

Historic Renovation

251 Pine Rd

Belleair, FL 33756

Robert and Patricia Barris

The home is a Mediterranean home which was originally built in 1927. It is a 2 story home with a flat roof at the front of the home.

The home originally had the following characteristics which did not lend to modern living:

- Very small kitchen with only a small nook for a kitchen table
- Medium sized master bedroom with limited closet space
- Small dining room
- No foyer or formal entrance into the home
- Small 2 car garage in the rear of the home which barely fit an SUV and second car
- A den for TV viewing which was remote from the kitchen and main living area
- A massive oak tree which loomed over the entire home causing too much shade to grow grass and plants. It also caused significant damage to the roofing of the home and was beginning to impact the foundation of the home
- A nice guest home of 700 sq ft
- A large side yard

To bring the home up to date the following was done:

- Addition of a large garage on the front of the home, attached to the home by a porte-cachere. Inclusion of a Mediterranean style spire.
- Addition of a master bedroom suite with master bath and closet space
- Extension of the kitchen to create a great room and family living area
- Creation of a formal foyer and entry area
- Reconstruction of the previous master bedroom to become a master guest room
- Reconstruction of the previous garage to become a cabana
- Removal of oak tree
- Landscaping
- Pool addition
- Pillars and aluminum fence around yard, including a gated driveway entry
- Travertine pavers for the driveway, extending to the pool are and back of home
- Complete replacement of all windows to hurricane grade
- Complete painting
- Complete molding replacement to match the previous square molding



Front view of home showing added porte-cochere, gated entry, large garage, pavers and landscaping



Master bedroom and bathroom suite which includes larger closet space.



Extension of kitchen to create family great room and living space. Note the terracotta style flooring to match the Mediterranean theme of the home as well as the square moldings to match the original home. The kitchen was previously renovated and maintained.



Formal Foyer



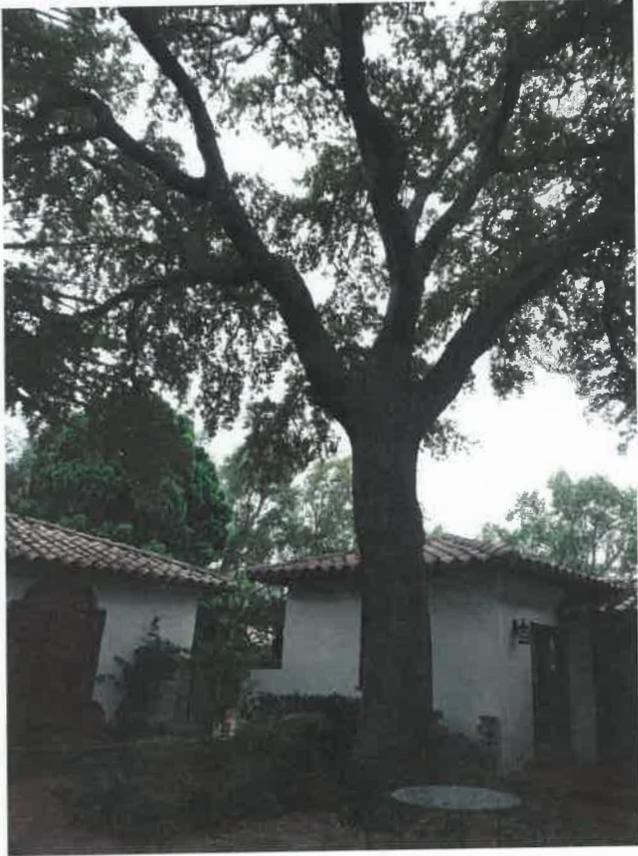
Cabana: Reconstruction of previous 2 car garage. Also note the travertine pavers. Exterior light fixtures were matched to previous fixtures and in the style of the home.



Landscaping and pool addition. Note the travertine and the fence pillars and fencing.



Guest house was existing. Windows were replaced, painted and updated.



Oak tree which was removed and view of home before renovation.



Guest house prior to renovation, pool addition and landscaping.



Kitchen prior to expansion and renovation.

Estimated Costs:

- Addition of a large garage on the front of the home, attached to the home by a porte-cache. Inclusion of a Mediterranean style spire. (\$110,000)
- Addition of a master bedroom suite with master bath and closet space (\$150,000)
- Extension of the kitchen to create a great room and family living area (\$70,000)
- Creation of a formal foyer and entry area (\$15,000)
- Reconstruction of the previous master bedroom to become a master guest room (\$15,000)
- Reconstruction of the previous garage to become a cabana (\$20,000)
- Removal of oak tree (\$10,000)
- Landscaping (\$15,000)
- Pool addition (\$55,000)
- Pillars and aluminum fence around yard, including a gated driveway entry (\$20,000)
- Travertine pavers for the driveway, extending to the pool area and back of home (\$50,000)
- Complete replacement of all windows to hurricane grade (\$30,000)
- Complete painting (\$20,000)
- Complete molding replacement to match the previous square molding (\$20,000)

- Total \$600,000