



## ———— 2019 WINNERS ————

### BEDROOM 2019 WINNER

PROJECT NEWPORT WATERFRONT BY BLACKBAND DESIGN



Project name: Project Newport Waterfront

Location: Newport Beach, CA, USA

Date Completed: September 2018

Architect: Sinclair Associates Architects

Interior Designer: Blackband Design

Construction Company: Patterson Custom Homes

Sophisticated city living meets the comfort and casualness of living by the sea in this 12,710-square-foot new build on the bay in Newport Beach, CA. Thanks to the client's collaborative approach, Rob Sinclair's thoughtful architecture, and builder Andrew Patterson's "new standard" mentality, Blackband Design was able to optimise the interior design in each space through both form and function. Intentional and innovative space planning was key to filling the vast, open floor plan with a natural flow of intimate gathering areas to enhance the family feel within a grand residence.

Deep earth tones, layered textures and relaxed furnishings soften the crisp white and charcoal framework and reflect the natural beauty of the surrounding harbour. Blackband Design mixed the glam of metallic tiles with the nostalgia of Tabarka terracotta tiles creating a multi-dimensional design within a contemporary setting. Two gourmet kitchens, two game rooms, two bars, a home theatre and the luxury of indoor/outdoor living make this home an entertainer's dream. Project Newport Waterfront's main gourmet kitchen is equally impressive in pristine aesthetics and immense square footage as it is in culinary utility. High gloss white lacquered cabinetry and stainless steel framed glass doors line the perimeter of the kitchen with a custom-cut Thassos marble backsplash. White SubZero and Miele appliances offer a state-of-the-art cooking experience while blending seamlessly into the cabinets. A sleek, waterfall-edged marble countertop surrounds one kitchen island housing a sink and two dishwashers, while rich stained planks wrap the storage-filled second island bringing in a layer of warmth to the dual-island layout.

A master suite complete with a canopy bed draped in soft linens and a pair of daybeds overlooking the bay provide a serene retreat when the guests are gone. Lined with white glass heated floors and custom millwork, the master bathroom exemplifies quality performance and craftsmanship from the first step and look inside. A steam shower, soaking tub and sauna offer an array of destinations to fully relax and refuel. A skylight reaching a story above pours natural light into the bathroom and showcases the custom chandelier that cascades light of its own. His and hers water closets and vanities ensure the luxury of personal space and enrich the symmetry of the bathroom's layout.

Steel-framed windows and skylights throughout the home illuminate all four stories and highlight the precision of custom wood finishes in each room. The variety of materials used throughout this home come together to create a beautiful gem on the water. The design works so well because it is a mix of several styles that all work together to give unique and timeless character to the contemporary home. The furniture and material selections are unexpected and set this home apart from any beach house on the block. The flow of the floor plan is comfortable and cohesive with the size and scale of each room creating a liveable space. The incredible attention to detail, from both an aesthetic and functional point of view, that Blackband Design team poured into this project is apparent with one tour through the space.