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# THE ART OF EVOLUTION

TRANSFORMATION WITH INNOVATION AND  
CONSIDERED MATERIALS

**M**McGarvey Custom Homes builds this home from a beloved plan, sharpening its proportions and strengthening its sense of arrival in Pine Ridge Estates. “This floor plan is very popular — everyone who walks into it enjoys the flow,” says Jennifer McGarvey Burch, Vice President of McGarvey Custom Homes. Their refinements, such as raising the roof height, lend greater presence to the entry and highlight the home’s focus on natural light.

“As much as we can, we bring the outside in,” says Rich Grimes, Director of Sales at McGarvey Custom Homes. “The natural light is one of the main things people comment on. It’s not just that there is light — it’s that it shows up in spaces you wouldn’t expect.” From the laundry room to walk-in closets, the plan captures sunlight, while generous openings connect living areas to the outdoors. ▶

**Front Elevation:** Interior Designer Tina M. Margrander of Tina Marie Interiors shares, “We chose earth tones for the exterior and black windows for striking contrast,” while wrapping the newly elevated entry columns in honed Berkshire Buff quartzite from Design Works. The stone’s soft cream, gray, and taupe tones lend subtle richness to the façade, setting the tone for a 6,787-square-foot home set on a 1.17-acre lot that expresses its presence through restraint, material clarity, and balance. Landscape Architect Christian Andrea of Architectural Land Design reveals that perfect balance extends to every surface—even the driveway—where subtly blended earth-tone pavers echo the concrete roof tile. “We intentionally prefer blended colors over solids,” Andrea notes. Driveways often become so intricate, you end up looking down. It’s a work of art, yes — but it shouldn’t overpower the home. It’s part of the total experience.” That experience is refined further with thoughtfully placed sconces from Troy Lighting and expansive windows by Andersen Windows & Doors, sourced through Florida Wood Window and Door.

Landscape Architect Christian Andrea of Architectural Land Design treats the entire property as a living canvas. “It’s not just about planting the ground plane. We layer canopy trees and low-lying foliage that evolve over time, shaping views that give the property a lasting presence, not just temporary curb appeal.” The exterior palette, grounded in earth tones and calibrated contrast, shapes the narrative that continues inside. Interior Designer Tina M. Margrander of Tina Marie Interiors builds on that approach, favoring longevity over trend.

“We wanted something different, but not so different that it would alienate,” Margrander explains. The design starts with ash flooring — a deliberate shift from the ubiquitous white oak. Incredibly popular but widely used, white oak felt expected; ash offered a natural segue and a subtle point of innovation. “It’s one of the prettiest floors we’ve ever done,” Margrander adds. The overall palette features creams and soft beiges, chosen to allow Florida sunsets to inform the home’s color moments. That inspiration shows up quite literally in the living room artwork, which captures the glowing hues of a sinking sun when it’s actually high in the sky. ▶

**Powder Room:** The palette echoes the tailored composition of the kitchen, yet the round oak mirror from Uttermost recalls the warmth of the ash flooring. A crisp white Pompeii Quartz quartz top sourced from UMI Stone, detailed with a scalloped edge, elevates the floating vanity. The moody, charcoal-and-gold ginkgo-leaf wallpaper from York Wallcoverings provides a striking counterpoint to the lighter tones, while the geometric mosaic flooring gathers the full spectrum of hues into a cohesive, artful finish.



**Living Room & Feature Wall:** “To balance the room’s scale and engage the eye, we used darker elements on the ceiling and feature wall, contrasting the ash flooring while still complementing it,” notes Margrander. The fireplace, clad in porcelain slabs from UMI Stone, brings soft veining that offers a classic counterpoint to the richly stained built-ins in Sherwin-Williams Brazilnut. A curved bouclé sectional from Vanguard Furniture hugs the space, set atop a geometric area rug from Surya. Swivel chairs, banded in pebble-toned leather, invite conversation and pivot between the feature wall and curved sofa — enhancing flow, flexibility, and connection in the open-concept layout.





**Kitchen:** Margrander expresses this timeless palette of black, white, and brown through bespoke cabinetry from Southlinks Custom Cabinets — a division of McGarvey Custom Homes — finished in a deep, Brazil nut-inspired tone with black-framed reeded glass fronts and soft white fluted accents. Brushed brass hardware introduces warmth and ties into the Thassos backsplash, which features subtle brass inlays that catch the light. Over the generous island, a pair of pendants aligns with the ceiling detail, a deliberate choice that supports rather than distracts from the custom millwork.

