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Fort Lauderdale estate is a waterfront treasure

A beautifully designed and superbly crafted waterfront estate is now on the market in Fort Lauderdale. The four-bedroom, six-and-one-half-bath residence at 19 S Gordon Road is positioned on a tropically landscaped 9,638-square-foot lot in Las Olas' coveted Navarro Isle enclave. Priced at \$3,900,000, this meticulously maintained home celebrates South



Florida's breezy coastal lifestyle and is custom tailored to please the most discerning homeowner.

Luxury, comfort and convenience blend in equal measure

throughout the estate. Sunlit interiors and a seemingly endless array of fine details enhance the home's artfully configured 5,403-square-foot floor plan. Among the welcome mix of formal and casual spaces are gracious living and dining rooms, an inviting family room, a richly appointed home theater and a den that could easily be converted into a fifth bedroom. The chef-style kitchen has a center island, snack bar seating and an adjacent breakfast area. Four spacious bedrooms are on the second floor along with a morning kitchen, seating areas, walk-in closets and a spa-like master bath.

Exterior living areas include terraces, a covered lanai, summer kitchen, sparkling pool, cabana bath and a rooftop deck. The extra



The distinctive waterfront estate is ideally located in Navarro Isle.

wide dock, new seawall and 82 feet of waterfrontage with ocean access make this home a boater's paradise. An elevator, impact windows and doors, and a sophisticated security system are a few of the many conveniences the distinctive residence provides.

For more information, contact Barbara Sawalli at 786-325-2225.



The chef-style kitchen has a center island and snack bar seating.



A boater's paradise, the home has a private dock and ocean access.



Lighting the front façade of your home can create curb appeal and also enhance security.

Courtesy of Nightscapers

Add drama, security and curb appeal with outdoor lighting

BY JANA SOELDNER DANGER
Special to South Florida Home

South Floridians tend to spend a lot of time outdoors, and outdoor lighting can definitely make the yard a more appealing place at night. It can also discourage intruders, add curb appeal and create ambience.

"Lighting lets you enjoy your garden after dark," said David Suarez of Miami Landscape Lighting. "People in South Florida invest so much into their yards with decks and barbecues, it's nice to be able to enjoy them at night."

"Outdoor lighting can enhance the looks of your home, and also the security, and it's low cost to operate," said Robert Shomer of Nightscapers in Fort Lauderdale.

"Lighting can show the boundaries of your property and define the architecture," said Adrian Palacios of Landscape Designs in Fort Lauderdale.



Outdoor lighting can add drama to a pool area.

Courtesy of Landscape Designs

LEDS

Nearly all outdoor lighting now is done with LEDs (light emitting diodes). They have improved greatly in the past 10 and even five years in terms of brightness, color and beam width. They are much more efficient than incandescent lighting and thus cost far less to operate. It is possible to use an LED bulb in a traditional fixture designed for a halogen bulb.

"But it won't have the same warranty," Shomer said. "They're rated to last about five years." An actual LED fixture is a sealed unit with an integrated diode instead of a bulb. "They're warranted for 10 to 15 years," Shomer said. "If the fixture goes out, you get a new one from the manufacturer."

To be safe, outdoor lighting needs to be low voltage. A transformer, a device that can be plugged into a regular outlet, changes high voltage to low voltage. The larger the transformer, the more lights or LEDs it can accommodate. LEDs operate on a wider voltage range (nine to 15) than halogen lighting, where each bulb requires 11 or 12 volts,

Shomer said. This allows more fixtures to operate from a single transformer than with halogen bulbs; if a fixture at the far end of the line gets nine volts, it will burn as brightly as one at the beginning of the line that gets 15 volts. "You can also add more fixtures later," Shomer added. Wires running from the transformer to the fixtures should be good quality. The lower the gauge, the heavier-duty the wire is. Wires should be buried at least six inches underground.

LEDs shine with different color temperatures, or shades of white, which are measured in kelvins. Lower kelvin numbers tend to be warmer and softer; higher numbers are cooler. Many homeowners prefer the warmer, softer color temperatures, Shomer said. Some individuals with contemporary homes, however, choose cooler, whiter color temperatures. At some point, however, cooler color temperatures start to have a bluish cast. Different temperatures will produce different effects on landscape. "Do a test to see what color temperature you like before choosing one," Shomer said.

Some homeowners enjoy watching their outdoor lighting change actual colors, and today's technology makes it easy to do. "As long as you have a strong Wi-Fi signal outdoors, you can install Wi-Fi-enabled lamps," Suarez said. "You can control color throughout the color spectrum with a phone app."

WHAT TO LIGHT

Where are some optimum locations to place outdoor lighting? That depends on the size of the home, the goals and the budget.

"Think about what you're trying to achieve," Suarez said. "Will the lighting be functional, as for a driveway or walkway? Or will it be aesthetic — lighting your palms and shrubs and the architecture of your home?" Take a walk outside after dark to decide what you'd like to illuminate. But don't light up everything so your home looks like a business. "You need both light and darkness for contrast," Shomer said. "Otherwise there's no artistry and it's not as aesthetically pleasing."

FRONT YARD

"Focus on the entry," Shomer said. "Start by lighting large trees."

Don't do too much perimeter yard lighting in front, Shomer said. "Otherwise, your eyes will be drawn away from the house."

Illuminating columns near the front door can make a strong statement, Suarez said. Define architecture by installing fixtures in the soffit. For path lighting, illuminate shrubs or other foliage with wash lights that throw a wide beam spread, Shomer said. "You don't want dark spots."

BACKYARD

Some homeowners like to define their property boundaries. Is there a hedge or a fence? Then it's easy. "Place lights every 15 to 20 feet," Palacios said. "It also enhances security."

As in the front yard, light large trees and prominent architectural features. With trees, uplighting is easiest. A fixture installed on the ground shines up into the canopy. But there are other possibilities. Moonlighting is one of them, Palacios said. A fixture in the canopy of a tree 30 or 40 feet above the ground, and light filters between branches and leaves. "It casts shadows on the ground and gives the effect of a full moon," Palacios said. "It's really appealing."

Another possibility: Suspend globe-shaped lanterns, about the size of a basketball, at different levels in the canopy of a tree, Suarez said. Five or six of them hanging from the branches of an oak or banyan tree can create a breathtaking effect. "They're orbs of light," he said.

Both those effects require climbing up into the tree, or course. So installation costs are higher than uplighting.

Light underfoot can also be dramatic. Accent lights can be embedded directly into the surfaces of patios or decks, Suarez said.

The installer drills holes into the tiles and puts low-profile fixtures into the openings. Ground lines are cut out to accommodate wires and then re-grouted. Suarez recommends brass fixtures for traditional decks; stainless steel for more contemporary styles.