

A modern outdoor patio with a dining table, ceiling fans, and large potted plants. The patio is covered by a white ceiling with two black ceiling fans. The walls are made of light-colored stone or concrete. Large potted plants are placed on either side of the patio. The floor is made of large, light-colored tiles. The background shows a lush green lawn and trees.

BUILDING YOUR **LUXURY LIFESTYLE**

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Welcome to Our Latest Modern Design Masterpiece

Nestled in the heart of Naples, Florida, this luxury home is a bold statement of innovation, style, and functionality. Designed to accommodate multiple families under one roof, this expansive property offers five bedrooms, four bathrooms, and four fully equipped kitchens, creating a perfect blend of privacy, convenience, and shared spaces. Let’s tour this beautifully curated space and explore the unique design elements that make it an architectural marvel.



A Grand Structure with Modern Flair



The home’s structure exudes sophistication, with clean lines, expansive glass windows, and a sleek stucco exterior accented by subtle natural textures. High ceilings and open-concept layouts provide an airy, spacious feeling throughout. From the exterior, visitors are greeted by symmetrical landscaping, a wide driveway, and a grand entry, perfectly balancing modern architecture with elegant design elements. Inside, the design emphasizes fluidity and functionality. High ceilings connect the individual living spaces, while thoughtfully placed pocket doors offer privacy when needed.

Thoughtful Layouts for Multi-Generational Living

This home was designed to embrace multi-family living without compromising luxury. The layout includes:

- Five Bedrooms: Each bedroom features large windows that welcome natural light, neutral tones, and minimalist furniture for a serene retreat.
- Four Bathrooms: All bathrooms have ample cabinet storage, frameless glass showers, and black fixtures. Porcelain tile in neutral shades extends floor-to-wall, creating a sleek, continuous look.
- Four Kitchens: Every kitchen is unique in style but connected by a consistent theme: modern cabinetry, quartz & granite countertops, and high-end appliances. Each family unit has the space and freedom to cook meals for their family.

Elegant Finishes to Elevate the Space

Our approach to this project focused on timeless, luxurious finishes to create a cohesive look across the entire home:

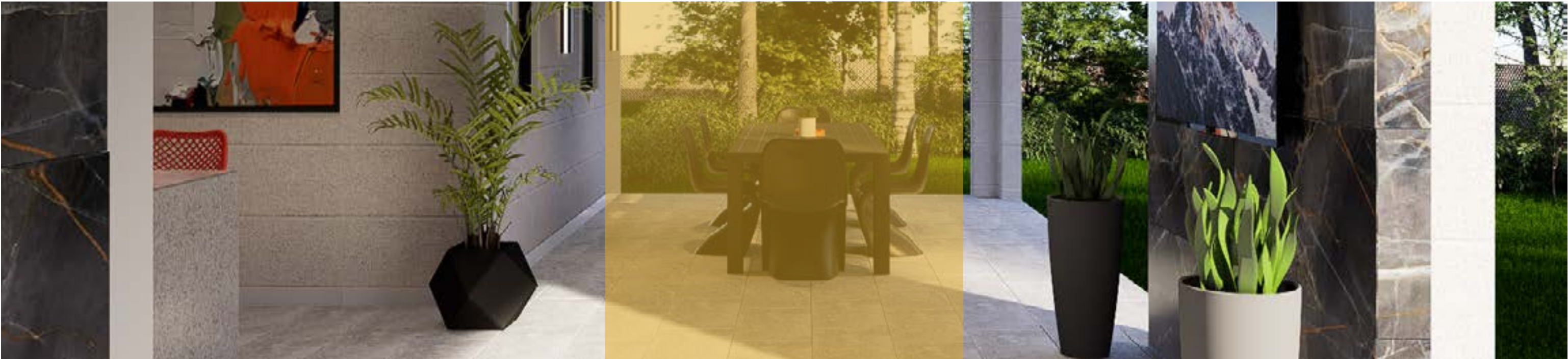
- Flooring: Throughout the house, we used white matte-finished flooring, which added airiness and spaciousness. Bathrooms and kitchens feature large-format porcelain tiles in soft earth tones for easy maintenance.
- Cabinetry: Kitchens feature custom, sleek, cabinets in shades of white, with subtle wood accents for texture. Soft-close mechanisms ensure a smooth and quiet experience.
- Lighting: Light placement was carefully planned to enhance the home's architectural features. Recessed lighting lines the ceilings, and linear pendant lights hang over the dining areas. Large windows and French doors in common areas fill the house with natural light during the day.
- Hardware & Fixtures: Black hardware was chosen for door handles, faucets, and showerheads to add a luxurious feel without being overwhelming.



