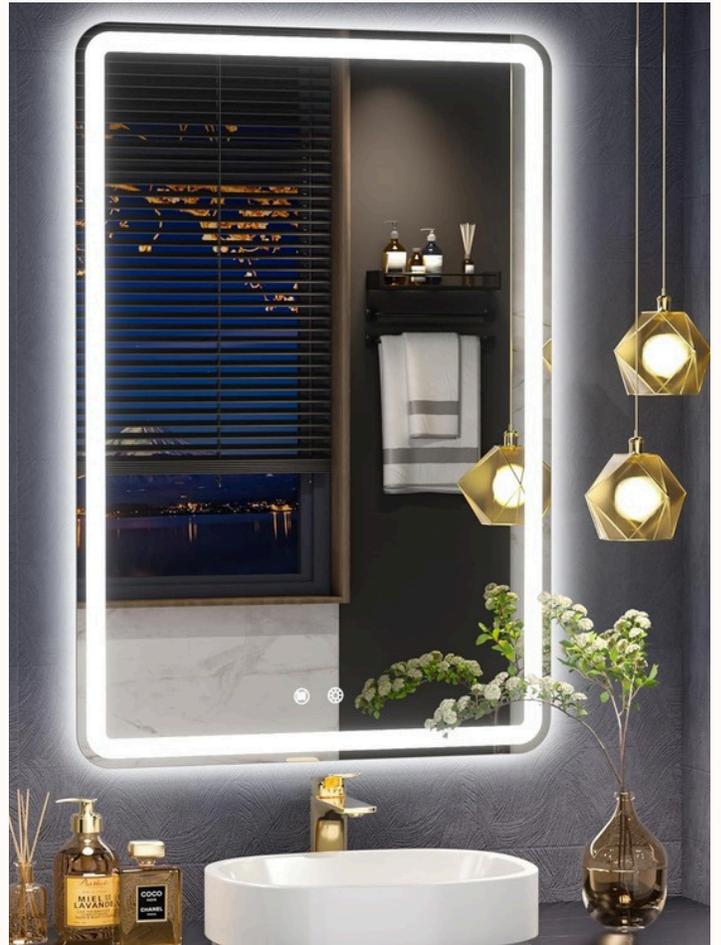
The vanity fixture has a polished gold finish that adds a touch of luxury, paired with matte or glossy black accents for a modern aesthetic.



The black Moen bathroom faucet is a blend of elegance and functionality. A single-handle is sleek and modern, adding a touch of sophistication to any bathroom.



Gray large penny rounds porcelain mosaic tile is perfect for shower flooring. Tiling is an easy way to make an instant impact in this elegant wet room.



The mirrors for the wall are designed with frameless round corner rectangle, this provides a sophisticated look & modern feeling. It's simple yet elegant design that can match a bathroom hardware very well, adds elegance and class to your bathroom.



A black wall waterfall style spout makes the bathroom more elegant, and high-class. Enjoy watching the faucet flowing water with wide spread spout gives a waterfall look is high tech in a paradise environment.

