

# Gates of Reminole



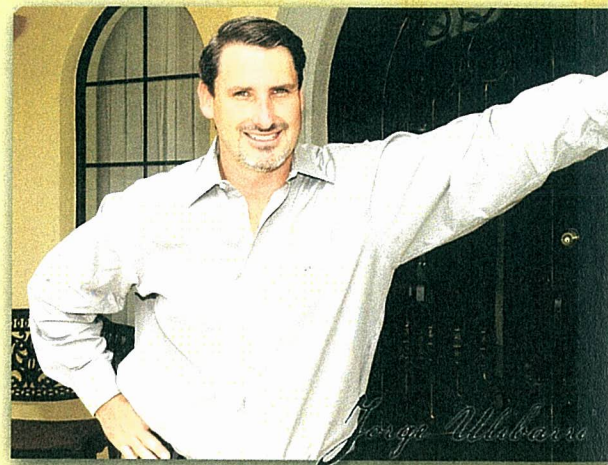
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Courtesy of Cornerstone Custom Construction  
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# THE REMODELED HOME

*Today's New Construction in Established Neighborhoods*



In today's buyer's market, the remodeled home is fast becoming the new construction of highly desirable communities such as Heathrow, Alaqua, Wingfield North, Wingfield Reserve, and River Crest that are almost entirely built out. Residents wanting to move up without moving out of the neighborhood have a wealth of opportunities to purchase older, larger homes in mature neighborhoods and tweak them into modern day custom residences.

Heathrow is a prime example of the dilemma faced by residents who have built solid roots in the community, strong friendships and ties to the local schools. Families wanting to build their dream home within the gates of Heathrow are left with few available lots for new construction.

It's a situation echoed in other mature communities such as Winter Park and Windermere where remodeling homes and even tearing down entire homes to replace with new construction is commonplace.

Heathrow started in the late 1980's and many of the original custom homes are great

opportunities to transform into your own dream home. Homes such as those in South Heathrow offer mature landscaping, larger lots, larger setbacks between homes and interesting custom designs with unique curb appeal from neighbor to neighbor.

Cornerstone Custom Construction has remodeled several homes in Heathrow. Owner Jorge Ulibarri says the home needs good bones to be the right candidate for remodeling. "When I look at the bones of a home, I consider the height of the ceilings, because a lot of homes built in the 80's had low 9 foot ceilings. Vaulted ceilings are ideal or ceilings that measure at least 10 feet. The kitchen needs to be open and large or have a wall that can be knocked down to open up the area to the family room. The bathrooms should also be large with a nice layout," says Ulibarri, whose own residence is a remodeled custom home in Bristol Park.

Renovations in excess of \$250,000 produced a modern Spanish-Mediterranean custom estate with a stone façade, custom wrought iron 10-foot entry door, wine cellar,