Expansive Outdoor Living Spaces

The outdoor living area was designed to extend the home’s usability and provide space for relaxation and recreation. A spacious lanai features modern outdoor furniture, a fire pit, and a full kitchen

The backyard’s design caters to both entertaining and unwinding. It includes a fully equipped kitchen, a porcelain tile feature wall with a fireplace, and a shaded lounge area. Lush tropical landscaping, including palm trees and native plants, adds privacy and creates a resort-like vibe. Combining natural stone and lush grass pathways invites families to move effortlessly between spaces.



Functional Design for Modern Family Life

At its core, this home is about fostering connection while respecting individual space. Each family unit has its independent living quarters, ensuring privacy. Yet, the shared spaces— such as the large family room, main dining area, and outdoor kitchen—encourage communal activities.

We also incorporated modern smart-home technology throughout. Programmable lighting, smart thermostats, and voice-controlled appliances provide convenience and energy efficiency. Every bedroom and kitchen are wired for internet access, allowing each family to work, stream, or stay connected seamlessly.

A Home Designed to Last

From the structure to the smallest design detail, every aspect of this home was selected with longevity in mind. The materials and finishes are durable, sustainable, and timeless, ensuring the home remains stylish and functional for years.

Focusing on elegance, functionality, and shared living, this Naples project showcases how modern design can meet the needs of multiple generations. We are proud of the result: a home that feels both expensive and intimate, luxurious yet practical.

Ready to Build Your Dream Home? At Lifestyle Design Homes, we believe in creating homes that inspire. Whether planning a multi-family home or designing a custom space that reflects your unique style, we’re here to help. Reach out to us to start your design journey today!

Project Highlights:

- Location: Naples, FL
- Design Style: Modern Luxury
- Features: 5 Bedrooms, 4 Bathrooms, 4 Kitchens, Expansive Outdoor Living Spaces
- Finishes: Wide-Plank Oak Flooring, Quartz & Granite Countertops, Black & Gold Fixtures



**By Derrick Henderson,
President of Lifestyle Design Homes**



Building Resilience: How Lifestyle Design Homes Stand Strong Against Hurricanes

At Lifestyle Design Homes, we take pride in crafting homes with aesthetic appeal and superior structural integrity. Our commitment to building quality is evident in every detail, especially when it comes to ensuring our homes are resilient against natural disasters like hurricanes. Here’s how we achieve that level of durability.

Double-Strapped Trusses for Extra Security

Roof trusses are critical to a home’s overall strength, particularly in high-wind areas. At Lifestyle Design Homes, we go above and beyond standard building practices by double-strapping our trusses. This extra reinforcement secures the roof structure to the walls more effectively, preventing uplift and reducing the risk of the roof detaching in hurricane-force winds. The additional strapping ensures a more robust connection, making our homes significantly more resilient during storms.

High-Quality Impact Windows and Doors

Windows and doors are often the most vulnerable points during a hurricane, so we use only high-quality, impact-resistant windows and doors in our homes. These specialized materials are designed to withstand high-velocity impacts from flying debris, keeping the interior safe from wind and water damage. Our impact windows and doors are rigorously tested to meet the highest safety standards, offering peace of mind to homeowners during even the most severe storms.

Built on Stem Walls for Enhanced Stability

Another key feature of our homes is using stem walls in the foundation. Stem walls elevate the home above the ground, providing better protection against flooding and soil shifting. This structural choice also improves the overall durability of the building, ensuring that it remains stable during hurricanes. Building on stem walls creates a solid, elevated base that protects the home’s integrity in adverse weather conditions.



