

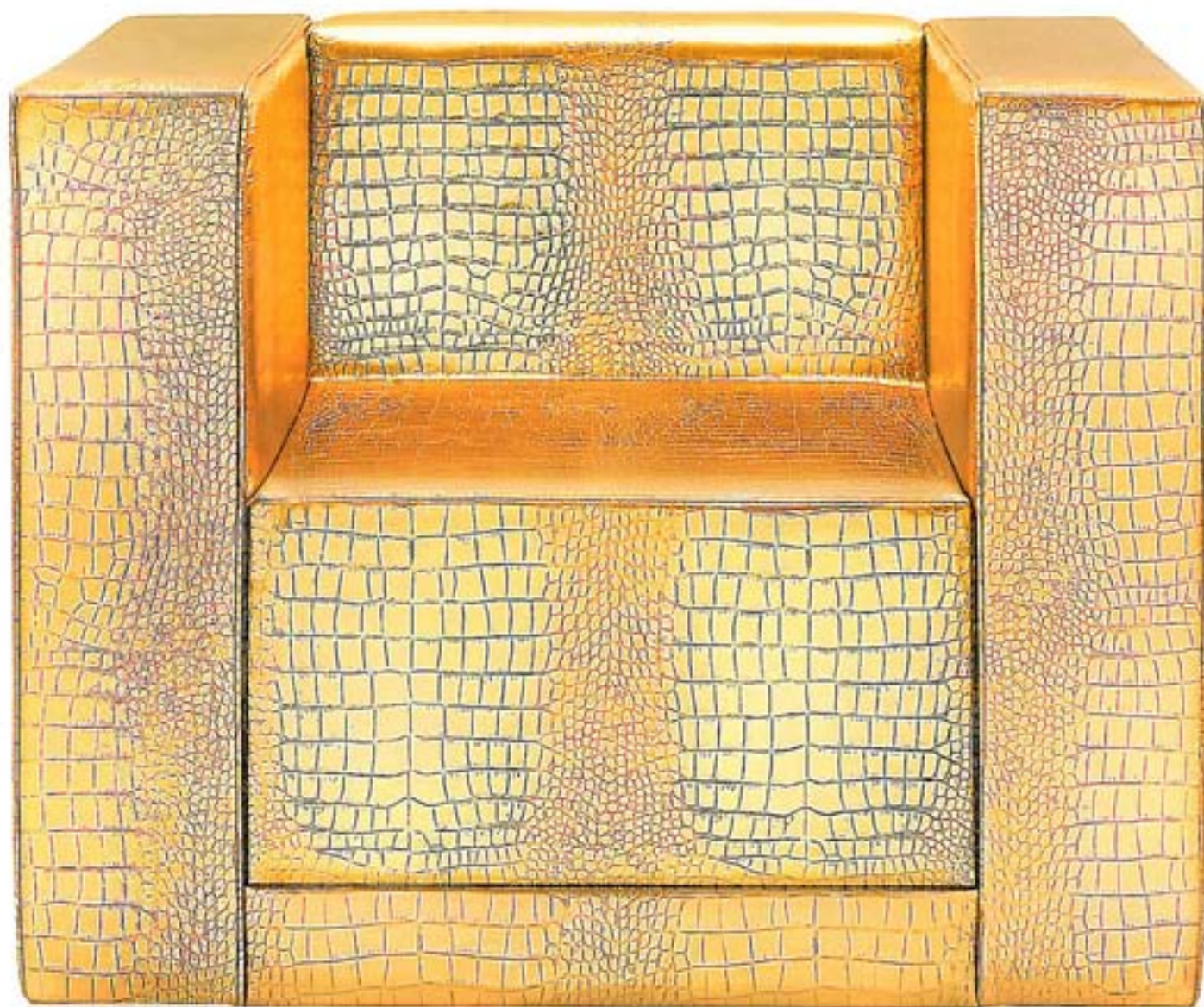
THE SOUTH FLORIDA HOME REDEFINED™

# LUXE

VOLUME II ISSUE I

LUXEMAGAZINE.COM

AA0002340



\$ 6.95 A SANDWICH MEDIA PUBLICATION 91



0 71486-03352-3



## EPIC PROPORTIONS

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PHOTOGRAPHY BY KIM SARGENT

ON A VERDANT FIVE-ACRE LOT ON HUTCHINSON ISLAND, A 13,000-SQUARE-FOOT HOUSE APPEARS MODEST GIVEN THE CONTEXT. These are the guest quarters, and they are dwarfed by the nucleus of the residential compound: a sprawling three-story, 50,000-square-foot main house modeled after an Italian palazzo. "The owner could not wait to move in, but it takes a long time to build a house like this because the construction is so involved," says Mitchell S. Kunik, AIA, of Boca Raton-based Affiniti Architects, by way of explaining why there is a separate guest house in an estate where space is so abundant that the garage accommodates 22 cars. "He moved into that guest house while the main house was under construction so that he could be on the property and enjoy it."