EN-SUITE BEDROOM



EN-SUITE BEDROOM



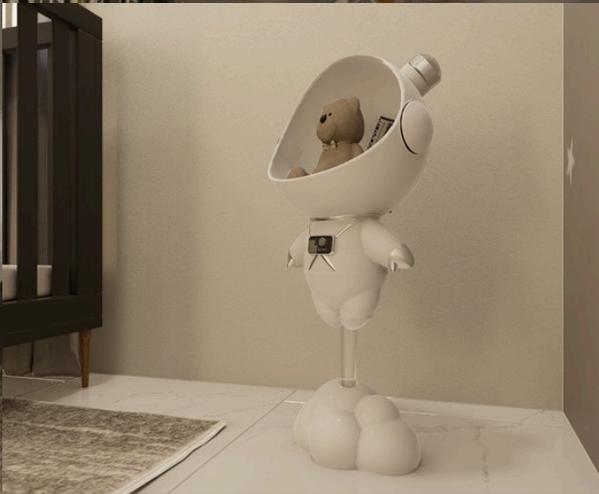
EN-SUITE BATHROOM



SECOND BEDROOM



SECOND BEDROOM



THIRD BATHROOM

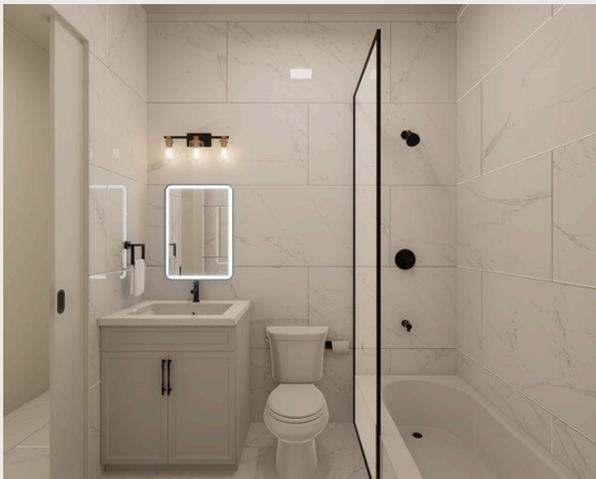
Retreat

The clean lines of the shaker cabinets, the smooth surfaces of the polished tiles, and the bold black fixtures all contribute to a modern aesthetic. The contrasts between the light tiles, gray cabinets, and black fixtures add depth and interest to the space.



Moen Tub Fixtures

The bathroom is equipped with black Moen fixtures, including faucets, showerheads, and handles. The matte or glossy black finish provides a striking contrast against the light-colored tiles and adds a modern, bold touch to the overall design.



Flooring & Wall Tiling

The bathroom is adorned with large, 48 x 24" porcelain polished tiles. These tiles have a sleek and glossy finish, creating a luxurious and sophisticated atmosphere. The size and polish of the tiles contribute to a spacious and clean look, reflecting light and adding a touch of elegance.



THIRD BEDROOM



THIRD BEDROOM



LAUNDRY ROOM



LAUNDRY ROOM



The laundry room combines modern design with practical features, creating a space that is both stylish and highly functional. The use of white and gray tones, along with black accents, gives the room a contemporary look.

The thoughtful layout, including the stackable washer and dryer space, ample storage cabinets, and accessible sink, ensures that the laundry room is efficient and user-friendly.

Countertops

The laundry room features gleaming white countertops that provide a clean, fresh look. These countertops offer ample workspace for sorting and folding laundry, and their sparkling finish adds a touch of brightness to the room.

Cabinets

Upper and lower gray shaker cabinets provide plenty of storage space for laundry supplies and household items. The cabinets have a modern, stylish design with clean lines and simple paneling, complementing the overall aesthetic of the room.

Fixtures

The room includes a sleek black Moen fixture, adding a modern contrast against the white countertops and gray cabinets. The black finish of the faucet enhances the contemporary feel of the space.

Sink

An under-mount white sink is seamlessly integrated into the countertop, offering a practical and easy-to-clean option for laundry tasks. Its crisp white color coordinates well with the countertops and other design elements.

Appliance Space

The room is designed to accommodate a stackable washer and dryer, optimizing space and efficiency. This setup ensures that the laundry room remains functional while maintaining a sleek and organized appearance.

Door and Accessibility

A pocket door separates the laundry room from the main living area, providing privacy and noise reduction. This feature allows the room to be discreetly tucked away when not in use. The laundry room also has direct access to the garage, making it convenient for handling laundry and household tasks. This connection enhances the functionality and accessibility of the space.

President



Meet LDH's President

Derrick has over 23 years of experience in residential and commercial construction. He brings a wealth of knowledge to the team. Derrick has over ten years of experience in the home building industry and has personally managed the construction of close to fifty homes and thousands of commercial construction projects. In addition, he has completed a wide array of educational programs for construction management.

In 2017, the Who's Who of Construction featured Derrick and his company on the cover of their fall edition. The successful and well-run organization caught the eye of the leaders in the industry. His passion and professional experience for excellence will be exhibited in every home built.