Real-World Hurricane Testing

Our dedication to quality construction has been proven in real-life situations. Two of our homes, still under construction, withstood the full force of hurricanes Helene and Milton, remaining structurally sound throughout. This real-world test highlights the effectiveness of our design and building practices, showing that even during the most intense storms, Lifestyle Design Homes stands firm. The double-strapped trusses, impact windows, and doors, along with our build-on stem walls, combine to protect the homes under extreme conditions, offering tangible evidence of the reliability and strength of our construction methods.

Built to Last

At Lifestyle Design Homes, we believe that every home we build should offer more than just comfort—it should provide safety and security. By incorporating superior building techniques and materials, we ensure that our homes are built to withstand the challenges of hurricanes. Whether it's double-strapped trusses, impact windows, or reinforced foundations, we design our homes with resilience, offering lasting quality that homeowners can depend on.

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■ Lifestyle Design Homes: Your Partner in Emotional Appeal

At Lifestyle Design Homes, we understand the importance of creating emotional connections through design. Our team offers guidance on using décor effectively to evoke the emotional connection that leads to sales. Whether preparing a home for a showing or looking to enhance your living space, we can help you craft an environment that resonates with potential buyers. By focusing on seasonal décor that reflects comfort, tradition, and warmth, we can help you create a memorable experience that sets your property apart in a competitive market.

■ Ready to Build Your Hurricane-Resilient Home?

At Lifestyle Design Homes, we understand the importance of building homes that are beautiful and prepared to withstand the challenges of nature. Living in a hurricane-prone region means your home must offer more than just a place to live – it needs to be your sanctuary of safety and resilience. Every Lifestyle Design Home is crafted with the future in mind, blending innovative construction techniques, high-quality materials, and thoughtful design to protect what matters most.

■ Strength Meets Style

Our homes are designed to be as strong as they are stunning. With impact-resistant windows and doors, reinforced roofing systems, and elevated foundations, you can rest easy knowing your home is prepared for the worst while still reflecting your unique taste and style. From classic designs to modern aesthetics, our team ensures that durability never comes at the cost of beauty.

■ Built for Peace of Mind

Your home is your haven; it should be where you feel safe, no matter the forecast. When you choose a Lifestyle Design Home, you're selecting a legacy of trust, craftsmanship, and innovation. Every detail – from the foundation to the finishes – is carefully considered to meet the highest standards of quality and protection.

■ Invest in Your Future

A hurricane-resilient home isn't just a smart choice for today – it's an investment in your family's future. Our homes are built to stand the test of time, reducing potential repair costs and providing long-term security for your loved ones. Our energy-efficient designs mean you can enjoy lower utility bills without sacrificing comfort.

By: VP of Operations Nia Blackwell



Inspiration for Living Beautifully



Designer's Favorite Things: WINTER EDITION

A curated list of functional, stylish, and must-have items to elevate any home space

By: VP of Design Kimberly Henderson



1

► Luxe Scented Candles:

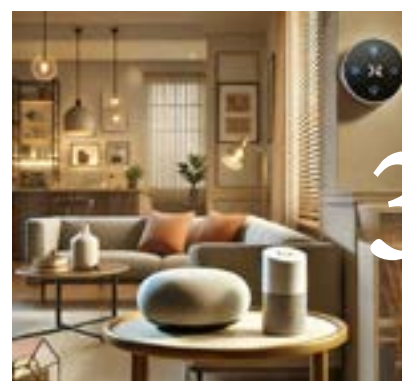
- **Why We Love It:** Adds warmth, fragrance, and ambiance.
- **Tip:** Place candles in three clusters at varying heights for an eye-catching display
- **Our Pick:** Jo Malone's Peony & Blush Suede Candle



2

► Velvet Throw Blankets:

- **Why We Love It:** Cozy, chic, and perfect for layering.
- **Tip:** Drape over an armchair or foot of the bed to add instant luxury.
- **Our Pick:** Pottery Barn's Chunky Knit Throw in Mustard Yellow.



