

DESIGN + DECOR

THE FLORIDA EDITION

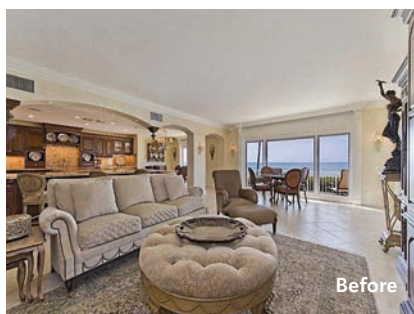
THE SEASON
PREVIEW ISSUE



LUKE FREDRICKSON
SONRISE BUILDING COMPANY



**THE ADVANTAGE
OF KNOWING**



The reimagined floor plan places the Gulf at the center of the experience, while custom millwork and carefully integrated lighting create a space that feels both contemporary and timeless.

The most compelling transformations do not always begin with a blank slate. Sometimes they begin with memory: an understanding of what came before, what still works, and what must change for a home to move confidently into its next chapter. For Sonrise Building Company, the renovation of this Naples condominium carried an uncommon advantage. The firm had remodeled the same residence approximately twenty years earlier.

That history gave Luke Fredrickson, President of Sonrise Building Company, and his team more than familiarity with the address. They retained plans from the earlier renovation and understood where critical systems were located—a level of knowledge that allowed the builder to anticipate potential complications before construction began. In renovation work, where the greatest challenges often remain concealed until walls and ceilings are opened, that foresight can shape the entire course of a project.

Experience was especially important here. Older coastal condominiums bring a distinct set of conditions: prolonged exposure to salt air, aging plumbing and electrical systems, current fire-protection requirements, and the layered approval processes of both the building and the City of Naples. Each issue has the potential to affect schedule, budget, and design. The builder's role is not simply to react, but to understand how those conditions intersect and address them without allowing the finished home to feel compromised by the complexity behind it.

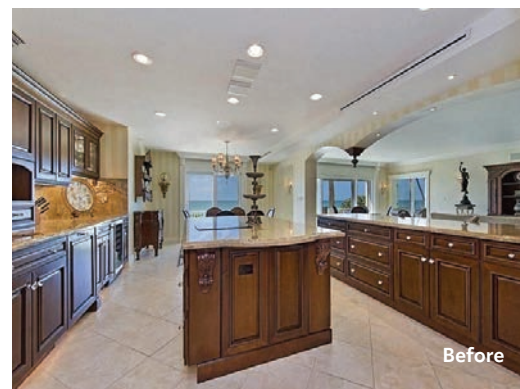




Designed for both everyday living and entertaining, the custom kitchen combines elegant materials with precise craftsmanship, proving that the most successful renovations are built as much on planning as aesthetics.



For Fredrickson, that is where more than thirty-six years of building in Naples becomes visible—not as a signature finish, but as judgment. The earlier plans helped Sunrise stay ahead of many unknowns, while the team’s knowledge of this building clarified the technical areas that would demand the closest attention. Fire protection was one. HVAC balancing was another. In a reconfigured condominium, air must move evenly through the entire residence so that a more open plan does not produce uncomfortable hot spots. Achieving that balance is largely invisible once the project is complete, yet it is fundamental to how the home performs. The transformation itself was guided by a clear objective: open the residence, move beyond the design language of the early 2000s, and allow the views to have greater presence from the moment of arrival. Sunrise worked in close collaboration with Naples-based L-Design Studio, carrying the project from concept through budgeting and implementation while protecting the design intent at each stage. That continuity mattered. A strong renovation depends on creative ambition and construction intelligence advancing together, with decisions tested not only for how they will look, but also for how precisely they can be built. Several of the most defining elements required exact coordination among the builder, designer, trades, and fabricators. The kitchen centers on a custom two-tier island with mitered edges, an architectural feature whose apparent simplicity depends on careful sequencing and exceptionally precise execution. Nearby, a concealed laundry room is integrated behind custom doors. When closed, it recedes from view, preserving an open visual path toward the landscape beyond and allowing the entry





experience to feel composed rather than utilitarian.

In the living area, custom stonework incorporates hidden accent lighting, bringing depth and warmth to the material without exposing the mechanics behind the effect. Each of these gestures required multiple components to align correctly. Millwork, stone, lighting, mechanical systems, and field conditions could not be treated as separate conversations; they had to be resolved as parts of one integrated whole.

That integration is what distinguishes a meaningful transformation from a surface-level update. The condominium did not simply receive new finishes. Its plan was reconsidered to support a more open way of living and to maximize the views. Its essential systems were evaluated for the demands of the present. Custom woodwork, a refined kitchen, renewed bathrooms, and carefully executed stone elements now share a consistent point of view.

The finished residence is unquestionably a showpiece, but its success rests on more than what the eye immediately sees. It reflects the discipline required to navigate approvals, resolve

the realities of an older coastal building, coordinate highly customized details, and maintain a designer's vision from concept through completion. For Sonrise Building Company, the project is also a testament to continuity: the opportunity to return to a home the firm first helped shape two decades ago and prepare it, thoughtfully and thoroughly, for the way its owners want to live now.

True transformation is rarely the result of one dramatic decision. More often, it emerges from hundreds of informed choices—many of them hidden within walls, ceilings, mechanical systems, and construction sequencing. When those choices are made with foresight, collaboration, and experience, the complexity recedes. What remains is a home that feels open, resolved, and entirely of its time. ♦

Resources: Builder: Sonrise Building Company; Luke Fredrickson, President + Owner; Naples, FL; 239.261.3433; sonrisebuilding.com. **Interior**

Design: L Design Studio; Naples, FL; 239.260.5165; l-designstudios.com.