

# BEACHSIDE FAMILY RETREAT

DESIGN RESCUE OF  
A CONDO IN VENICE,  
FLORIDA

JANUARY 2022  
BEFORE & AFTER

PRESENTED BY

LUEANNE WOOD, PA  
REALTOR®  
2021 BUSINESSWOMAN  
OF THE YEAR

SONYA MYERS, PA  
REALTOR®, E-PRO



# ABOUT US



LUEANNE WOOD, PA

REALTOR®  
35 YEARS EXPERIENCE  
TOP SELLING AGENT

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## COMMUNITY

Not only do I sell the Venice, Englewood and Nokomis area, I am a long-time Venice Island resident where I live and own a luxury beachfront condo and investment properties.

I support numerous local charities and organizations, donating both time and money.

## EXPERIENCE

### **1989 - PRESENT**

Over **35** years of experience successfully listing and selling homes in the Venice area market.

### **1985 - PRESENT**

Long-time Venice, Florida resident.

### **1989 - PRESENT**

Supporter of the arts and charitable organization in the Venice area.

## AWARDS

### **2021**

Venice Business Woman of the Year  
2021 awarded by the Venice Gondolier

### **2018- 2021**

One of Venice Top 40 Business  
Professionals for 4 years

### **2019**

Gulf Shores Realty Top Producer Award

## STAFF

### **MARKETING**

I employ a full-time marketing director,  
Sonya Myers.

## ARTS

### **VENICE ART CENTER**

In 2021, I sponsored  
PanaSea the Seahorse  
as part of the Venice  
Art Center's FantaSea  
public arts project. You  
can see many of the  
52 painted seahorses  
and mermaids installed  
throughout downtown  
Venice.



## SONYA MYERS, PA

Marketing director, long-time local  
resident, and licensed agent with  
extensive experience in real estate  
renovations and formal training in  
home staging.

In the past 25 years, I have personally  
remodeled 15 homes and guided many  
sellers through the process of updating  
their homes to get top dollar.



700 GOLDEN BEACH BLVD  
LISTED FOR \$895,000

#### BUDGET

Price on Request

#### TIME FRAME

42 days to work our magic

#### DESIGN RESCUE

Transform the outdated interior of a 1976-built condo into a coastal family retreat capable of comfortably sleeping 8-10 people.

This three bedroom, two and a half bath unit with an open layout and loft offers tremendous flexibility to the 1350 square-foot floor plan.