3

► Smart Home Systems (Google Nest or Alexa):

- **Why We Love It:** Effortless control of lights, music, and temperature.
- **Tip:** Use voice commands to control holiday lighting for stress-free décor



4

► **Rechargeable LED Table Lamps:**

- **Why We Love It:** Portable, functional, and eliminates the hassle of wiring
- **Tip:** Ideal for outdoor patio dinners or as bedside reading lamps



5

► **Artisanal Cutting Boards:**

- **Why We Love It:** Dual-purpose—used for food prep and as kitchen décor.
- **Tip:** Display it on the counter with seasonal fruits to create a festive kitchen vibe.



Designer Tips & Trends
for the **Holidays**



► The Return of Traditional Christmas Palettes

Pro Tip: Red, green, and gold are making a comeback! To evoke nostalgia, consider using **classic ribbons** and **vintage ornaments**.



► Layered Lighting is the Key

Pro Tip: Combine **candles, string lights, and floor lamps** to create a warm, holiday-ready space. Layer lighting with dimmable features for a cozy effect.



► Tablescaping with Mixed Metals

Pro Tip: For holiday table settings, use a combination of gold, silver, and rose gold. The interplay of metals adds elegance and depth to any dinner party.



► Incorporate Nature into Decor

Pro Tip: Use natural **pinecones, eucalyptus, and fresh garlands** to bring the outdoors in. Bonus: the natural scent creates an inviting atmosphere.



► Modular Décor for Quick Transitions

Pro Tip: Modular **trees and adjustable wreaths** allow quick switches between themes (Fall to Winter) without starting from scratch.



► Stocking Your Kitchen for Entertaining

Pro Tip: Ensure your kitchen is ready for the holiday season with **stylish serving boards, extra glassware, and festive table runners**.



Psychology of Selling

By: VP of Sales Acquisition Jadyn Henderson



Creating Emotional Appeal with Seasonal Decor

Homebuyers often make decisions based on emotion, and seasonal décor can help create a warm, inviting atmosphere that resonates with buyers. Seasonal decor not only enhances a home’s aesthetic appeal but also creates a sensory experience that can significantly influence purchasing decisions.

The Power of Emotion in Homebuying

Research shows that emotional responses play a crucial role in the homebuying process. When buyers enter a home that feels welcoming and personalized, they can envision themselves living there. This connection often leads to more vital interest and a willingness to make an offer. Seasonal décor can amplify these feelings by evoking nostalgia, warmth, and comfort.

Creating a Multi-Sensory Experience

Using scents like cinnamon, pine, or pumpkin spice can create a multi-sensory experience that evokes the feelings associated with fall. Scent has a powerful link to memory and emotion; when familiar and comforting aromas greet buyers, they are more likely to feel at home. Incorporating seasonal scents through candles, potpourri, or essential oil diffusers can set a positive tone when potential buyers enter the space.

Visual Appeal

In addition to scents, visual elements of seasonal décor are critical in creating an inviting atmosphere. Consider the following:

- **Color Palettes:** Utilize rich, warm colors like deep reds, oranges, and gold to reflect the autumn season. These colors can be incorporated through throw pillows, blankets, and artwork.
- **Natural Elements:** Incorporate elements of nature, such as pumpkins, gourds, and autumn leaves. These items enhance the visual appeal and reinforce the connection to the outdoors, fostering a sense of tranquility and comfort.
- **Cozy Textiles:** Soft blankets, textured throws, and plush rugs can make spaces more inviting. The tactile experience adds to the home’s overall comfort, making it feel lived-in and warm.

Highlighting Traditions and Comfort

Fall is a time when families gather and create memories, so decorating with an emphasis on tradition can resonate deeply with buyers. Consider incorporating elements that highlight the potential for family gatherings:

- Color Palettes: Utilize rich, warm colors like deep reds, oranges, and gold to reflect the autumn season. These colors can be incorporated through throw pillows, blankets, and artwork.
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Financial Checklist for New Homeowners to Prepare for the Holidays

As a new homeowner, I know the holiday season brings excitement and potential stress, especially regarding finances. With the added expenses of decorating, gifts, and entertaining, creating a financial plan that allows you to enjoy the holidays without breaking the bank is essential. This financial checklist will help new homeowners prepare for the holidays while maintaining their financial health.

