

WHOLE HOUSE SPOTLIGHT



Foreclosed to Fabulous

It's a sign of the times. This Sarasota home was a foreclosure and, like many distressed properties, was in disrepair. The floor buckled, the roof leaked and portions of the ceiling were falling in. The buyer called on **Rampart Homes** to not only repair the damage but also to update, improve and expand this magnificent but neglected home. It was a big job and remodeler **John King** assembled a top-notch team, including an architect, an engineer, a space planner, a cabinet designer, a lighting designer and an interior designer. A new bedroom and bathroom were added while a dated sunken living room was raised two-and-a-half feet to make it level with the rest of the home. The project also encompassed installation of all new electrical, plumbing and air conditioning systems as well as \$75,000 worth of automated lighting controls. A third fireplace was added and new interior floors, doors, drywall, trim and finishes were installed. Outside, the home got a new roof and new paver driveways and walkways. The pool was resurfaced and a new pool cage and paver pool deck were built. The owner sold the home at a profit, more than

recouping the original purchase price plus the \$750,000 spent on renovations. The finished home, with four bedrooms and five bathrooms, includes a billiard room, an entertainment room, a formal dining room, a gourmet kitchen and a private office. The new owners have continued to use Rampart Homes for additional renovations and upgrades.