Builder Pat Marshall of Jupiter's Turtle Beach Construction Co., Inc., understands why the location's appeal was irresistible. "It's a strip of land between the Intracoastal Waterway and the Atlantic Ocean," he says. "What can top that?" In order to capitalize on those ocean views, Kunik designed the estate to stretch along the shoreline. "We didn't do a traditional Florida home where you come in and see every room," he explains. "Instead, the main house is extended across the site and is

**HOME BUILDER** Pat Marshall, Turtle Beach Construction Co., Inc.

**ARCHITECT** Mitchell S. Kunik, Affiniti Architects

**BEDROOMS** 6 | **BATHROOMS** 10 | **SQUARE FEET** 50,000



### STYLE SELECTION

Sculpted in solid bronze and finished with a gold patina, this piece exemplifies the regality of the historic Roman figure. *Mark Anthony Bust*, \$1,495; [worldofdecor.com](http://worldofdecor.com)



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not very deep front-to-back, which gave us the opportunity to create a very romantic feeling in the rooms, allowing light to come from multiple areas, and letting the shapes of the rooms be part of the architecture—just like a European villa.” In addition, since the entry to the home is constructed at ocean level, the main level of the house is a story above ground, ensuring that every space—particularly the three-sided living room, which projects out from the main part of the house to achieve 270-degree views of the water—enjoys the best possible ocean view.





**HIGH GROUND**  
A tiered fountain framed by mosaic-filled murals and a double staircase creates a grand transition from the driveway to the first floor of the home, which is situated a level above ground.





**FAIR GAME**

The family game area, which also connects to the living room and kitchen, is accessible from the top floor via a private staircase, providing access to the room without walking through the formal areas of the house.



**MUSICAL FAIR**

The theme of this French Provincial music room is carried through to the antique plaster walls, which feature hand-painted musical instruments.

**STYLE SELECTION**

This walnut chair has slender shepherd's crook arms, scrolling supports and a pierced crown cresting its upholstered back. *Queen Anne Arm Chair, \$3,794; kohlerinteriors.com*



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The sheer size of the home posed challenges of its own. "Because of the immensity of the building and the complex itself, it was considered a commercial structure, which kicked us into an entirely different building code," says Marshall. "The inspection procedure and other processes were completely askew from typical residential stuff."

For Kunik, the goal was for the spaces to feel warm, regardless of their size. Although this is the largest house in Martin County, it is a home built only for two. "We layered the rooms. There are a lot of spaces, but they are broken up into multiple areas, so you don't end up coming back into a single, massive area," says Kunik, who notes that the consistency





#### STYLE SELECTION

With an embellished frame and paglierino and prism drops, this chandelier adds a lovely lighting effect. *Symphony Chandelier*, price available upon request; [viaggihome.com](http://viaggihome.com)

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in the decor elements—Venetian plaster, coffered ceilings, mosaic tile inlays and hand-painted details—was also instrumental in creating a cohesive, inviting residence.

And while its flanked-by-water location is what drew the homeowner there, it also posed the biggest threat to the palatial estate. “The owner wanted beyond hurricane-resistant construction—hurricane standards, plus, plus, plus,” Kunik says. To this end, the entire house, including the roof, is made out of solid poured concrete. “It’s an unbelievably strong building,” Marshall says.





**MIDAS TOUCH**

The residence's elegance continues in the homeowner's bath, where a regal bathtub with direct ocean views is flanked by grand columns and decked out with golden touches.




#### **OUTER REACH**

The exterior covered loggia continues throughout the rear of the house, providing shelter and shade, as well as protection from the wind.





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To protect against more mild natural elements like sun and wind, a continuous, intricately detailed loggia wraps around much of the home. "It provides shelter and shade for the house and keeps the salt off the windows. And instead of just presenting a wide open, undetailed, uninteresting view from inside the house, the loggia provides light and shadow, and the lattice arches impart a framework through which to enjoy the view of the ocean," Kunik says. "It's my favorite part of the house because it's practical, it has an aesthetic purpose, and it's true to its historical context." 





#### WATER WORLD

The clover-shaped, infinity-edge heated pool echoes the arches of the surrounding loggia and provides the perfect perch for enjoying serene ocean views.