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SARASOTA BAYFRONT TRANSFORMATION

NORTHERN-STYLE HOUSE PLAN TRANSFORMS INTO WATERFRONT COTTAGE

Front Elevation: The home site was completely scraped, making way for the new coastal home that Gagne and Wash envisioned with a tropical backdrop — much of the landscape is lush with fruit-bearing plants. The exterior has bright white stucco, Hardie siding, powder-coated aluminum railings, and a smooth TAMCO roof. The exterior gives off a warm and welcoming island appeal, the result of many stately coastal flourishes, such as the custom arched mahogany door.

Rear Elevation: “We embellished this northern-style plan to be more coastal cottage,” says Gagne, who increases the gable height and adds a tremendous amount of glass, crown moulding, rails, and extra siding to complete the look. A roll-down screen encloses the deck for all-season use, while two staircases from each side of the deck lead to the pool. This stunning home uses light controls and camera security by SmartHouse Integration.

This coastal cottage did not start off as the waterfront destination that it is today. Dan Gagne, owner of Gagne Construction, and Architect David Wash reimagine the northern-style stock building plan — purchased online by the clients — into a home that better relates to the Sarasota Bay. Gagne credits his successful obtainment of this project to his certitude, direct communication approach, and his solid, trustworthy team.

To make this northern-style house plan into one worthy of its coastal setting, the team expands the majority of the window openings to capitalize on the tropical view. “The original plans called for a low gable on the rear of the home that minimized the view of the water, so we enlarged and raised the rear gable to achieve a more expansive view,” shares Gagne. The team adorns the exterior with crown moulding, trim details, and cypress, crafting every plane. A vital element critical to a Florida-style home is the connection to the outdoors, so Gagne designs a sliding glass door that disappears into the wall, opening the main living space to the deck. ►



Modifications do not stop at the exterior. The team begins tackling the interior layout by widening the space between the kitchen and the great room. This openness broadens options for furniture layout and enables the team to provide additional kitchen cabinets, which flow seamlessly into the white, trim-clad walls. It is accents like this, and the painted white tongue-and-groove treatments, that elevate the interior. ►

Living Room: Past the massive window details are thin, horizontal deck rails that provide unobstructed water views from this great room. Rustic, split-face stone in a warm sandy hue climbs floor to ceiling, guiding the eye to the tongue-and-groove ceiling overhead. A low-profile gas fireplace is flush with a custom television niche. On each side of the fireplace is a set of floating glass shelves backlit by programmable LED lights that have varying color selections.



Gagne assists the homeowners with interior finish selections and guides them to solid professionals for the cabinetry design. This transitional interior design embraces coastal and cottage stylings, giving this home its distinctive vibe. The wall-to-wall whitewashed flooring, split-face stone, and x-overlay patterns exemplify the cottage influence, while the white painted shiplap, coral shapes, aqua hues, and beachy accessories dive deep into its coastal character.

The enhancements and style continue on into the master bedroom, master bathroom, and guest room. A lone window was part of the original master bathroom plan, yet the decision to add more windows not only draws in natural light, but also modernizes the front elevation. The front exterior draws inspiration from the British West Indies, using an island-style railing, and pulls influences from southern architecture with its combination staircase that leads to a generous portico, all befitting this tropical setting. ►



Kitchen: This open-concept kitchen is chock-full of cottage charm, boasting painted white and backlit cabinets, and x-overlays, while the aqua-medley mosaic instills this kitchen with coastal ambiance. Luxury features, like the high-end range and built-in microwave, finished in stainless steel, modernize this space. Suspended over the solid surface countertop are two barrel-caged pendants from LyteWorks that lend a nod to the chandelier that hangs high above the seating area in the main living space.

Wine Room: In the original plan, the wet bar was located around the corner from the kitchen; it now resides by the fireplace. This area is the perfect setting for the homeowners' wine collection and the chiller. Along every inch, Gagne and Wash enhance this home's appeal, from the wainscot wall detail to the decorated door frame, in addition to the crown moulding around the white tongue-and-groove ceiling treatment.



“When we work directly with the clients, our communication is seamless,” Gagne shares, “and by working alongside a team we’ve curated over the years, the whole process runs smoothly.” Gagne and Wash alter and enrich the northern-style house plan that the clients purchased, transforming the exterior and interior into an airy, open concept coastal cottage deserving of its waterfront view. ■

Master Bathroom: Thanks to the plan redesign, an abundance of natural light can now stream in through the wrap-around windows, filling this upscale master bath with warmth. Centered beneath the bay window bump out is a freestanding tub. Natural coastal accents flow through this space, seen in the small art pieces in front of the shuttered windows and in the finish on the countertops that complement the wall art, as well as the tongue-and-groove ceiling from which a crystal and polished nickel starburst chandelier hangs.

Master Bedroom: The team increases the window sizes in the bay-style bump out to take full advantage of the view, bringing the tropical scene into the master bedroom. Adding to the coastal ambiance are soft, muted hues with delicate touches of aqua in the table lamps and a tranquil sunset art piece above the tufted headboard. White plantation shutters round off the coastal theme and complement the bright white Benjamin Moore wall color.



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Guest Bedroom: The guest space has wide-plank, whitewashed, engineered flooring that can be seen throughout the rest of the home. The three windows in this room, along with the glass inlay door to the adjoining deck, allow natural light to embody this guest oasis. The outside view creates harmony with an aqua and cream colorway inside, while the colorful boat-paddle artwork, coral pattern, and coastal-inspiration lamps reinforce the aquatic theme.



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