**Dining Room:** “A round table feels inviting, and makes conversation easy,” says Margrander of the oak-topped, black-based piece from Old Biscayne Designs. It’s paired with low, custom-upholstered chairs from Alder & Tweed for comfort and usability. Above, a starburst ceiling detail stained to match the adjacent beams is anchored by a caged black-and-gold chandelier from Hinkley Lighting, reinforcing the room’s geometry. A functional bar, anchored by Sub-Zero wine towers and a striking Thassos-and-black onyx backsplash, counterbalances the space’s graceful curves.



Dark-stained beams in the living room draw the eye upward, their color mirroring the study's deep chestnut floors to bring a warm, cohesive feel to the airy space. In the kitchen, Margrander masterfully plays light against finishes — blending polished and matte countertops while orchestrating cabinetry through deliberate material order, hues, and textures for sophisticated depth. The result feels complex yet timelessly tailored.

That orchestration continues in the powder bath. “Powder baths are like little jewel boxes — a chance to have fun with proportion and detail,” says Margrander. “I love mixing materials and experimenting with form.” Those thoughtful gestures transform the vanity from something expected into something bespoke, a small-scale showpiece that instantly captures attention the moment you walk in, much like the study's view that frames the spa and pool beyond. ▶

**Primary Bedroom:** Dramatic ceiling heights call for an equally dramatic headboard-wall treatment, and Margrander delivers with a simple yet striking tone-on-tone trim detail. Painted in Sherwin-Williams Cornwall Slate, the trim uses shadow to create depth and strong vertical rhythm as it rises to the ceiling. A chandelier from Revelation underscores the linear expression above the bed. Texture and hue are found in fabrics and casegoods, echoing the earthy palette with accents of burnt caramel, sage, stone, and cream.



**Primary Bathroom:** Margrander selects a crisp white polished mosaic for the shower, veering away from the expected with a matte tile on the floor — a choice she favors for its ability to reveal the depth of color in the large-format tile. The cabinetry, finished in Sherwin-Williams New Ebony and Rare Gray, elevates functional elements such as the storage cabinet. Behind the elegant tub from Ferguson Home, two pygmy palms await the homeowner's customization of this private courtyard.



Even in the home's most private areas, the connection to nature remains central, with a private courtyard just outside the primary bathroom, ready for personalization. This kind of intuitive planning is what allows McGarvey and its collaborators to bring a fresh, future-facing sensibility to a well-loved plan in Pine Ridge Estates. ■

**Guest Bedroom & En-Suite:** Concentric rectangular trim details, painted tone-on-tone with the wall, introduce a whimsical architectural accent. "The color is part of the brown family, but extremely muted," shares Margrander, who selects Sherwin-Williams Interface Tan as a soft nod to the home's sunset-driven palette. In the en-suite, a gold abstract-circle mirror from Cyan Design offsets the geometry of the wallcovering, while a warm maple vanity — styled like furniture and set on metal feet — is finished with mother-of-pearl hardware from Signature Hardware.

**Study:** As a speculative home, the team crafts a versatile study that doubles as a television-viewing room, oriented toward an unobstructed view of the pool. Margrander keeps the glazing clean with a tailored geometric cornice that frames — rather than competes with — the outdoor scene. The built-ins, created by Southlinks Custom Cabinets, pair walnut with a gray-green paint for a balanced two-toned expression. Deep chestnut flooring anchors the room and echoes the beamwork found throughout the home.



**Outdoor Living & Kitchen:** The floor features a climate-tolerant tile from Garden State Tile, and with the same emphasis on practicality, Margrander chooses cypress cabinets and sling-back chairs for their quick-drying convenience after swims. Nearby, two curved sofas from Cabana Coast are oriented for conversation around a dual-sided fireplace clad in silver travertine. For convenience and design continuity, four motorized hurricane shutters, four motorized insect screens, eight Bahama shutters, and discreet access panels—crafted and installed by Castle Services of Southwest Florida—are seamlessly concealed behind powder-coated aluminum grates, ensuring a streamlined appearance and effortless maintenance.

**Rear Elevation:** “Without waterfront, the pool steps in as the wow-factor — a moment at entry designed to make you pause and take it in,” Andrea says of the pool design that wraps around the outdoor living area. “It looks like the patio itself is floating on the water, capturing so much of the light and giving people the feeling of being in an oasis,” Margrander adds. Across the shellstone deck, Adirondack rocking chairs gather around a glowing fire pit.



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