

Aventura Stunner Offers Spectacular Views

This bright and airy three-bedroom, three-bath residence is surrounded by breathtaking water and sky views framed by dramatic floor-to-ceiling impact glass windows. The picturesque setting for 4100 Island Boulevard, No. 2003, presents the ideal backdrop for breezy South Florida living. The impressive residence is ideally positioned in Bellini at Williams Island -- the last project by acclaimed



luxury developer Martin Margulies. Priced at \$1,025,000, the brand-new, never-lived-in home is considered the best value in guard-gated Williams Island.

Inside, spacious living areas comprise 2,235 square feet, with soaring ceilings and fine porcelain floors, complemented by a 523-square-foot wraparound balcony that offers tranquil views of pool area, the marina, and beautiful waterways. The meticulously crafted and thoughtfully configured home is rich in exquisite details and fine finishes. A sleek gourmet-style kitchen featuring Poggenpohl cabinetry, gleaming marble countertops, Miele appliances, a Sub-Zero refrigerator, wine cooler by U-line, and snack-bar seating is designed to delight the most discerning home chef. The indulgent master bath boasts a soaker tub, oversized glass shower, and a separate water closet with bidet.

Known as the Florida Riviera, Williams Island is coveted for the privileged lifestyle it offers. Bellini



The home features sky views framed by dramatic floor-to-ceiling windows.

at Williams Island – the island's newest building – provides residents and their guests access to a 27,000-square-foot spa, fitness center, multiple restaurants, pool, tennis courts, private club, playground, dog park, and a 106-slip marina that can accommodate a 160-foot yacht.

For more information, contact Ben Brissi at 561-870-2211, Zach Joslin at 561-222-5240 or visit www.BrissiGroup.com.



The master suite is an elegant and tranquil retreat.



Bellini at Williams Island is an amenity-rich enclave.



Courtesy of GarageTek

A garage doesn't have to be dull. A color like this bright yellow can be eye-catching and fun.

Make your garage more useful by organizing it

BY JANA SOELDNER DANGER
Special to South Florida Home

Garages are meant to store and protect cars. But if yours is so stuffed with junk and clutter there's no hope of fitting a vehicle into it, you're not alone. Especially in South Florida, where homes usually don't have basements or attics, the garage becomes a storage catch-all that can easily get out of hand.

"It's the one room where you can close the door and say you'll get around to cleaning it next week," said Solomon Petersen of Kendall-based We Clean Garages. "People say, 'I'll keep my house clean, but the garage is just the garage.' And it's very easy for people here not to park their cars in their garages, because the weather isn't a problem."

On the other hand: "Like it or not, your neighbors will see inside when you open the door," said Mitch Hollifield of GarageTek in Davie. "It's a big window

into your house."

TIME TO ORGANIZE

Fed up with the mess? Then it's time to organize. "If you have an active family, an organized garage makes it easier to find things and easier to put them away," Hollifield said. The garage, after all, has a lot of potential. "Garages are the perfect place to take on weekend projects," said Hunter Macfarlane, a project expert at Lowe's. "Create a workbench and dedicated space to pursue hobbies like woodworking or gardening."

"Some people want to have a workout space in the garage," Petersen said.

"It can be a multi-use space — for cars, for storage, for a kids play area," Hollifield said.

DISCARD, DISCARD, DISCARD

Start by getting rid of items that are no longer useful. "I tell people that if they're not willing to purge, they shouldn't hire us," says Petersen, who begins a garage cleaning project by taking everything out of it.

"We can't create more space, so if 500 items come out, 500 items shouldn't go back in."

Be ruthless. "If you haven't used it in six months [other than seasonal items] and it's not an heirloom, get rid of it," Petersen said. "Why are you keeping rusty golf clubs from the 1970s? Get rid of them. Or if you bought something and put it into the garage and it still has the price tag on it because you haven't used it, get rid of it."

Categorize items you're discarding into three piles, Macfarlane said. "Recycling, throwing away and donating."

Once the garage is empty and you've discarded what isn't needed, plan the new layout. "Use grid paper to measure your garage's available space, and mark zones for each storage area," Macfarlane said. "Determine what items can be stored together, like tools, gardening, clothes, or garbage and recycling."

When it's time to put things back, think about your lifestyle before decid-

ing on locations for different items, Petersen said. A person who enjoys sports and spends significant amounts of time playing them should keep equipment in an easily accessible space near the front door. If there are small children in the family, tricycles and other toys should also be easily accessible. "But if something is seasonal and you don't need access to it regularly, put it up and away," Petersen said. "And be extremely mindful about chemicals. Don't put them where kids will have access to them."

STORAGE OPTIONS

There are a variety of options for storage: slat walls and peg boards that allow you to hang items from easily accessible hooks, open shelves, racks, bins and closed cabinets. "It's a personal choice," Hollifield said. "Do you like to see what you're storing or have things behind closed doors?"

Try to put as little as possible on the floor. "To keep your garage space efficient, think vertically," Macfarlane said. "Mounted shelving and pegboards are an affordable way to take advantage of vacant areas, while hooks and utility cabinets free up floor space. Use a label maker to tag boxes or containers."

Many garages aren't air conditioned, so remember that wood and particle board components may get damp and warp or deteriorate.

It's probably not a good idea to store items that will mold or mildew in closed cabinets. If the garage ceiling is high enough, consider an overhead storage rack or platform. But remember, items stored there will not be as easily accessible as wall storage, so use overhead storage for things like holiday decorations or luggage. Be sure the system is properly mounted so it doesn't collapse on the roof of the car one day.

Choosing flexible components that can be moved can be a good idea, Hollifield said. "Most people's needs will change over time," he said. Remember, he added, that built-ins and components attached directly to the wall will probably need to be left behind if you move to a different home.

FLOORING

Wait! Now that the junk is gone and what remains is stored in an organized way, the floor of the garage will

show again. It may be time to make improvements. Simply scrubbing and painting will help, but the paint is likely to peel before long.

Epoxy is a better option. For those who want a showpiece floor, there's polyurea, which produces a knockout floor.

"It outlasts epoxy," Hollifield said. "It has a deep, beautiful, high-shine finish and completely seals the concrete."

The installation begins with grinding the surface of the concrete to fix chinks and divots, and then applying the coating, which goes on in three layers: a base coat, a color coat and a clear coat, Hollifield said. It comes in 500 different colors.

Some homeowners choose a color that matches the exterior of the house, while others decide on something entirely different.



Alberto Carrillo
2020 Residential President
MIAMI Association of Realtors

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