By: CFO of Finance Wesley Blackwell



1. Review Your Budget

Before spending money on holiday gifts, review your overall budget. Consider your monthly expenses, including your mortgage, utilities, groceries, and any other fixed costs. Then, determine how much discretionary income you have available for holidayrelated expenses.

Create a Holiday Budget: Allocate specific amounts for gifts, decorations, food, and activities. Sticking to this budget will help prevent overspending.

2. Set Priorities

Decide what aspects of the holiday season are most important to you. This may include:

Gift Giving: Make a list of people you want to buy gifts for and set a spending limit for each person. Consider DIY gifts or experiences that can be more meaningful and budget friendly.

Decorating: Determine how much you want to spend on holiday decorations. To save money, consider using items you already own or making your own decorations.

Entertaining: If you plan to host gatherings, set a budget for food and beverages. Potluck-style gatherings, which allow guests to contribute their favorite dishes, can ease the financial burden.

3. Research and Plan for Expenses

The holidays can come with unexpected expenses. Prepare by researching potential costs associated with holiday activities:

Travel Costs: If you plan to visit family or friends, budget for transportation, lodging, and meals.

Utilities: Expect higher utility bills due to increased heating needs and holiday lighting. Check your previous year's bills to anticipate this change.

Home Maintenance: Ensure your home is winter-ready. Consider budgeting for necessary repairs or maintenance, such as insulating pipes or servicing your heating system.



4. Take Advantage of Sales and Discounts

The holiday season often comes with sales and discounts that can help you save money. Be proactive by:

Shopping Early: Take advantage of early sales, Black Friday, and Cyber Monday deals. This will allow you to spread out your spending and find better prices.

Using Coupons and Rewards: Utilize any available coupons or cashback rewards programs. These savings can help reduce your overall holiday expenses.

5. Plan for Post-Holiday Expenses

After the holidays, you may face expenses related to:

Credit Card Bills: If you use credit cards for holiday purchases, plan for repayment to avoid accumulating debt.

Home Improvements: The new year may inspire home improvement projects. Budget for any repairs or renovations you plan to undertake in the coming months.

6. Create a Financial Cushion

Unexpected expenses can arise at any time. Having a financial cushion to cover emergencies or unforeseen costs is crucial. If possible, save a small amount of your holiday budget. This can help alleviate financial stress in the future.

7. Communicate with Your Family

Discuss your holiday budget with family members. Being open about your financial situation can help set realistic expectations and prevent feelings of guilt or obligation to overspend. Encourage family traditions that focus on experiences rather than material gifts.

8. Enjoy the Season Mindfully

Lastly, remember that the holidays are about more than just spending money. Focus on creating memories, enjoying quality time with loved ones, and embracing the season's spirit. Engaging in free or low-cost activities, such as volunteering or enjoying local holiday events, can create lasting memories without straining your budget.



Building Homes, Building Legacies

At Lifestyle Design Homes, our mission goes beyond construction—it’s crafting homes that tell a story, foster security, and stand the test of time. As a family-based business, we understand that your home is more than a structure; it’s your peaceful retreat where memories are made, laughter is shared, and loved ones gather.

Our dedication is to design and build with precision, using quality materials and thoughtful design to create homes that support your family’s present and future. We take pride in the trust you place in us, and our goal is to deliver a space that embodies beauty and resilience.

Thank you for letting us be a part of your story. We’re here to build homes and legacies, one family at a time.



LET'S BUILD YOUR DREAM HOME TOGETHER

If you're ready to create a home that offers unmatched protection, peace of mind, and a touch of luxury, we're here to guide you every step. At Lifestyle Design Homes, our mission is to provide families with homes that meet their needs and exceed their expectations.



Contact us today to learn more about our innovative building process and discover how we can help you design a home as unique as your family. Together, we'll build a space that's ready for the future—no matter what comes your way.

CALL US NOW AT (239) 372-5855

or visit our website at

www.lifestyledesignhomes.com

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