# LIVING AREA BEFORE

## DARK & DATED

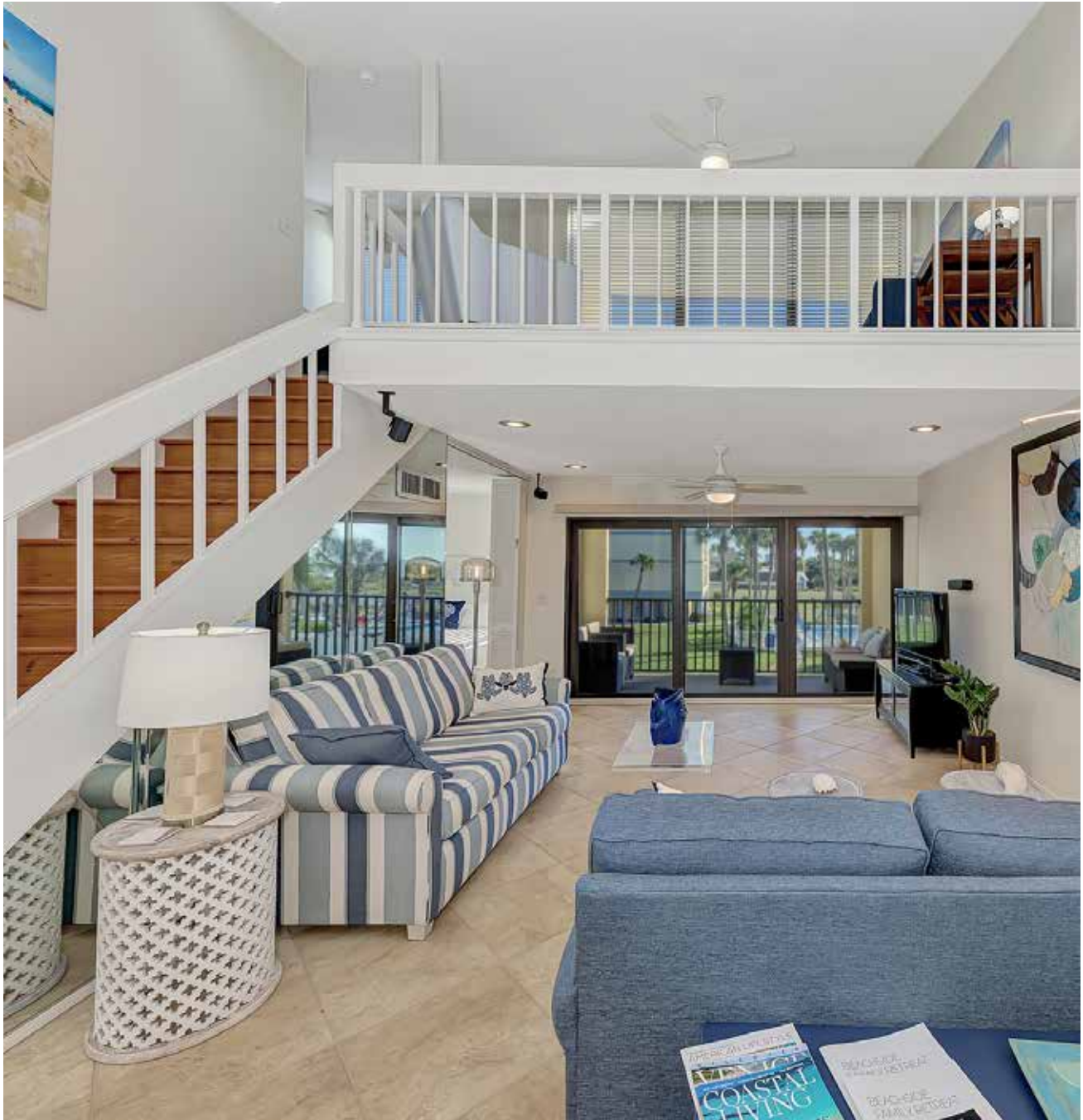
This much-loved 1350 square foot unit was filled with overstuffed furniture, outdated fixtures, and bamboo window shades that had seen better days. The side view of the Gulf of Mexico was obscured by rickety vertical blinds. The kitchen and 2.5 baths — although updated with stainless and granite — were poorly lit. The walls were painted a bright yellow that was very popular a decade ago.

In a whirlwind of activity, we purchased new furniture, linens, and artwork. We hired vendors to repaint the interior, install new lighting and ceiling fans, and clean and stain the grout to complement the oversized tile throughout. We also replaced pinpoint lights in the kitchen with new LED low profile can lights for a bright, functional space.



# LIVING AREA AFTER

DRAMATIC & FILLED WITH LIGHT



# KITCHEN

## BEFORE: DIM — AFTER: LIGHT & BRIGHT

Although updated with stainless appliances, cabinetry, and granite counterops, the compact kitchen was poorly lit with pinpoint lights and drapery over the sliding door to the balcony. We painted, removed the window coverings, and installed LED can lights, plus a new compact ceiling fan. We also replaced the dishes, cookware, and kitchen accessories.





MACARTHUR BEACH & RACQUET CLUB



# BEDROOMS

## BEFORE: CROWDED — AFTER: COMFORTABLE

Years of family get-togethers resulted in a plethora of furniture, accessories, games, and beach gear. We updated these spaces with all-new bed linens, lamps, and artwork. We also transformed the attic into an insulated functional storage area for beach chairs, sharks tooth sifters, etc.





MACARTHUR BEACH & RACQUET CLUB



# THE LOFT

## BEFORE: A MISMASH — AFTER: FUNCTIONAL

The loft area consists of a bedroom with full bath and an additional living area now furnished with a sleeper sofa, occasional chairs, and a small television.

Large windows provide a view of the sun sparkling on the turquoise Gulf waters. The loft sleeps four, allowing space and privacy for guests.



MACARTHUR BEACH & RACQUET CLUB





DOES YOUR  
PROPERTY NEED  
A DESIGN RESCUE  
PRIOR TO LISTING?

CONTACT  
LUEANNE WOOD, PA

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BUSINESSWOMAN OF THE YEAR

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