VP OF DESIGN KIMBERLY HENDERSON

Meet LDH's Designer

With 14 years of interior design experience in practice, Kimberly is excited to bring her knowledge and passion to real estate, always focusing on the people, the place, and the time. By supporting buyers in maximizing their investment with area research/analysis, creative design solutions, and extensive architectural knowledge, she offers an added dimension to the selling process. From experience, Kimberly knows the importance of matching buyers with properties that serve the needs of individual families and has found that design professionals often enter the process far too late. By working with buyers, she strives to minimize costs and find selections that bring joy and support the creation of happy memories for each family. Her portfolio includes residential and commercial design projects and high-end, luxury home interiors.

Kimberly is a nationally certified interior designer holding her NCIDQ Certification, the industry-recognized standard for interior design proficiency and commitment to the profession.

She is also a WELL Accredited Professional. This credential signifies knowledge of human health and wellness in the built environment and qualifies her to apply WELL Building Standards to projects seeking WELL Certification. As a member of the largest network of interior designers in North America, the American Society of Interior Designers, ASID, Kimberly stays current with industry trends, emerging data, and continuing education opportunities.



VP OF SALES & ACQUISITION JADYN HENDERSON



Meet LDH's Powerhouse

Jadyn executes the sales acquisition strategy for Lifestyle Design Homes (DH) by leading our sales department, including land and purchase opportunities, and managing relationships with outside real estate agents, private equity management brokers, clients, and other strategic partners. Additionally, Jadyn uses her experience and many connections to procure on and off-market properties aligned with LDH's land acquisition strategy. Her sense of urgency in driving sales, strong leadership, and strategic management skills. She has robust business analysis, planning, and customer management skills to achieve sales objectives. Jadyn holds a real estate license in Florida.

VP OF OPERATIONS

Nia has worked in construction operations directing day-to-day activities, communicating with staff, and documenting appropriate contracts. In addition, she has held numerous roles while overseeing project completion at a large construction company for five years. Nia moved into the management end of the industry with a primary emphasis on production efficiency with a prominent home builder. With her previous employment, Nia oversaw over 20 private and government-funded properties with a combined value of over 100 million. She has also served as an Area Service Manager over multiple properties and as a Project Manager for a planned community in Central Florida, where she demonstrated a decisive proactive approach to managing all construction and permitting. In addition, Nia is responsible for oversight of LDH operations. Within this role, she oversees operational budgeting, completes all contract management and material procurement, and assists with new acquisition analysis.

VP OF CONSTRUCTION

Jeszara has worked as a Director of Construction for two large companies. He has worked on various assignments ranging from ground-up new construction projects to historical renovations. Jeszara has gained well-rounded experience in various construction project applications throughout his career. His ability to manage the sequencing of a project, coupled with strong client relationships, makes him a positive addition to any construction project team. Jeszara has over 25 years of construction-management experience ranging from engineering and design to new construction and commercial tenant fit-outs. He excels in managing projects from the early stages of conceptual design through planning and construction. Jeszara works together with clients, design professionals, and project-related personnel on coordination, scheduling, and implementation of the project details in order.



Thank You to all Contractors & Suppliers involved in the construction of this home.

We would like to extend our heartfelt gratitude to all the contractors and suppliers who played a crucial role in bringing this home to life. Your dedication, expertise, and hard work have been instrumental in every phase of the construction process. From the initial design and foundation work to the final touches and finishes, your commitment to excellence has ensured that this home meets the highest standards of quality and craftsmanship. We truly appreciate the collaboration and effort from each and every one of you, and we are grateful for your contributions to this project. Thank you for making this dream home a reality.



"Building a Positive Lifestyle, One Brick at a Time: Crafting Your Dream Home with Precision, Passion, and Purpose. From the foundation to the final touches, we're dedicated to creating spaces that inspire and uplift. Every detail matters because your home is more than just a place—it's the cornerstone of a happier, healthier, and more fulfilling life."



Making Your Dream Home A Reality

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— DESIGN HOMES —



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